This area of some 20 irregularly-shaped blocks is approximately 65% developed. It is situated on the north and northeast slopes of Mt. Davidson on a bench or terrace, as there are but few steep slopes in the area. The developed section of Miraloma Terrace and a portion of Laguna Honda Park are included in this area. The population consists largely of "white collar" employees, small business men, skilled artisans, and a few professional people, having an income range of from $2,000 to $4,500. There are no racial concentrations in the area and but little likelihood of there ever being. The area as a whole is well-maintained and a definite pride of ownership is discernable. Improvements of the area consist of single-family, detached, stucco, and frame houses and bungalows, costing from $4,000 to $6,500, having an average age of not to exceed seven years. Part of this area was originally platted many years ago without regard to the terrain. About 12 years ago it was re-platted and placed on the market, and development continued somewhat throughout the depression. It is zoned first-residential, is 80% owner-occupied, with about 1% vacancies. There is a small neighborhood business district in the north-central portion of the area. Schools of all grades are available but are not conveniently so. There is a bus line running through the western portion, from which it is necessary to transfer to get to the downtown areas, and a splendid arterial highway runs through its northern section. A proposed city park, if created, would adjoin the area on the east. Aside from being somewhat isolated, there are no detrimental influences, and the area constitutes a harmonious development, which it is believed will prove a stable one. A standard six-room house in this area would have sold for $7,500 in 1929, $4,750 in 1933, and is currently selling for $6,500. The same home would have rented for $70 in 1929, $42.50 in 1933, and $62.50 now.