month to $75 a month, and the shrinkage during the depression was about 80%. 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-3" 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 loaning 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