This area of some 15 blocks, which are 30% built-up, is known as Mediterranean Terrace and occupies part of the northern slope of Twin Peaks. It is, as the name implies, somewhat in the nature of a terrace, and the approaches are rather steep, the streets' conformance to contours, however, greatly lessening the grades. The inhabitants consist largely of professional and business men of the executive type with incomes ranging from $4,000 to $10,000. There are no racial concentrations, and racial problems are considered very remote. Maintenance throughout the district evidences a very high degree of pride of ownership. The improvements have an average age of five years, the district which is eight years old has a number of very attractive homes, harmonious but individual in character—some of them bordering upon the mansion type, and having a cost range of $8,000 to $20,000. The area is zoned second-residential but is protected by its topography, and homes therein are 100% owner-occupied. A grade school is adjacent to the area, but high school facilities are not as convenient, and transportation accommodations, except by privately owned cars, are just fair, the neighborhood being served by bus lines running on Clayton Street. Parks and recreational areas are available, and the far-reaching views offer a very attractive scenic feature. The area is in a more or less sheltered location, which protects from fog and winds but also has the effect of keeping out much needed sunshine, at certain seasons this is quite noticeable and is undoubtedly a deterring influence. The district is not yet fully developed, but in the improved portion street improvements and street lighting are installed. There are some street improvement assessments in the area, and the paving contractor was forced to take over some vacant property in the area for part of the cost of the street improvement; however, this property has largely been sold now. A standard six-room house in this area would have sold for $8500 in 1929, $7,000 in 1933, and is currently selling for $7500. The same home would have rented for $75 in 1929, $65 in 1933, and $65 now.