This area, consisting of some 22 irregularly-shaped blocks, is the best portion of a tract known as Forest Hill, which was placed on the market in 1911 by a progressive sub-divider who took advantage of the publicity about the anticipated effect the completion of the Twin Peaks Tunnel would have on this undeveloped area. This tunnel, 2 1/2 miles long, was completed in 1916 and supplies direct rail transportation from the area known as “West of the Twin Peaks” to the City Center and other points. The construction of this tunnel opened up some three or four thousand acres of dormant land into a better-type of restricted sub-division. The average size of lots in this area is 33 1/3 by 100 feet. The street improvements, though costly due to the topography, were not accepted by the city and are being kept in repair by the Forest Hill Association, a non-profit corporation made up of property owners within the tract, for the purpose of maintaining streets, landscaping, and generally enforcing the restrictions. This association is functioning well, and the tract and streets are well-maintained. There is a special tax levy of 3/10 of a mill per square foot monthly for maintenance. Most of the residences in this tract are of the two-story, six to eight-room type, their prices ranging from $6,000 to $20,000, protected by deed restriction and zoning to single-family residences only. The tract is approximately 60% built-up and largely owner-occupied with less than 3 1/2% vacancy. Portions of this sub-division are convenient to shops, schools, and transportation, while other portions are somewhat removed from transportation facilities. The residents in this area are largely made up of the “white collar” class in the middle-salaried brackets and professional and business men, having an income range from $2500 to $7500. Infiltration of inharmonious social elements is not anticipated.

This tract was slow to develop; therefore, there are homes ranging in age from new to 26 years, with the majority of the buildings erected within the past 10 years. This area adjoins the Laguna Honda Home for the Aged. This does not constitute a detrimental influence, however, as the grounds are highly landscaped and well-maintained. A standard six-room house in this area would have sold for $10,000 in 1929, $6500 in 1933, and $9,000 at the present time. It would have rented for $90 a month in 1929, $60 a month in 1933 and $80 per month now.