This area of some 76 blocks is 95% built-up and occupies a flat region between the slopes of Potrero Hills and the Twin Peaks. It was one of the exclusive districts in San Francisco's early history, some of the old mansions still being used for institutional purposes and lodging houses. It is now largely inhabited by factory workers and laborers, with incomes ranging from $800 to $2400. Many nationalities are represented, but there is no racial concentration, in the broad sense of the term. Maintenance is what would naturally be expected in a low-income community. The area is from 50 to 60 years old, and improvements consist of an inharmonious conglomeration of old houses, bungalows, flats, and apartments, sprinkled with shops, markets, and small industrial establishments. Single-family dwellings, aside from old shacks, have a cost range of from $2500 to $5,000. They consist mainly of frame, row single and multi-family dwellings ranging in age from 8 to 60 years many of them being of the old mansion type. The area is principally zoned second-residential, but many blocks are given over to business and light industry. The single-family units are 50% owner-occupied, 45% rented, and 5% vacant. School and transportation facilities, together with parks, and recreational areas, are conveniently available. Two factors which constitute detrimental influences are the packing house district which is not far to the eastward and a Southern Pacific Railroad spur track which transverses the area. This area is in the sunshine zone, and climatic conditions are good. Given to its decadent condition few mortgagee institutions will entertain applications for residential loans in this area.

A standard six-room house in this area would have sold for $5,000 in 1929, $3,000 in 1933, and is currently selling for $4,000. The same home would have rented for $50 in 1929, $22.50 in 1933, and $40 now.