month to $75 a month, and the shrinkage during the depression was about
50%. Rents are at present back to the 1929 level. The small hatched
area to the north consists of small, inexpensive houses for the most part,
which are scattered. There is enough variance in the age, cost, type of
construction, and general lack of uniformity so that the trend of this
hatched part does not appear to be upward. Further, it has adjacent on
the east a very poor type of development in area "D-2".

"C-5" is the hatched area in the northeasterly part of the
city, occupied by American white laborers and artisans whose incomes
range from about $900 to $1,200 a year. The houses already built average
in age about 7 years, ranging from new houses to 12 year old houses. The
part of the area west of 12th Street is developing more or less slowly and
is not protected by deed restrictions nor zoning. The houses in this
westerly part are of only fair quality, and many of them toward the north
are built on acreages. The easterly part of the area is a newer development
which was sub-divided for the purpose of interesting small home owners.
There are racial restrictions and restrictions requiring an average of 600
square feet to any new residential structure. There is no zoning, as this
part, too, is outside the city. This easterly section is practically 100%
owner-occupied. There have been several new houses recently completed here
and there are four or five under construction at the present time. However,
the new building is not of uniformly good construction, and the area shows
varying pride of ownership. Some of the houses are as old as 12 or 13 years.
Most of the people living here have built on from one-half to 2½ acre tracts
and raise garden stuff and poultry, through which they secure, perhaps, half
of their livings. There is a brisk demand for this type of property at the
present time, but the development as a whole is uneven, and mortgage loan­
ing should be done cautiously. There is a box factory and lumber yard in
the uncolored square bounded by Belmont, Jackson, Harvey, and Barker
Avenues.

This area is in general like "C-1". However, the people living
here are mostly part of a colony of Seventh Day Adventists, having their