This area, consisting of 24 blocks, is over 95% developed with a heterogeneous mixture of single and multiple family dwellings, flats and apartment houses, having a cost range of $3500 to $10,000 and an average age of from 10 to 20 years, many of the buildings being fully 25 years old. The population of the area is largely made up of "white collar" workers, service group employees, and small business men, having incomes ranging from $2,000 to $6,000. There is no racial concentration in the area, and it is at least 80% owner-occupied, with not to exceed 4% vacancy. The area is zoned second-residential with the exception of the quarter blocks facing Geary Boulevard and Clement Street which are zoned for business. Public schools of all grades are located in or near the district, and transportation facilities are good. Its proximity to Golden Gate Park and other recreational areas is also a beneficial influence. In spite of the heterogeneous nature of the improvements, the district as a whole shows a fair degree of pride of ownership, and the topography is favorable to residential uses. A standard six-room house in this area would have sold for $7500 in 1929, $4500 in 1933, and is currently selling for $6,000. The same home would have rented for $70 in 1929, $45 in 1933, and $60 now.