Real property survey, 1936 [by] Works Progress Administration.

United States.

[Oakland], 1937.

1936

REAL PROPERTY SURVEY

WORKS PROGRESS ADMINISTRATION
PROJECT NUMBER 2309

VOLUME I

ANALYSES AND SUMMARY OF DATA

OAKLAND
PIEDMONT
SAN LEANDRO
EDEN TOWNSHIP - ALAMEDA COUNTY

OAKLAND CITY PLANNING COMMISSION
NOVEMBER 1937

REAL PROPERTY SURVEY - 1936

WORKS PROGRESS ADMINISTRATION

PROJECT NUMBER 2309

VOLUME I

ANALYSES AND SUMMARY OF DATA

OAKLAND, CALIFORNIA

BRIEF SUMMARIES FOR CITIES OF PIEDMONT AND SAN LEANDRO AND FOR EDEN TOWNSHIP

SPONSORED BY

OAKLAND CITY PLANNING COMMISSION

NOVEMBER 1937

CITY PLANNING COMMISSION

OAKLAND CALIFORNIA

UNDER DIRECTION OF

I. S. SHATTUCK

City Planning Engineer 1932 - 1936

R. G. FLETCHER - General Supervisor

COMMISSION MEMBERS

1936 - 1937

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CITY PLANNING, TRAFFIC AND TRANSPORTATION

Oakland California

October 23, 1937

To the Oakland City Planning Commission
City of Piedmont
City of San Leandro
County of Alameda
Works Progress Administration

Gentlemen:

The Real Property Survey covering the Cities of Oakland, Piedmont and San Leandro and a portion of non-urban Alameda County was completed December, 1936. The final report of this project is submitted herewith.

A great many organizations and individuals have cooperated with the Survey and made possible this report. Grateful acknowledgment is made for the following services:

To the Board of Education of Oakland and to the numerous private firms and individuals who donated space and in some instances telephone service for the meeting of crews of workers in the field.

To members of the Oakland Real Estate Board who furnished valuable information in instances where the required data concerning real property could not be obtained.

To the Oakland Chamber of Commerce, the Chief Probation Officer of Alameda County, the Health Departments of the Cities of Oakland, Piedmont and San Leandro and the Alameda County Tuberculosis Society for supplying miscellaneous data of correlative value to the Survey Data.

To the State Relief Administration for the loan of office furniture.

Acknowledgment is made of the splendid services rendered by the General Supervisor, Mr. R. G. Fletcher, under whose able management detailed operations of the project were conducted. Mr. Fletcher donated his services before the approval and start of the project in assisting the Director in making a complete outline of methods and procedure. He also prepared descriptions of survey data that were of great assistance in writing this report

At the official close of the W.P.A project, Survey maps were incorrect and untitled. Under agreement with the City Engineer, Mr. Jay A. Czizek was made responsible for placing these maps in finished condition for reproduction in this report. Grateful acknowledgment is made to Mr. Czizek for this service, involving considerable time and effort.

Certain members of the Supervisory staff and of the Relief personnel have performed services of high caliber, chief of whom are Mr. H. R. Putland, Chief Statistician, Mr. D. S. Conger, Statistician and Mr. J. Piva, District Supervisor and Statistical Clerk.

Acknowledgment is made of the services rendered by relief employees both in the office and in the field who proformed admirably the very difficult operations of this project.

Respectfully transmitted,

Real Property Survey

By I. S. Shattuck

I. S. Shattuck, Director

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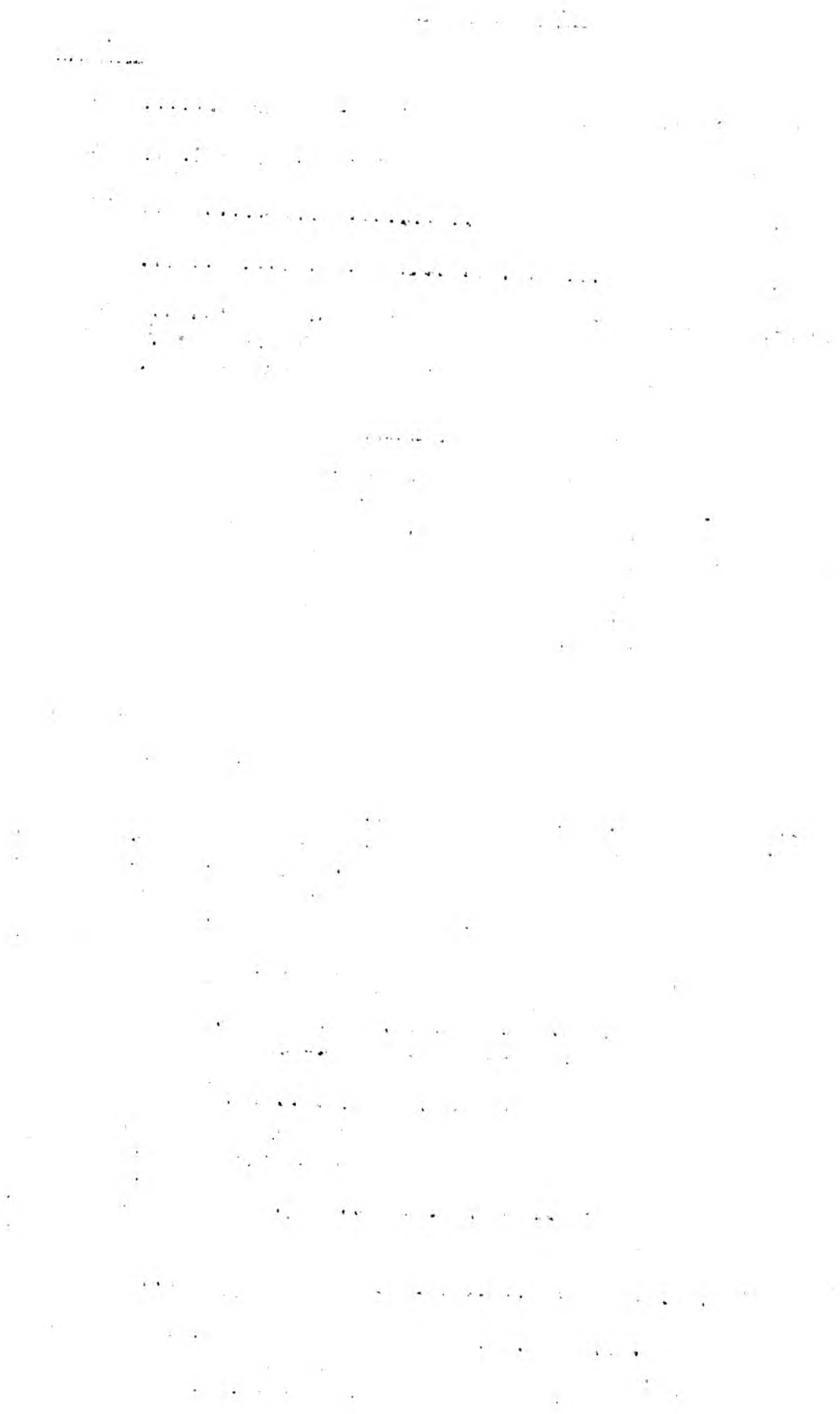

