This area of some 30 irregularly-shaped blocks is from 80% to 85% developed. Its topography is of an undulating character suitable for residential purposes. It occupies a sheltered section between Golden Gate Heights and Mt. Sutro. The northwestern portion of Forest Hill and Windsor Terrace are included in this area. Population consists largely of professional and business men of the junior executive type, skilled artisans, and "white collar" workers, having incomes ranging from $2,000 to $6,000. There is little likelihood of the area having racial difficulties. Maintenance indicates great pride of ownership. Improvements consist largely of single-family frame and stucco, row and detached bungalows and two-story residences, having a value ranging from $4,000 to $10,000 and an average age of eight to ten years. Property in this area was put on the market some 25 years ago, and it has been slowly developing since that time. Some large blocks in the southern portion and two in the northern portion are zoned first-residential, the balance of the area being zoned second-residential. There are, however, no apartment houses or flats in the area, and it does not seem probable that there will be an invasion of this class of construction. There is little or no vacancy in the area, and 80 to 90% of the property is owner-occupied. The southeastern part of the area, which is a part of "Forest Hill", would have been included in "A-7" had it not been for its inaccessibility. The balance of the area is not so isolated, and schools of all grades are within walking distance; a car line and bus line traverse this part of the area, and other amenities are conveniently near. There is a fairly stable demand for property in this neighborhood. A standard six-room house in this area would have sold for $7500 in 1929, $4750 in 1933, and is currently selling for $6500. The same home would have rented for $70 in 1929, $42.50 in 1933, and $60 now.