

AREA DESCRIPTION

2-3-37 (For Instructions see Reverse Side)

- 1. NAME OF CITY Philadelphia SECURITY GRADE B AREA NO. 12
- 2. DESCRIPTION OF TERRAIN. Level
- 3. FAVORABLE INFLUENCES. Good transportation - fairly modern dwellings.
City Park - desirable populace
- 4. DETRIMENTAL INFLUENCES. None

- 5. INHABITANTS: White collar class
 - a. Type White collar class ; b. Estimated annual family income \$1500. - \$3000.
 - c. Foreign-born nominal ; % ; d. Negro no ; % ;
(Nationality) (Yes or No)
 - e. Infiltration of desirables ; f. Relief families nominal ;
 - g. Population is increasing moderately decreasing ; static.

- 6. BUILDINGS:
 - a. Type or types 2 story row - some, twins Type of construction brick ;
 - c. Average age 1 - 20 yrs. ; d. Repair good

7. HISTORY:

YEAR	SALE VALUES		RENTAL VALUES	
	RANGE	PREDOMINATING %	RANGE	PREDOMINATING %
1929 level	<u>\$4000.-\$9000.</u>	<u>\$8000.</u> 100%	<u>\$40. - \$55.</u>	<u>\$45.</u> 100%
1933-34 low	<u>\$2500.-\$5200.</u>	<u>\$3500.</u> 60%	<u>\$25. - \$40.</u>	<u>\$30.</u> 67%
June 1937 current	<u>\$3000.-\$6000.</u>	<u>\$4000.</u> 65%	<u>\$30. - \$45.</u>	<u>\$35.</u> 80%

Peak sale values occurred in _____ and were _____ % of the 1929 level.

Peak rental values occurred in _____ and were _____ % of the 1929 level.

- 8. OCCUPANCY: a. Land 60 % ; b. Dwelling units 100 % ; c. Home owners 75 - 80 %
- 9. SALES DEMAND: a. good ; b. 2 story row ; c. Activity is good
- 10. RENTAL DEMAND: a. good ; b. anything ; c. Activity is good
- 11. NEW CONSTRUCTION: a. Types 2 story rows - \$5000. b. Amount last year 50 units
- 12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase yes ; b. Home building yes
- 13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to upward

14. CLARIFYING REMARKS: considerable new building to go in here.

15. Information for this form was obtained from Rowland & Benister

Date June 10 193 7

(Over)