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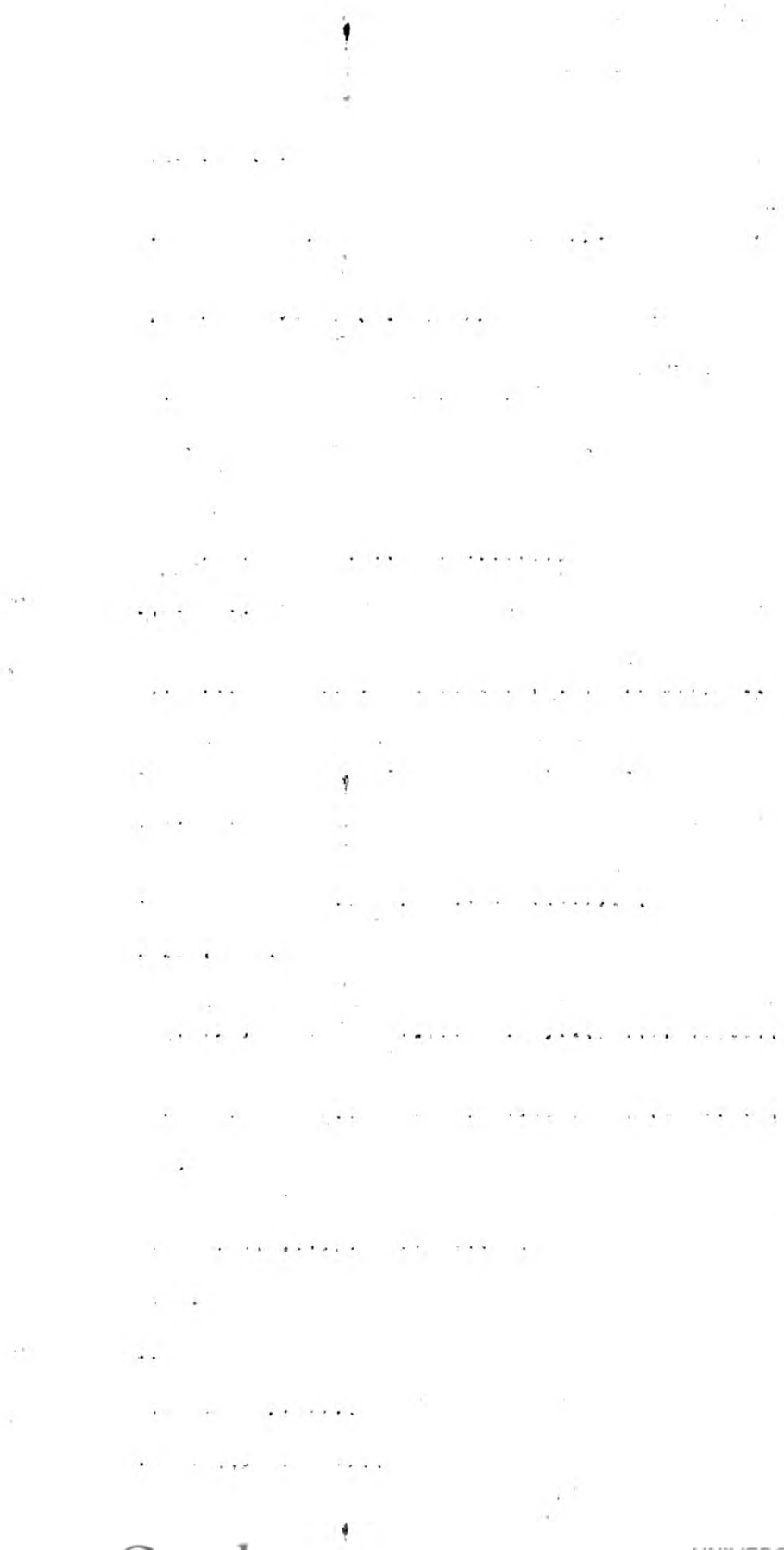

