

NS FORM-8
8-26-37

AREA DESCRIPTION

1. NAME OF CITY Asheville, N. C. SECURITY GRADE D AREA NO. 1

2. DESCRIPTION OF TERRAIN. Rolling to mountainous on Western side and Eastern side.

3. FAVORABLE INFLUENCES. Schools - churches in area - all city conveniences - Adequate transportation.

4. DETRIMENTAL INFLUENCES. Industrial plants along railroad tracks on western side of area. Cheap construction, also filling stations and some cheap stores on Biltmore Road. Also many business places in the part nearest main business district.

5. INHABITANTS: Mechanics - factory workers-
 a. Type Common laborers ; b. Estimated annual family income \$300 - 1500
 c. Foreign-born None ; % ; d. Negro Yes ; 75 % ;
 (Nationality) (Yes or No)
 e. Infiltration of Negro gradually ; f. Relief families Many ;
 g. Population is increasing _____ ; decreasing _____ ; static. yes

6. BUILDINGS: Large and small
 a. Type or types singles ; b. Type of construction Frame ;
 c. Average age 30 years ; d. Repair Poor

7. HISTORY:

YEAR	SALE VALUES			RENTAL VALUES		
	RANGE	PREDOMINATING	%	RANGE	PREDOMINATING	%
1929 level	<u>\$750 - 2500</u>	<u>\$1750</u>	<u>100%</u>	<u>\$5 - 20</u>	<u>\$17.50</u>	<u>100%</u>
1933 low	<u>500 - 1500</u>	<u>1000</u>	<u>57</u>	<u>5 - 15</u>	<u>10</u>	<u>57</u>
current	<u>750 - 2500</u>	<u>1250</u>	<u>71</u>	<u>5 - 20</u>	<u>12.50</u>	<u>71</u>

Peak sale values occurred in ¹⁹²⁵ 1926 and were 130 % of the 1929 level.

Peak rental values occurred in ¹⁹²⁵ 1926 and were 130 % of the 1929 level.

8. OCCUPANCY: a. Land 80 % ; b. Dwelling units 98 % ; c. Home owners 20 %

9. SALES DEMAND: a. Fair ; b. \$1250 singles ; c. Activity is Fair

10. RENTAL DEMAND: a. Good ; b. \$12.50 singles ; c. Activity is Good

11. NEW CONSTRUCTION: a. Types None ; b. Amount last year None

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS Static to downward

14. CLARIFYING REMARKS: North end of Western side almost a mountain. Southern side contains railroad depot, big negro business district, and cheap houses. Eastern side very rolling. Better part is that nearest main business district.

15. Information for this form was obtained from William Coleman, Loan Service Field Representative.

Date Sept. 1 1937