



# **REGION CENTRAL**

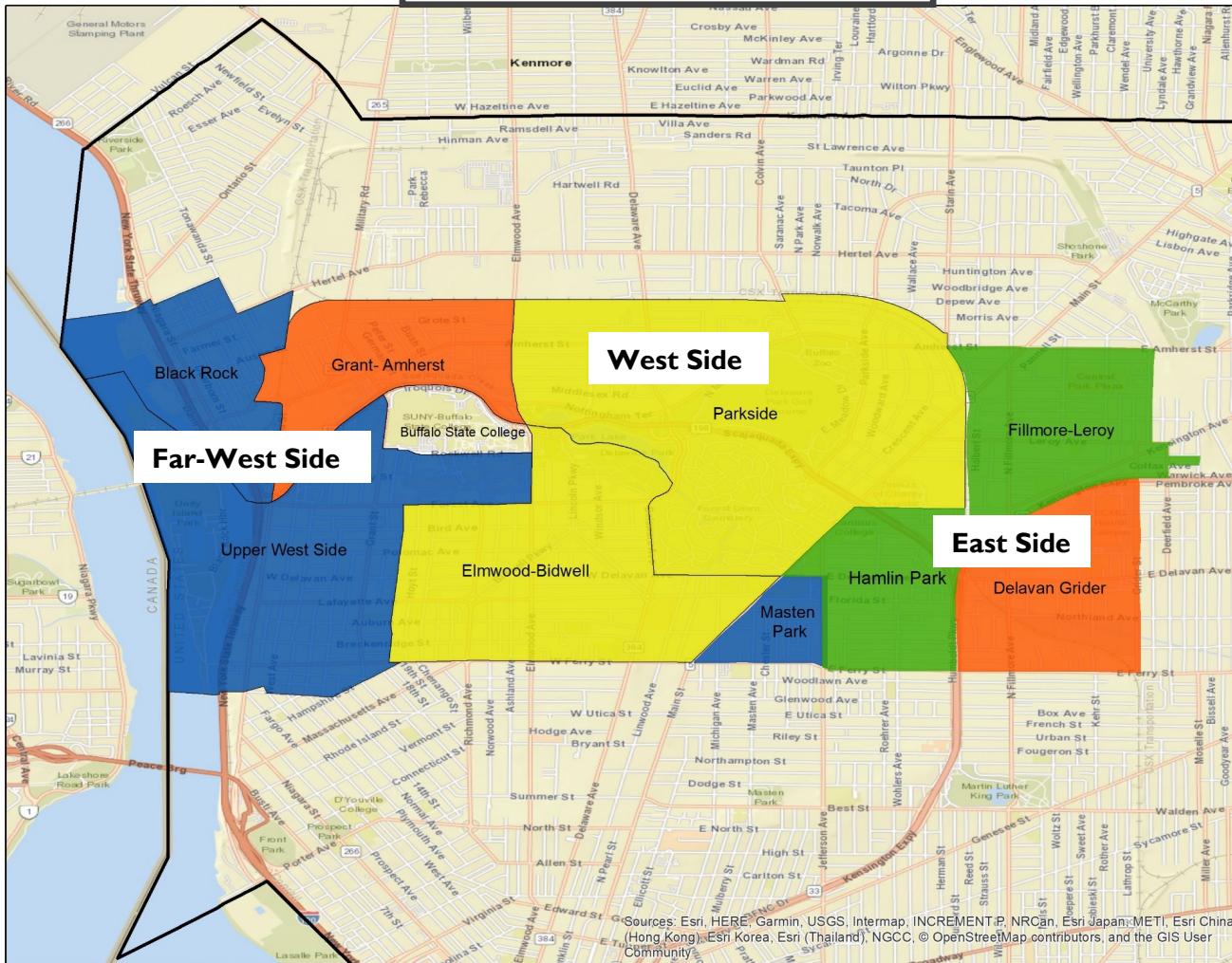
**RESIDENTIAL SEGREGATION, HOUSING  
INEQUITY, AND NEIGHBORHOOD  
INEQUALITY**

# THE FINDING

- Region Central consists of nine neighborhoods, which comprise three distinct neighborhoods—the East Side, the West Side, and Far-West Side.
- Residential segregation is issue. The West Side is a health wealth community, with a high rent wall that keep out most Blacks and people of color.
- Residential segregation spawns the problem of neighborhood inequality. Housing and neighborhood conditions in the Far-West Side and East Side differ significantly from the West Side community.
- Housing unaffordability is a serious problem in Region Central.
- Housing inadequacy appears to be a serious issue on the Far-West Side and East Side communities.