INTRODUCTION

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Authority for Project - Sponsorship

In August, 1936, under the sponsorship of the Oakland City Planning Commission, the Survey Director, then City Planning Engineer of Oakland, prepared and submitted to the Works Progress Administration an application for a WPA project, "Real Property Survey." In this application the project was set up in accordance with specifications of the Works Progress Administration and the Federal Housing Administration in their jointly prepared Manual of July 19, 1935, entitled "Technique for a Real Property Survey." In this application, however, the Land Use Survey, as specified in the Manual, was omitted, it being the intention of the Director to apply later for a special land use project which would bring up to date land use data already collected by him when City Planning Engineer and would enable the collection of certain other specific data such as dimensions of yards around buildings.

The time of starting the Real Property Survey Project (January, 1936) was coincident with the start of a WPA project, under the same direction, for completion of the "East Bay Mass Transportation Survey" (originally undertaken under SERA). This coincidence in starting times of two large projects made it impossible for the Director to follow the earlier intention of preparing and applying for a separate project for a special land use survey.

Direction and General Supervision of Project

During the period between submission of the project application and its actual start, the Director laid out the general procedure to be followed on the project, such as method of schooling supervisors, field foremen, field enumerators and office employees, precise methods of conducting field and office work and precise organization of personnel. He was assisted in this by R. G. Fletcher, formerly Chief Statistician of the SERA Mass Transportation Survey, who donated his time. This activity continued intensively during the first six weeks after the start of the project, Mr. Fletcher in the meantime having been assigned the duties of General Supervisor of all details of project activities. After this first intensive period the project management was left entirely to Mr. Fletcher, who consulted with the Director from time to time and carried out his instructions in matters of policy and certain more important details of organization and procedure.

The Director resigned as City Planning Engineer on December 1, 1936, about coincident with the official time of completion of the Real Property Survey. In line with an informal agreement with the Works Progress Administration (that the Director consistent with his other duties and commitments of time, * would prepare a report upon the Real Property Survey) the survey data in such form as would be suitable for analyzing for a report were placed in his hands in the month of May, 1937. Shortly before this date, however, the Director

*Including regular employment with the Golden Gate International Exposition and outside consulting work in City Planning, Traffic and Transportation.

became obligated, by contract with the City of Oakland, to direct the completion of and write a report upon the WPA Oakland Traffic Survey. At the time of completion of the traffic work, September, 1937, the Director began the preparation of this report, without compensation.

Purpose and Importance of Real Property Survey

The importance of a Real Property Survey to a community can scarcely be over-emphasized. Social and economic problems involved in the housing of its citizens concern their health, safety, prosperity and general welfare. The bettering of these conditions has notably lagged in the development of large cities; and even with the recent impetus given housing through the availability of Government insured loans on individual properties and certain large scale rehousing activities in city slums and blighted districts, there is still a great field wherein improvement and betterment of conditions is becoming more and more necessary.

To remedy existing conditions, definite and accurate information must, first of all, be made available; and this has been obtained locally through the Real Property Survey. The completion of this Project provides a sound basis of fact for the forming of policies in the field of housing and land planning on the part of local governmental agencies.

In brief, this survey provides information as to residential structures and dwelling units within them; this information being summarized by blocks and tabulated and analyzed for specific districts in the City and for the entire City. It shows the type and construction of dwellings, their condition and age; and the presence or absence of modern conveniences such as plumbing and central heating. It also shows the numbers of persons occupying dwellings, the time they have lived there, their age and race, as well as the number of roomers and number of extra families. Such information will reveal the need for new housing and for the improvement of existing housing in each district of the City. It will be the basis for choosing districts where existing conditions are the worst, and undertaking for these districts more intense studies dealing with suggestions for bettering existing housing, and even, in some cases, for replanning the physical appearance of these districts in conjunction with a program of clearance and rehousing.

* * * *

Oakland has, through its comprehensive Zoning Ordinance, (adopted in February, 1935) afforded its residential areas protection against the further encroachment of incongruous and inharmonious uses of property which are not conducive to good residential living conditions or high residential property values. This type of legislation assures the maximum of protection that can be obtained legally by regulation of property uses under the police power of a community.

There is still another force acting in residential areas which is causing a gradual reduction of desirability in these areas; that is, the deterioration and obsolescence of buildings. Had not the Federal Housing Administration existed for the purpose of insuring loans for residential repairs and for new dwellings, the beneficial effects of the Oakland Zoning Ordinance might not have been felt immediately; but because of the existence of this Ordinance with its protective features, and because of the existence of the Federal Housing Administration there has been an immediate benefit in new construction enjoyed by this city during the past several years.

The renovation of any residence district which at present is badly in need of repairs can only be successfully initiated through a community plan whereby enough separate units will be renovated or rebuilt to have the effect of raising the residential desirability of that particular district. From the results of the Real Property Survey, district conditions can be visualized and some such community plan can be formulated for their gradual or immediate rehabilitation. It does not particularly matter whether the improvement of a district is undertaken as a City enterprise or as a cooperative enterprise of individual property owners: what does matter is that a common objective or plan of district improvement be set up.

