little development, resulting in a good deal of difference of opinion. The majority of people interviewed were unfavorable to this development because of its being on low ground and generally in rather poor surroundings, particularly for properties to sell at as high as $15,000. On the other hand, in some quarters, it was felt that this development would be successful. It is perfectly possible that this small section will be one of the best residential districts in Fresno, but because of its situation and the circumstances noted, the area is hatched in "blue" rather than "green".

This area is a very good residential district. The homes are fairly uniform, the population is stable and substantial, educational facilities excellent, and transportation to the business district of the best. It is occupied for the most part by business and professional people, the remaining population being "white-collared" workers. The income range is from $1,800 to $10,000 a year. In the west central part of the area is located the Fresno High School. In the eastern part of the area is Fresno State College. This college has an enrollment of about 2,500 students, all of whom are housed privately throughout this "blue" district and the surrounding "yellow" districts. A remarkable fact in this connection is that there is no indication of so-called "rooming houses" and very few other multiple unit residences in this area. The area was carefully examined on two different occasions to establish this fact. The houses in the area range from $3,500 to $15,000. The average age is about 15 years, and the range is from new houses to houses 25 years old. Construction is frame, brick, and stucco, with a variety of architectural types. The area is generally protected by racial deed restrictions. The area is zoned for single family residences except on Wishon Avenue between Howard and Weldon and between McKinley and Howard. However, there are very few multiple unit buildings in these zones. The area is about 90% owner-occupied, and there is almost no vacancy at present.