B-3 This area of 10 blocks is 90% built-up with mixed single
and multiple family bungalows, houses, and flats, ranging
in age from five to 30 years and in value from $3500 to $9,000. It
is zoned second-residential, provision being made, however, for a
certain amount of business along Clement Street. The residences are
some 70% owner-occupied, and the population consists of skilled arti­
sans and mechanics and the "white collar" workers, having an income of
from $1800 to $3,000 a year. There is not to exceed three percent
vacancy in the area. There is no threat of racial concentration.
Maintenance is spotted but is generally good throughout the district.
Just outside the area in Lincoln Park the city maintains one of its
car barns. This does not add to the attractiveness of the district.
This, together with the seasonal fog and wind condition, probably makes
for the low degree of salability which obtains in this area. The area
is a "low blue" with an upward tendency. A standard six-room house in
this area would have sold for $7,000 in 1929, $4750 in 1933, and is
currently selling for $6,000. The same home would have rented for $67.50
in 1929, $45.50 in 1933, and $60 now.