These 25 blocks are located in what is known as the Russian Hill District which takes its name from an eminence which rises irregularly from the shores of the Bay to an elevation of some 300 feet in the southern part of the area, the topography of the area being very much of an up-hill and down-dale character with some exceedingly steep slopes, particularly on the western and eastern borders. It is populated largely with business men and "white-collar" workers having incomes ranging from $2000 to $10,000. There are no racial concentrations, although many Americans of Italian extraction reside here. The single-family residences which have a cost range of some $5,000 to $15,000 which have an average age of 25 years but are generally well-maintained, the type of construction being frame. The area is largely zoned second-residential with a little first-residential and a few quarter blocks zoned for business. The area is largely given over to flats and apartments. Single-family residences are 50% owner-occupied, and there are not to exceed 3% vacancies. It is surrounded on three sides by industrial and business districts, and a city reservoir is located in the northwest portion. It is served by two cable lines, and school facilities are convenient. Owing to its nearness to downtown districts, land values tend to make the single-family residential ownership burdensome. Residential loans are readily granted in this area but consideration is given the age and improvements and land values. Application for F. H. A. loans are quite readily approved upon liberal terms.

A standard six-room house in this area would have sold for $8500 in 1929, $6000 in 1933, and is currently selling for $7000. The same home would have rented for $75 in 1929, $55 in 1933, and $65 now.