Although Oakland has not yet felt extensively the dire results of ordinary city growth carrying in its wake depreciated districts which gradually drop into the "Slum" classification or the "Blighted District" classification, there are of course some districts where it will be obvious after further intensive housing study that only

severe measures can be successfully applied, such as demolition and rebuilding.

In the two preceding paragraphs two distinct methods of housing improvements in districts were touched upon, first, the renovation of individual dwelling structures that now exist, and, second, the demolition of existing dwellings and the construction of new ones. It is not the purpose of this report to decide which method is applicable to certain of the districts in Oakland having sub-standard housing. The Real Property Survey is the essential first step in a community program of housing improvement and this report will present general housing conditions for the City as a whole and specific conditions in certain districts that can be termed "worst" districts in respect to proper housing. There will also be presented general conclusions as to present and future housing problems and possible means of their solution.

The second step in the community housing program is further detailed studies of conditions in worst districts, such studies including a determination of what method of improvement is applicable to each district, and the preparation of a plan of housing. The third and ultimate step is of course the carrying out of the plan.

Geographical Scope of Real Property Survey and Disposition of Certain Basic Data

In addition to the City of Oakland complete data were obtained under this project for the Cities of Piedmont and San Leandro and for Eden Township in Alameda County. All the survey data were

tabulated by blocks. These block tabulations are not included in this report, but are on file in the office of the Oakland City Planning Commission. Tabulations of data were also made by Census Tracts* and by Economic Areas* and these tabulations are similarly filed. The tabulations of data by various sized districts, such as blocks, census tracts and economic areas, will prove extremely valuable for reference purposes, and for more complete analysis of district housing conditions than is possible of inclusion in this report.

A very valuable graphical presentation of certain more pertinent data was obtained by preparing twenty-seven (27) sectional maps of the City of Oakland on a scale of 300 feet to the inch. Each block on these maps was shaded by color to represent conventionally average monthly rental of dwelling units. In each block figures were also placed to indicate the following:-

2. Total number of dwelling units.
3. Percent of residential structures built in 1919 or before.
4. Percent of dwelling units owner occupied.
5. Percent of residential structures needing major repairs or unfit for use.
6. Number of structures having business uses.
7. Percent of dwelling units with no private toilet or bath.
8. Percent of families that are non-white (negro or oriental).

Two identical sets of sectional maps were prepared. One was delivered to the Works Progress Administration and the other was placed on file in the office of the Oakland City Planning Commission.

*See Plate One, Volume II for key maps of location of Census Tracts and Economic Areas.

Statistical analysis of data were made for each of the four territories surveyed, and are each contained in sixteen general survey tables. These survey tables are representative of the entire city and were not broken down into district subdivisions. The original survey tables for Oakland were placed on file with the Oakland City Planning Commission and exact copies were delivered to the Works Progress Administration. These tables (described in Appendix C of this volume) are so involved and voluminous that they are not reproduced in this report, but from them nineteen (19) statistical summary tables were prepared for each of the territories surveyed. These statistical summary tables for Oakland, Piedmont, San Leandro and Eden Township appear in this volume in Appendices D, E, F and G, respectively.

Graphical representations of survey data, showing average conditions per block or showing spots (dots, etc.) for each dwelling where a certain condition exists, are contained in Volume II, Plates Two to Four and Seven to Sixteen inclusive. These plates include the Cities of Oakland, Piedmont and San Leandro, but not Eden Township.

Date Represented by Survey Data

Housing data were collected in the field by survey enumerators over the period February, 1936, to June 1936. All references to housing conditions in this report, unless otherwise stated, are representative of that period.

PART I

SUMMARY OF DATA

OAKLAND

PART I

SUMMARY OF DATA - OAKLAND

For description of project operations and explanation of data secured see Appendix B. For description of statistical tables of data see Appendix C. Part I is devoted to a general summary of data appearing in the involved statistical tables. Summary tables referred to in Part I are contained in Appendix D.

A. GENERAL SUMMARY OF STRUCTURES AND DWELLING UNITS

Number of structures enumerated	68,990
Number of dwelling units in structures....	96,505
Number of dwelling units owner occupied ..	38,518
Number of dwelling units tenant occupied .	52,025
Number of dwelling units vacant	5,962

Plate Two (in Volume II of this report) shows the numbers of structures containing dwelling units and the numbers of such dwelling units in each block in the City of Oakland. On this plate and on Plates Three, Four and Seven to Sixteen inclusive, parks, playgrounds, schools and other public buildings and public properties are shown in heavy outline: data are also reproduced for the Cities of Piedmont and San Leandro, but not for Eden Township.

The numbers of different types of structures enumerated and the relative proportions of these are shown in Table 1 (See Appendix D of this volume). In this table items 1 to 9 inclusive indicate structures not converted to another type from the type originally

constructed. Items 10 and 11 indicate partial or complete conversions, the great majority of which consist of conversions from single-family dwellings to other types. The approximate numbers and proportions of principal types of structures including conversions is:

	Number	Percent
Single family	57,532	83.39
Two family.....	5,550	8.05
Three family or more	3,080	4.46
Dwelling and business ...	2,194	3.18
Other.....	634	0.92
	68,990	100.00

These tables substantiate the well known fact that Oakland is a city of single family residences primarily. Consequently in order to evaluate the condition and occupancy of housing accomodations in Oakland there will follow a critical analysis of all structures with dwelling units, utilizing for this purpose summaries of data for the entire city and maps which depict condition, adequacy and occupancy of structures and dwelling units in the various portions of the city. This analysis is divided into two parts, Part B being a summary of structures* only and Part C being a summary of dwelling units within structures.

