NS FORM-8
2-3-37

AREA DESCRIPTION

(For Instructions see Reverse Side)

1. NAME OF CITY South Philadelphia SECURITY GRADE D AREA NO. 18

2. DESCRIPTION OF TERRAIN. Level

3. FAVORABLE INFLUENCES. Good transportation - close to commercial and industrial area.

4. DETRIMENTAL INFLUENCES. Negro encroachment - heavy obsolescence.

5. INHABITANTS:
   a. Type Laborers - common ; b. Estimated annual family income $ 750
   c. Foreign-born Italian (Nationality); 25 %; d. Negro yes (Yes or No); 70 %;
   e. Infiltration of Italian ; f. Relief families heavy ;
   g. Population is increasing ; decreasing ; static.

6. BUILDINGS:
   a. Type or types 2 - 3 story row ; b. Type of construction brick ;
   c. Average age 50 - 75 ; d. Repair poor

7. HISTORY:

YEAR	SALE VALUES RANGE	SALE VALUES PREDOMINATING	SALE VALUES %	RENTAL VALUES RANGE	RENTAL VALUES PREDOMINATING	RENTAL VALUES %
1929 level	$1,500 - $8,500	$5,000	100%	20 - 75	40	100%
1934-36 low	800 - 3,500	2,000	40	10 - 35	20	50
June 1937 current	1,000 - 5,000	3,000	60	12 - 40	22	55

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 100 %; b. Dwelling units 98 %; c. Home owners 10 %

9. SALES DEMAND: a. poor ; b. 3 story rows $2,200 - $3,000 ; c. Activity is poor

10. RENTAL DEMAND: a. fair ; b. 3 story rows 25-35 ; c. Activity is fair

11. NEW CONSTRUCTION: a. Types no ; b. Amount last year

12. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase none ; b. Home building -

13. TREND OF DESIRABILITY NEXT 10-15 YEARS downward

14. CLARIFYING REMARKS: No great demand for property in this section at any time. Many negro families doubled up. Section has been slowly deteriorating for years. Italians are slowly driving negroes out. Small streets are principally 2 story rows. Considerable industry and small business in the section.

15. Information for this form was obtained from Jas. H. Livezly

Date June 8 1937

(Over)