

AREA DESCRIPTION
(For Instructions see Reverse Side)

1. NAME OF CITY Philadelphia SECURITY GRADE D AREA NO. 25

2. DESCRIPTION OF TERRAIN.

Low - flat

3. FAVORABLE INFLUENCES.

Nothing *except cheap rents.*

4. DETRIMENTAL INFLUENCES. No sewers - undesirable negro section of very poor property
Flood hazard - Vandalism. 8 feet below river level

5. INHABITANTS:

a. Type Laborers - Relief ; b. Estimated annual family income \$ 600.

c. Foreign-born Polish - Italian 15%; d. Negro Yes ; 80 %;
(Nationality) (Yes or No)

e. Infiltration of above ; f. Relief families Very heavy ;

g. Population is increasing slowly ; decreasing _____ ; static.

6. BUILDINGS:

a. Type or types one family shacks ; b. Type of construction frame ;

c. Average age 20 years ; d. Repair Very poor

7. HISTORY:

SALE VALUES

RENTAL VALUES

YEAR	RANGE	PREDOMINATING		RANGE	PREDOMINATING	
			%			%
1929 level	<u>\$1500 - 4000</u>	<u>2500</u>	<u>100%</u>	<u>12 - 40</u>	<u>30</u>	<u>100%</u>
1934-36 low	<u>No market</u>	<u>200</u>	<u>??</u>	<u>5 - 15</u>	<u>10</u>	<u>33</u>
June 1937 current	<u>700 - 1500</u>	<u>1000.</u>	<u>40</u>	<u>8 - 25</u>	<u>20</u>	<u>67</u>

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

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

8. OCCUPANCY: a. Land 60 %; b. Dwelling units 80%; c. Home owners 25 %

9. SALES DEMAND: a. Poor ; b. _____ ; c. Activity is Poor

10. RENTAL DEMAND: a. Good ; b. Everything ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types Shacks ; b. Amount last year Nominal

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Downward

14. CLARIFYING REMARKS: Considered the worst section in Philadelphia

During 1933 - 1934 rentals were not collected in lieu of upkeep of property; in some cases tenants were paid to stay. Speculators are not operating in this area.

15. Information for this form was obtained from W. R. Stinson

Date June 1, 1937 193