* The reader is reminded that structures enumerated by the survey included only those having dwelling units.

B. HOUSING STRUCTURE SUMMARY

Exterior Material of Construction

Exterior material of construction according to type of structure is shown in Table 2. Wood predominates with stucco next, the two materials being represented on 99% of all structures. 7.6% of all apartment structures are of brick exterior, otherwise brick and stone amount to an insignificant percentage of any type.

Condition of Repair

44.9% of total structures, and 44.7% of total dwelling units are in good condition, but only 32.4% of vacant dwelling units* are in this class. 11.6% of total structures and 11.5% of total dwelling units are in need of major repairs or unfit for use, while 30.2% of vacant dwelling units are in similar poor repair. These data are proof that vacancies are caused to a large extent by poor condition of structures in which the vacant units are found.

Table 3 shows the proportionate conditions of repair for each type of structure. A greater percentage of apartment structures (64.4%) are in good condition than structures of other types, with 3 family and 4 family structures second in order with 56.0%. 18.6% of two family structures are in poor condition, 17.7% needing major repairs but less than 1% unfit for use.

* The number of structures in which these dwelling units are contained is not available.

Table 4 shows condition of repair of all structures according to age. The last horizontal column of this table shows that the percentage of structures in need of major repairs and unfit for use increase with age.

Plates Three and Four show the distribution of structures in poor condition - Plate Three giving the number of such structures in each block and Plate Four the percentage of these to all residential structures in that block. Poor condition of repair is of course preponderant in those districts where commercial and industrial structures are located along with dwelling structures, namely:-

1. In and around the central business district.*
2. In Zoned industrial districts south of E. 14th Street and those west of San Pablo Avenue.**

The largest, fully-built-up territory, with less than 10% of structures per block in poor condition is that on the north and east sides of Lake Merritt and extending northeasterly to include the City of Piedmont and its immediate environs.

Those outlying residential districts containing a considerable number of blocks with 11% to 30% of structures in poor condition are the result of improper subdividing and selling, which produce narrow lots and lots without utility (principally sewer) improvements and adequate street improvements.

*See Plate Five (from Eastbay Mass Transportation Survey) for location of central business district, topography, distribution of population (1930 census) and the location of transit lines.

**See Plate Six for location of commercial and industrial districts and residential districts according to the Oakland Zoning Ordinance adopted by the City in 1935.

Structures Converted

Plate Seven shows the location of structures completely and partially converted, each dot or each circle representing one structure. 1,543 structures in the city have been completely converted (requiring structural alteration) and 186 have been partially converted. Both complete and partial conversions represent changes from the type of structures originally built to structures of a new type. The preponderant changes occurred in structures originally built as single family dwellings: 1,355 of these were converted to 2 family or 3 family dwellings without business and 49 to 2 family or 3 family dwellings with business. 47% of all conversions occurred in the ten year period from 1920 to 1930 and only 13% in the six year period since then.

Since conversions are usually from the single family dwelling type to a type with a greater number of families it may be thought that, when they occur in a residential district, they indicate a breakdown of residential desirability. In the absence of a comprehensively drawn zoning plan this may be true. Comparing Plates Six and Seven it will be noted that conversions have been numerous in the "B" - Two Family District (allows dwellings with not more than 4 families) in North Oakland and in East Oakland. If this had not been allowed to happen it is probable that some territory in the "B" classification would have been placed in the "A" Single Family District, when the zoning ordinance was under preparation in 1934.

Once comprehensive zoning is in force however, conversions must conform to the uses specified in the various districts of the

zoning plan. Since this is now the situation in Oakland there is no opportunity for the spread of conditions shown on Plate Seven into the "A" Single Family district.

In some cases conversions may indicate a desirable condition rather than otherwise. For instance there is a large territory in West Oakland, bounded roughly by 22th Street on the north, Market Street on the east, 8th Street on the south and Poplar Street on the west, within which, on Plate Seven, a considerable number of conversions appear. While it is true that present housing conditions in this area are sub-standard it was thought desirable in preparing the 1935 zoning ordinance to give a measure of protection to existing property against the encroachment of inharmonious uses, such as business and industry, and consequently property was classified as falling in the "C" Multiple Dwelling District. In this case it is not undesirable to have an active process of conversion, since the result will be to increase income possibilities from residential property and in this way to obtain a greater and greater degree of usefulness of the district for residential rather than for industrial purposes.

Owner-Occupied Structures Mortgaged

The number and percent of the various types of owner occupied structures that are encumbered with mortgages or land contracts are shown in Table 5. The percent of all owner occupied structures per block that are similarly encumbered is shown on Plate Eight. Comparing Plate Eight with population distribution and topography, Plate Five, it will be seen that many blocks in sparsely settled territories in the hills have 20% or more of all structures encumbered.

This is of course explained by the fact that a greater percentage of structures in these districts are of recent construction and that consequently the original financing period has in many cases not terminated.

Value of Owner Occupied Structures

Value, for the purpose of this survey, was established by owners, who were asked what they would expect to receive for structures, if sold at the time of the survey (Spring of 1936). The owner's answers are summarized in Table 6 for all structures.

