This area of some 20 irregularly-shaped blocks, which are 90% built up, occupies the best part of what is known as Buena Vista Heights and was at one time one of the outstanding residential areas of the city. It is situated upon the sides of an elevation some 500 feet in height, the apex of which lies in Buena Vista Park. There are a number of steep slopes and bluffs, which makes practically every home a view property. The platting follows contour lines and minimizes grades. The inhabitants consist largely of business men, professional people, and the higher-paid "white collar employees, whose incomes range from $2,000 to $10,000, and there are no racial problems and little likelihood of any. Maintenance, for the most part, is of good character and shows pride of ownership. The district is 30 years old and was one of the "hot spots" at one time. It is improved with single-family, row and detached residences of frame, brick, and stucco, with a cost range of $4,000 to $15,000 and an average age of 15 to 20 years. The area is zoned second-residential but is protected by its topography and partially by deed restrictions. Homes are 90% owner-occupied with not to exceed 2% vacancies. There are some apartment houses in the lower part of the area where it is not protected by deed restrictions. The development is not wholly harmonious. Schools of all grades, transportation facilities, parks, and recreational areas are conveniently available, and the fact that the district is somewhat subject to wind and fog conditions is offset by the outlook and convenience to downtown centers which account for the steady demand at fair prices for property in this area. Owing to the age of the district, many mortgagee institutions are inclined to limit the amortization period on loans made in the area; however, it is understood F. H. A. Title II loans have been made for the full 80% of appraised value and twenty year maturity. A standard six-room house in this area would have sold for $8,000 in 1929, $4,750 in 1933, and is currently selling for $6,750. The same home would have rented for $75 in 1929, $46 in 1933 and $60 now.