people who can afford to build new houses in Fresno will build in the $3,000 to $5,000 range for the most part but that there are renters who will build houses costing closer to $3,000 than $5,000 or who are not potential builders at all. The number of families renting in Fresno is almost equal to the owner families, and there is some indication that present easier financing of new construction may lead many present renters to build.

E. New Construction

On Appendix Page 10 will be found a break-down of building permits for the City of Fresno. It will be seen from this table, that the 1935 total of permits has been exceeded in three other years, namely, 1922, 1923, and 1925, but in each of these three years the total was accounted for by unusually large down-town buildings. The low point, as shown by building permits, was in 1933, but 1932 was actually the low point on account of the dollar amount of total permits that year being artificially raised by construction of two large projects. The trend generally started downward in 1928, and the decline was uninterrupted until 1934. A total value of permits of over $2,000,000 was shown in 1935, and included in that figure are two public buildings to bring up the amount artificially. Taking that into consideration, the present value of the total building permits as of November 1, 1936 of $1,886,450 illustrates well the renewed building activity now in progress.

While home building has been especially rapid in the northern and eastern parts of the city, many new dwellings have been built in recent months or are under construction. Eight new subdivisions, most of them small, have been opened, and it is said others are contemplated. Residential districts outside the city limits but immediately adjacent thereto, have likewise seen active new building in recent months. It has been estimated that the number of homes built outside the city limits equals the number built within, although there are no official records to substantiate this.