35,637 structures were reported upon, of which 4,406 or 12.4% were less than $2,000 in value; 16,112 or 45.2% were from $2,000 to $3,999 in value; 8977 or 25.2% were from $4,000 to $5,999 in value; 4690 or 13.1% were from $6,000 to $9,999; and 1452 or 4.1% were $10,000 and over.

The average reported value for all owner occupied structures was $4,296 and for single family dwellings only was $4,006. The average reported value of single family dwellings per block is shown on Plate Nine. Districts south of East 14th Street and west of San Pablo Avenue that were in poor condition of repair (Plates Three and Four) are lowest in reported value of single family dwellings. The City of Piedmont is of course the largest district having a majority of blocks with an average reported value of $10,000 or over, the other large districts with this high value being those adjacent to Piedmont and those in North Oakland in the lower hill districts.

Miscellaneous Structure Data

Table 7 shows for each type of structure the height in stories and the number having a basement and having a garage.

One story structures comprise 68.0% of all structures; $1\frac{1}{2}$ story 6.1%; two story 24.2% whereas only 1.7% are $2\frac{1}{2}$ stories or more in height.

Buildings with basements are found to comprise 41.5% of all structures.

A total of 77.8% of all structures are reported to have garage facilities.

C. DWELLING UNIT SUMMARY

The 68,990 structures analyzed in the previous section contain 96,505 dwelling units* which, with their occupants, will be discussed in this section.

Number of Rooms in Dwelling Units in Various Types of Structures

11.9% of all dwelling units contain 1 or 2 rooms (1 room units are less than 1%), 14.6% contain 3 rooms, 48.3% contain 4 or 5 rooms and 25.2% contain 6 or more rooms. Table 8 shows the number of rooms in dwelling units in the various types of structures. Single family dwellings of course have a greater proportion of dwelling units consisting of 6 or more rooms (37.1%) than any other type; two family dwellings are next with 16.9%.

*A dwelling unit is a room or group of rooms intended to be occupied by one family. Each unit must contain its own cooking facilities. Hotel and similar accommodations are not included as dwelling units for the purpose of this Survey.

Dwelling Units Owner Occupied and Tenant Occupied

39.9% of all dwelling units are occupied by owners, 53.9% by tenants and 6.2% are vacant. See Table 9, Appendix D. Owner Occupancy is highest in single family dwellings, tenant occupancy in apartments, and vacancies in miscellaneous structures and in two family dwellings. The owner occupancy figure of 58.8% for single family dwellings is not impressive, but the percent of such occupancy in individual blocks, Plate Ten, shows that the majority of the developed blocks in the "A" Single Family District of the Oakland zoning ordinance have an owner occupancy of more than 60% and a considerable portion of them have more than 80%.

The extent of owner occupancy per block is lowest, of course, in commercial and industrial districts.

Density of Occupancy

Figures are available both for the number of persons per dwelling unit and the number of persons per room. The latter is a measure of density of occupancy. Both data are shown in Table 10. 7.7% of all dwelling units have a density of one or more persons per room. These can be considered to be overcrowded. While this percentage would not be considered large in an eastern metropolis it is not a favorable figure to cite for a city noted for its desirable living conditions.

Plate Eleven shows blocks in which more than 10% of the structures have overcrowded dwelling units. It can be seen that overcrowding is more prevalent in districts where structures are in poor repair (Compare Plate Eleven with Plates Three and Four).

Density of occupancy in terms of extra families in dwelling units is shown in Table 11. These are families that would not be "doubled up" under favorable financial circumstances. The total number of extra families is only 659 or 0.7% of all families housed in Oakland.

Duration of Residential Occupancy of Dwelling Units

For the purpose of this survey duration of occupancy represents the lengths of time that families had inhabited dwelling units when checked by enumerators. These times are shown in Table 12 for owner and for tenant occupied units. It can be assumed that, if this data were secured annually during a period when general economic and social conditions were not rapidly changing, the various durations of occupancy would be in about the same proportions as those in the table, and under such conditions Table 12 would indicate the habits of the population as to duration of occupancy of the same premises. When economic conditions change for the worse, considerable numbers of the population may move to cheaper and older living quarters, and when the change is for the better considerable numbers may move to new and more expensive quarters.

It is difficult to see how conclusions can be drawn from these data. For instance, it would be generally conceded that in a single family residential district a long duration of occupancy would indicate stability and a short duration would indicate the opposite, but on Plate Twelve, where average duration of occupancy per block is shown, the newer, more desirable districts of single family homes will show short durations.

Ages of Persons in Oakland

34% of all occupied dwelling units are occupied by families having children of 14 years of age or younger. The number of such children per family is as follows:

No. of Children per family	Percent of all dwelling units
1 Child	18.7
2 Children	10.2
3 or 4 Children	4.4
5 or more Children	0.7
No Children	66.0
	100.0

Age distribution of all persons is shown in Table 13. Persons under 10 years comprise 11.5% of the population, while 14.9% are persons from 10 to 19 years, 69.1% are persons from 20 to 64 years and 4.5 are persons 65 years of age or more.

Proportions of Persons of Different Races

86,945 dwelling units or 96.1% of all such units are occupied by persons of the Caucasian race. Units occupied by negroes are 2304 or 2.5% of all units and those occupied by Orientals* are 1,250 or 1.4% of all units.

