

NORTH PHILADELPHIA (WEST OF BROAD)

INCLUDING TIOGA

Section K

Wards 38-28-32-47-29

HOUSING INVENTORY

RESIDENTIAL UNITS:	64,356		
RESIDENTIAL STRUCTURES:	50,986	OWNER OCCUPIED UNITS:	23,698
ONE FAMILY STRUCTURES:	41,454	OWNER OCCUPIED UNITS MTGED:	14,213
TWO FAMILY STRUCTURES:	2,006	NEGRO OCCUPIED UNITS:	12,263
THREE FAMILY STRUCTURES:	7,526		

PREDOMINANT TYPE OF STRUCTURE: Row houses.  
 PREDOMINANT AGE OF STRUCTURE: Thirty-five years and over.  
 PREDOMINANT TYPE OF CONSTRUCTION: Brick.  
 CONDITION OF STRUCTURES: Fair to medium.

LOCATION and DESCRIPTION

A.....Red area (Hazardous) West of Broad to Fairmount Park between Poplar and Cumberland. This section is composed of solid row, two and three story, brick houses, forty years old or more. This portion originally housed a large part of the city's more prosperous middle class inhabitants. It is ~~now fast approaching obsolescence, with its population almost entirely~~ Negro. A small portion bordering on Fairmount Park, north of the Pennsylvania Railroad is still entirely Jewish, and holds some remaining value. Scattered throughout this section are a few remaining white areas of old three story houses which have been converted to rooming houses. Present day values are practically nominal in most of the area.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	Steady decline	HIGH:	(100%) Steady decline
LOW:	( ? )	\$400 - \$3,000	LOW:	( ? ) \$10.00 - \$30.00
PRESENT:	( ? )	400 - 3,000	PRESENT:	( ? ) 10.00 - 30.00
SALES:		Nominal	A few increases of 5% and 10%	
			OCCUPANCY:	90%

A (Continued)

Jewish

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$4,000 - \$8,000	HIGH:	(100%)	\$35.00 - \$65.00
LOW:	(40-50%)	2,000 - 3,000	LOW:	(55%)	18.00 - 37.50
PRESENT:	(40-50%)	2,000 - 3,000	PRESENT:	(60%)	20.00 - 40.00
SALES:		Nominal	OCCUPANCY:		94%
			DEMAND:		Fairly Good

B.....Yellow area (Definitely Declining) - North of Cumberland and west of Broad Street including Tioga. This is a slowly declining area of substantial age. Residences are solid row brick, two and three story, single units. Industrial plants, including Philadelphia Electric Storage Battery, Ford Motors, Atwater Kent and others, follow the lines of the Pennsylvania Railroad and Reading Railroad. Even in its best days the population of this area was chiefly skilled workers, mechanics and modest white collar workers and it retains this general characteristic today.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$4,000 - \$7,000	HIGH:	(100%)	\$35.00 - \$60.00
LOW:	(50%)	2,000 - 3,500	LOW:	(65%)	22.50 - 36.00
PRESENT:	(50%)	2,000 - 3,500	PRESENT:	(70%)	25.00 - 40.00
SALES:		Nominal	OCCUPANCY:		95%
			DEMAND:		Quite good

C.....Blue area (Still Desirable), lying adjacent to Queen Lane Reservoir and is really a part of Germantown and resembles the contiguous area therein.