This area of some 60 blocks is located in what is known as the Potrero District and occupies a hill of approximately 200 feet elevation, which divides to make the two northern wings of the area. Some portions of the area are high and comparatively level, affording excellent view locations. The approaches to the area are steep, and it contains a number of sheer bluffs. The area is 75% built-up, and the inhabitants, with few exceptions, are of the working class--factory workers, laborers, and artisans, with incomes of from $1,000 to $2,000. There is quite a concentration of "red" Russians and other foreign elements in the area. Improvements consist of row single-family dwellings of frame and stucco construction, valued at from $2500 to $5500. The district is 50 years old and is still developing; consequently dwellings run from new to the age of the district. The area is 80% owner-occupied, with few vacancies, and a fair degree of maintenance was observed in a considerable part of the area. The zoning is second-residential, and the topography also offers protection from unfavorable encroachments. Schools of all grades are conveniently available, two schools being located within the area; transportation facilities are also good, and recreational areas are provided by the three playfields which adjoin the area. Light and heavy industrial districts completely surround the area, and stockyards and meat-packing plants situated nearby are the source of unpleasant odors when the wind is from their direction, which, fortunately, is seldom. A railroad tunnel runs under part of the area. The best climatic conditions in San Francisco are said to exist in this area.

The area is said to offer some interesting possibilities for future development, but under existing conditions loan commitments are made with extreme care by the comparatively few mortgagee institutions which will lend at all in the area.

A standard six-room house in this area would have sold for $6,000 in 1929, $3,000 in 1933, and is currently selling for $4,000. The same home would have rented for $47.50 in 1929, $30.00 in 1933 and $37.50 now.