Census data for 1930 reveal that negroes in Oakland constituted slightly more than 2.5% of the city's population, while for the entire United States negroes constitute about 10% of the total population. From 1900 to 1930 negro population in the whole United States increased from 8,833,994 to 11,891,143 or 34%; in California

*Although Mexicans were inadvertently enumerated as non-white and included in the Oriental category, the total number is exceedingly small.

from 11,045 to 81,048 or 634%, and in Oakland from 1,026 to 7,503 or 631%.

The distribution of non-white families in the city is more important in an analysis of housing conditions than the total number of such families, and this is shown on Plate Thirteen. On this plate each solid dot represents one negro family and each open dot represents one oriental family. The greatest concentration of negroes is found in the industrial districts, particularly that district surrounding the intersection of 7th and Peralta Streets in West Oakland. Greatest oriental concentration is in Oakland's "Chinatown", that district which adjoins the Central Business District and is bounded approximately by 10th Street on the north, Fallon Street on the east, 5th Street on the south and Broadway on the west.

There are almost no negroes or orientals in the hill residential areas, where the majority of property when placed on the market was covered by deed restrictions against non-white occupancy. The largest negro colonies in residential districts are those in the zoned Multiple Dwelling District easterly of San Pablo Avenue, extending from about 34th Street to 39th Street, and the zoned Multiple Dwelling District westerly of Market Street in West Oakland. The latter district is one that stands out amongst all residential areas in the city for its poor condition of repair of dwellings.

Table 14 shows that the large majority of Oakland's negroes and orientals are tenants. On Plate Fourteen the total negro and oriental dwelling units per block are indicated by the percent they bear to the total dwelling units in each block.

Roomers in Dwelling Units

Table 15 shows the numbers and proportions of dwelling units where certain numbers of roomers are housed. 2,453 dwelling units or 2.7% of all units contain one or more roomers, but only 604 or 2/3 of 1% contain 3 or more roomers. In these figures, no distinction is made between room accommodations only and board and room accommodations. Since the number of units containing 3 or more roomers is small, it was not considered necessary to prepare a plate showing their distribution throughout the city.

Rentals*

There are 96,505 dwelling units in Oakland of which 38,518 or 39.9% are occupied by owners and 57,987 (including 5,961 vacant units) or 60.1% are rented. Of the units rented, (not including vacant units) 40% are in single family dwellings, 19% are in two to four family dwellings and 25% are in apartments. The average monthly rental per dwelling unit in Oakland (including estimated rent for owner occupied units) is $26.85 per month.

Table 16 gives numbers and proportions of rented dwelling units in various types of structures falling within certain rent groups. A greater proportion (48.7%) of dwelling units in apartments rent for $30.00 per month or more than in any other type of structure; only 26.2% of units in single family dwellings being included in this rental range. This differential is some-

*The discussion of rents in this section includes units that are completely or partially furnished, these being 35.7% of all units. 78.1% of units in apartments are rented on this basis, but only 10.4% of units in single family dwellings. 51.3% of units in miscellaneous structures, mostly two to four family dwellings are rented on this basis.

what exaggerated of course by the fact that a much greater proportion of apartment units are rented furnished. 37.2% of all rented dwelling units in Oakland have a rental value of less than $20.00 per month and 15.4% have a rental value of less than $15.00.

Table 17 shows that the greater proportion of low rent units occur in vacant dwelling units. This table shows also estimated rentals for owner occupied units, which, in comparison with occupied units, have a lesser proportion of units falling in the low rent divisions.

Our progressive analysis of housing conditions in the various portions of Oakland may be supplemented here by a picture of the distribution of high, low and medium rentals over the city. See Plate Fifteen. Referring to Plate Nine it will be seen that in general, districts with high valued single family dwellings are those with highest rentals. These districts are principally the City of Piedmont and its immediate surrounding territory in Oakland, and districts near upper Broadway. Referring to Plate Four, it will be seen that lowest rentals are those in districts where the greatest proportions of structures are in poor repair.

Vacant Dwelling Units

There are 5,961 vacant dwelling units in Oakland, or only 6.2% of all units in the City. Although the greatest number of vacancies, 2,140, occur in single family dwellings, only 3.7% of all single family dwelling units are vacant, compared with

vacancies in other structure types as follows: 11.9% in two family dwellings, 9.8% in three and four family dwellings and 6.8% in apartments. The following table gives the proportions of all vacant units and of total dwelling units in the city that have been vacant for certain lengths of time.

Duration of vacancy	No. Units*	Percent of all vacant units	Percent of total dwelling units
Less than 3 months	2,217	37.2	2.3
3 to 5 months	943	15.8	1.0
6 to 11 months	922	15.5	1.0
1 year to 1 year 11 months	677	11.4	0.7
2 years or more	1,203	20.1	1.2
Totals	5,962	100.0	6.2

*48 units non-reporting on vacancy have been prorated into reporting units.

More than a third of the vacant units were unoccupied for less than three months. Less than one half of all vacant units and only 2.9% of all the dwelling units in the city were vacant for more than six months.

More than 53% of the vacant dwelling units rent for under $20.00 per month and less than 20% rent for $30.00 per month or more.

Table 18 shows that most vacant dwelling units are found in structures needing minor or major repairs or unfit for use.