# REGION CENTRAL NEIGHBORHOODS



<b>Highest Value</b> <b>\$279,800</b>
<b>Moderate Value</b> <b>\$91,292</b>
<b>Median Value</b> <b>\$77,578</b>
<b>Lowest Value</b> <b>\$60,677</b>

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

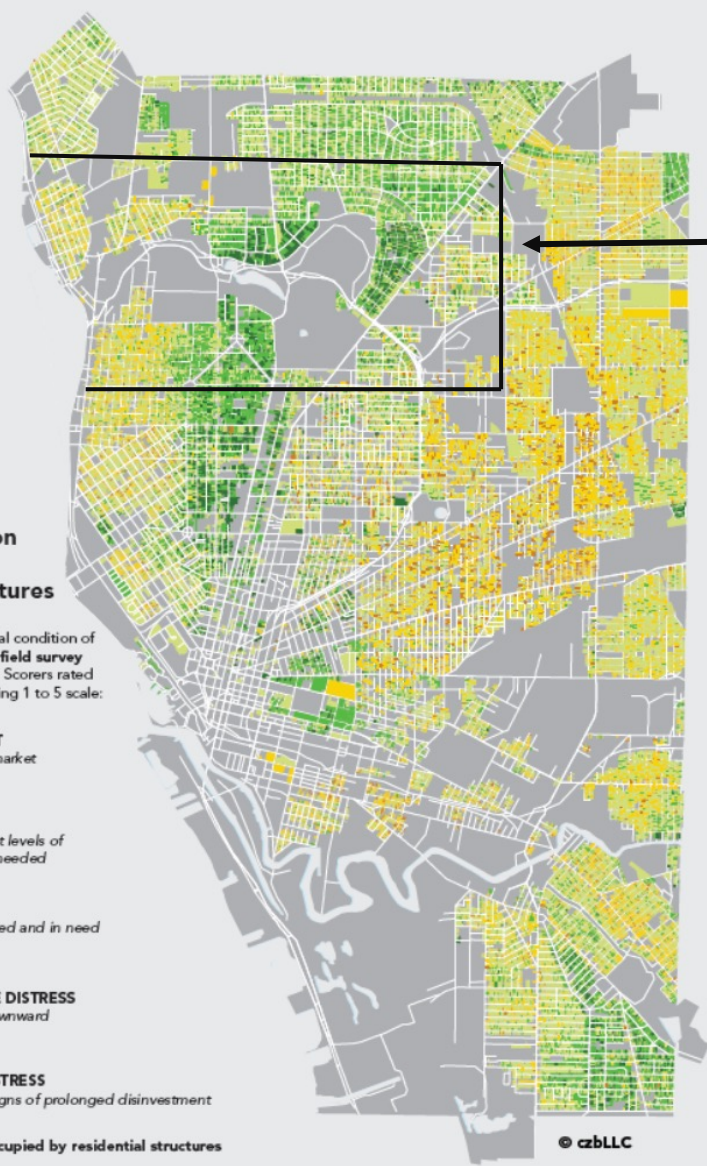


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Region Central and Environs

**Exterior Condition  
Field Survey of  
Residential Structures**

To gauge the current physical condition of each residential structure, a **field survey** was conducted in late 2016. Scorers rated each property on the following 1 to 5 scale:

-  **1 EXCELLENT**  
*Top of the market*
-  **2 GOOD**  
*Only modest levels of investment needed*
-  **3 AVERAGE**  
*Solid, but tired and in need of upgrades*
-  **4 MODERATE DISTRESS**  
*Trending downward*
-  **5 SEVERE DISTRESS**  
*Numerous signs of prolonged disinvestment*
-  Land not occupied by residential structures

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