

SECURITY GRADE:

HazardousEAST CENTRAL PHILADELPHIASection A-2

Wards 2-3-4-5-6-11-12-13-14-16

HOUSING INVENTORY

RESIDENTIAL UNITS:	30,294		
RESIDENTIAL STRUCTURES:	22,265	OWNER OCCUPIED UNITS:	6,348
ONE FAMILY STRUCTURES:	14,224	OWNER OCCUPIED UNITS <u>MTGED</u> :	3,448
TWO FAMILY STRUCTURES:	931	NEGRO OCCUPIED UNITS:	6,740
THREE FAMILY AND OVER:	7,110		

LOCATION and DESCRIPTION

This section covers the balance of the territory lying between Poplar on the north, Washington Avenue on the south, the Schuylkill River on the west and the Delaware River on the east. From Vine to Spruce and all along the Delaware is business and industry.

From a residential standpoint this is the "blighted" area of the city. Houses are old and obsolete with a high percentage unfit for use. Considerable demolition has taken place.

Population is a mixture of Negro, Italian, Polish and Jewish of low class and included in the area is the so-called "tenderloin" district.

This section runs high in number of multiple dwellings, housing from two to six families and combination stores and dwellings.

It has no prospects except possible slow replacement by business and industry. As a residential area values have been at the vanishing point for many years.

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: Bad.

VALUES

HIGH: (100%) ?

LOW: (?) \$1,000. - \$10,000.

PRESENT: (?) \$1,000. - \$10,000.

RENTALS

HIGH: (100%) \$20.00 - \$75.00

LOW: (50%) 10.00 - 40.00

PRESENT: (50%) 10.00 - 40.00

OCCUPANCY: 80%

OCCUPANCY HABITABLE UNITS: 92%

Lowest rent units are quite crowded and there is some present tendency to increase rents about 10% where possible.