This area contains some 35 blocks which are 95% built-up, and the topography is generally level with a slightly rolling tendency. The inhabitants are largely "white collar" workers, and skilled artisans, with an income range of $1200 to $2400. There are no racial problems here, and the maintenance shows a fair degree of pride of ownership. The improvements consist mostly of row detached single-family dwellings of frame and stucco, having a cost range of $2500 to $5000 and an average age of 12 years. The area is zoned first-residential, with a little business along Mission Street, and the homes are 80% owner-occupied with not to exceed 3% vacancies. Schools, transportation facilities, parks, and recreational areas are all conveniently available, and the only detrimental influence is its distance from the city center. Climatic conditions are good. F. H. A. Title II loans have been made in the area upon maximum terms, but mortgagee institutions generally on other loans modify their terms.

A standard six-room house in this area would have sold for $5500 in 1929, $3750 in 1933, and is currently selling for $4750. The same home would have rented for $52.50 in 1929, $35 in 1933, and $45 now.