scattered, and some of them are on larger lots. There is a little new
building in the hatched part of the area, but it is cheap and appears
to be developing into the same thing as the solid "red" part.

This area comprises two small sections on either side of "D-5".
The part in solid "red" are occupied by laborers and small wage earners
making from $900 to $1500 per year, and the properties, most of which are
cheap, reflect little pride of ownership. In this part are mere shacks
and houses costing up to $1,500, ranging in age from 10 to 30 years.
This part is pretty well built up and shows no vacancies at the present
time, although 5% to 10% vacancy is normal. None of the streets are paved
or lighted, and only part of them are graded and oiled. There are a few
colored families living in this area, but it appears there is little danger
of infiltration of other colored races found in the large "red" area to the
south, "D-4". The small hatched part of this area west of Durant Street
has the same kind of owners and the same kind of buildings. It differs
only insofar as the buildings are scattered.

This large "red" area contains the most mixed population of any
part of the City of Fresno. In it are found Japanese, Chinese, negroes,
uneducated Italians, and a few representatives of several other races.
Most of these people are laborers whose incomes range from about $600 to
$1,200. The area has no uniformity in its building, and there is little
pride of ownership shown. Buildings range from the cheapest sort of shacks
up to fairly substantial five or six-room houses costing from $2,500 to
$3,000. There are a few houses built in fairly recent years, but the
average age of the property in this neighborhood is about 30 years. There
are no deed restrictions to protect the property, and much of the area is
zoned for business, particularly that part adjacent to the "white" section
which is the main business part of the city. The area is about 60% owner-
occupied, and there is about a 2% vacancy in the remaining part at the
present time. The population in this area is shifting, and normal vacancy