unstable population; or the area is blighted by a specific detrimental influence or influences, such as railroad yards, with their attendant smoke, industries, giving off unpleasant odors in the direction of this area, etc. However, it is to be observed that a "red" area does not necessarily suffer from all these factors together, and it is perfectly possible to make numerous loans in these areas if done with proper care. It is obvious that people of small incomes, of various colors and racial lineage, may be very good moral risks notwithstanding that they are housed comparatively poorly and that the area as a whole does not reflect careful maintenance. Mortgage lending will be on a conservative basis for comparatively short periods.

BUSINESS AND INDUSTRIAL - UNCOLORED

These areas are the business and/or industrial sections of the city.

CROSS-HATCHED AREAS

Cross-hatched areas are those parts where the improved properties are scattered and in which the present status and future trend is indicated by the color of the hatching.

LOCAL PARTICULARITIES CONSIDERED IN PREPARING

SECURITY GRADE MAP NO. 1

The City of Fresno is more like a small town than it is a large, metropolitan center, and for that reason it is necessary to approach the problem of making a map a little differently than would be the case in a large city. Residential areas do not shift with the same rapidity in a small city of this type as they do in a large city, first, because residents wish to be near the single business center and, secondly, because the population growth is normally slow and gradual. There is in Fresno only one definite trend northward, as far as new residence buildings are concerned, but it is considered perfectly logical to build a new, substantial home in an old, stable residential district. This is illustrated by the fact that well over half of the new building now going on in Fresno is scattered throughout the central and east portions of the city. Further, one will not find quite the same consistent uniformity in the "blue" areas and even in the "green" areas as is evident in a larger city.