is perhaps as high as 10%. The rents here range from $10 to $30. There are several schools in the area, including a “truant” school. There was little fluctuation in values in this area during the depression, and what little fluctuation there was is hard to define because there were virtually no sales. There has been no appreciation in values here because the generally rising real estate market is outweighed by the rapid depreciation of the properties.

The solid "red" part of this area is about 75% built up and is occupied by laborers entirely, whose incomes range from as low as $500 to $1,200 per year. The occupants are a mixture of races — viz, Mexicans, uneducated Germans, Russians, and Italians. This part, as well as the scattered hatched part to the south, lacks uniformity entirely and reflects no pride of ownership. Some of the houses are mere shacks, and few cost more than $1,500. The average age is 20 to 25 years, and the houses are of cheap, frame construction, or simply "board and bat", (i.e., structures made by simply laying boards on the ground/together by bats to make the sides. The sides are simply lifted up and tied at the corners without any frame work). There is no new building. The solid "red" part of the area as far as Fig Street is zoned for business. The streets outside of the city limits are not zoned at all. The area is only about 50% owner-occupied, but there is virtually no vacancy in the remaining 50%. The rents, even on the present rising rental market, are as low as $10 to $12 a month. The hatched portion is of the same nature, the houses being scattered.

This area, which is entirely surrounded by the business district of Fresno, is about 85% occupied by Armenians, most of whom are uneducated. It is claimed that this is the least desirable type of Armenian, the educated group being found in other parts of the city. These people are engaged as laborers, factory workers, and small tradesmen, with incomes ranging from $600 to $1,800 a year. The remaining 15% of the population in this area are American white laborers and factory workers. The houses in