This area of approximately 15 blocks known as St. Mary's Park, is 75% developed and is of a generally level topography with some steep slopes on the southern border. The inhabitants consist of business men of the junior executive type, skilled artisans and the better-paid "white collar" employees, having an income range of $1800 to $4,000. There are no racial concentrations nor threats of future racial problems. The area constitutes a ten-year-old, well-restricted subdivision, surrounded by older areas of a heterogeneous character, and is improved by single-family detached, frame and stucco houses and bungalows, having a cost range of $4,000 to $6,000 and an average age of 7 or 8 years. It is zoned second-residential but is protected by deed restrictions, and the homes are 85% owner-occupied with 2% vacancies. A shopping district adjoins the area on Mission Street, and below the slope on the south it is adjoined by an industrial area. Schools of all grades are conveniently located, and St. Mary's Parochial School is situated immediately to the east of the area. Transportation facilities, parks, and recreational areas are also convenient to this district, and climatic conditions are good. Some mortgagee institutions will not make loans in this area on account of its location and a majority of the officials are inclined to modify their terms; however, F. H. A. will insure loans on maximum terms. A standard six-room house in this area would have sold for $8,000 in 1929, $5,000 in 1933, and is currently selling for $6250. The same home would have rented for $72.50 in 1929, $47.50 in 1933, and $60 now.