

SECURITY GRADE:  
Hazardous

WEST CENTRAL PHILADELPHIA  
Section A-1  
Wards 7-8-9-10-15-30

HOUSING INVENTORY

RESIDENTIAL UNITS:	30,405		
RESIDENTIAL STRUCTURES:	19,942	OWNER OCCUPIED UNITS:	5,824
ONE FAMILY STRUCTURES:	14,249	OWNER OCCUPIED UNITS MTGED:	2,944
TWO FAMILY STRUCTURES:	327	NEGRO OCCUPIED UNITS:	9,050
THREE FAMILY AND OVER:	5,363		

LOCATION and DESCRIPTION

This central section of the city extends from Broad Street on the east to the Schuylkill River on the west and from Poplar Street on the north to Washington Street on the south, with an extension eastward from Broad to 7th between Vine and Spruce. The area from 7th to the Schuylkill between Vine and Spruce constitutes a major part of Philadelphia's main business, shopping, hotel and apartment district.

All residential portions of this section are very old, practically all construction being two, three and four story row houses of brick with some brownstone fronts. The portion lying between Walnut and Spruce formerly constituted the finest residential district, but is now entirely converted to business, apartments and rooming houses.

About 30% of residential units are Negro occupied throughout both the northern and southern portions of the section, but the greatest concentration occurs from Broad Street to the Schuylkill River between Spruce and Washington Avenue. Residential property in this class has either literally no value or at best is worth only a few hundred dollars. No part of this section offers any attractive residential prospects with the exception of the small Walnut-Spruce section given over to high class apartments and some small remodelled dwellings. Tremendous over-development for business purposes precludes anything further in this direction for a long time.

PERCENT OF LAND VACANT: None.  
 NEW CONSTRUCTION: None.  
 PREDOMINANT TYPE OF STRUCTURE: Row houses.  
 PREDOMINANT AGE OF STRUCTURE: Fifty years or over.  
 PREDOMINANT TYPE OF CONSTRUCTION: Brick.  
 CONDITION OF STRUCTURES: Poor

VALUES

RENTALS

(High priced apartments - Walnut - Spruce excepted)

HIGH: (100%)	\$3,000 - \$100,000	HIGH: (100%)	\$20.00 - \$100.00
LOW: (20-30%)	400 - 30,000	LOW: (50%)	10.00 - 50.00
PRESENT: (20-30%)	400 - 30,000	PRESENT: (50%)	10.00 - 50.00
PRESENT DEMAND:	Nominal	RECOVERY:	5% or less
		OCCUPANCY:	82½%
		OCCUPANCY HABITABLE UNITS:	86½%
		DEMAND:	Fair for lowest price crowded units.