Extent of Plumbing Facilities

Only one tenth of one percent of Oakland's dwelling units have

neither toilet nor running water facilities; 3.6% have no private indoor toilet facilities. The great majority of the units, about 95% of the total, have both toilet and bath facilities. The extent of plumbing facilities in dwelling units is given in Table 19, Part A. These figures while indicating an unusually high percentage of dwelling units with sanitary facilities, do not give an accurate account of present and future conditions in certain districts. The City's sanitary sewer system has not been extended into certain rapidly growing outlying residential districts in the hills and as time goes on a greater and greater percentage of total dwelling units in Oakland will be unserved by a public sewage system.

Plate Sixteen shows the percentage of all dwelling units in each block having no flush toilet or bath. The lack of these facilities is most prevalent in miscellaneous structures, particularly those that have been converted by the addition of dwelling units (See Plate Seven).

Extent of Heating Facilities

Referring to Part B of Table 19, the large proportion of homes heated with equipment that is classified as "other installed" is accounted for by the fact that in many Oakland homes heating is desired in certain rooms only and this is done with gas appliances such as radiant fires or small floor furnaces. These appliances cannot properly be classified as adequate central heating facilities with the result that adequate central heating is available in only 25% of Oakland's dwelling units. Oakland's deficiency in this

respect is probably representative of all large California communities having similar seasonal temperatures. The result is certainly uncomfortable and probably unhealthful living conditions during about four months of the year*

* During the colder winter months it is common practice in households without central heating to heat only certain rooms and close off others, with the result that ventilation is poor and temperature variations are extreme in different portions of the same premises.

Lighting, Cooking and Refrigeration

Parts C, D, and E of Table 19, summarize lighting, cooking and refrigeration facilities that exist in dwelling units. Electric light and gas cooking are very extensively installed features. The lack of mechanical or ice refrigeration in over 56% of the dwelling units is explainable by moderate summer temperatures which are responsible for the existence of built-in circulating air coolers in a great number of dwelling units.

PART II

SUMMARY OF DATA

PIEDMONT - SAN LEANDRO - EDEN TOWNSHIP

PART II

SUMMARY OF DATA FOR PIEDMONT-SAN-LEANDRO-EDEN TOWNSHIP

(For description of project operations and explanation of data secured see Appendix B. For description of statistical tables of data see Appendix C. Part II, following, is devoted to the briefest possible summary of data for each of the three territories outside of Oakland, although the summary tables reproduced in Appendices E, F and G are the same as those for Oakland. Graphical representations of data for Piedmont and San Leandro are included on Plates One to Sixteen inclusive of Volume II.)

A. City of Piedmont

Number of structures enumerated.....2,448

Number of dwelling units in structures.....2,481

Number of dwelling units owner-occupied.....1,815

Number of dwelling units tenant-occupied..... 584

Number of dwelling units vacant 82

The City of Piedmont is situated almost in the heart of Oakland. This City depends upon Oakland for the ultimate disposal of its sanitary and storm sewage, and for retail shopping districts in which Piedmont inhabitants may make purchases.

The original single family residential character of Piedmont has been preserved by strict regulations against all but small amounts of multi-family and commercial developments, first through private deed restrictions and later through zoning. Today, 99% of

all structures are single family dwellings.

A few brief highlights of survey results will be given to describe housing conditions in Piedmont (see, also Tables 1-A to 19-A in Appendix E):

Housing Structure Summary

Stucco is the principal exterior material for structures, 75% of the total being of this material, and only 23% of wood.

The majority of homes, 74%, are owner-occupied. Probably because of the very high percentage of owner occupancy, a greater proportion of structures are in good condition than in the cities of Oakland and San Leandro. 1,565 structures or 64% are in good condition; 809 or 33% need minor repairs, 3% need major repairs, and only one structure in the entire city is listed as unfit for use.

56% of the single family structures in the owner-occupied group are free of encumbrance.

65% of the residential structures are less than sixteen years old; 1,599 having been built since 1920.

The average value of owner-occupied residential structures is $12,759. 84% of such structures are valued at $6,000 or more, and 24% at $10,000 or more. 255 structures or 14% of the total are valued at $20.000 or more.

Structures with garages are 94% of the total, while those with basements are 85%.

Dwelling Unit Summary

39% of the 2,481 dwelling units in Piedmont consist of 8 or more rooms, and 85% of 6 or more rooms.

53% of the rented single-family structures are rented for more than $50.00 per month, and 22% are rented for between $40.00 and $50.00 per month. The average rent for all dwelling units, including estimated rent for owner-occupied units, is $77.03 per month.

There is no over-crowding within the city as only one dwelling unit has more than one and one-half persons per room and only sixteen units have more than one person per room.

As might be expected in a city with such high average value of dwellings, sanitary, heating and refrigeration installation are extensive. Only 3% of total units have no heating equipment installed while 74% have central heating. All but two units are lighted by electricity. Slightly less than 95% use gas for cooking and 5% use electricity. There are 59% that have electric refrigeration, while only 11% have no refrigeration. All units have one toilet and bath or more.

The conclusion that may be drawn from the survey figures is that Piedmont has no housing problem. There are no blighted areas or slum districts and units do not show evidence of over-crowding or doubling up. Most of the homes are large and of better than average value and have been built within the last twenty years. The only improvement that might be suggested is the repair or alteration of those units falling in the class of structures needing major repairs, which, as mentioned previously, do not comprise a very large percent of the total.

B. City of San Leandro

Number of structures enumerated..... 3,370

Number of dwelling units in structures.... 3,677

Number of dwelling units owner-occupied... 1,927

Number of dwelling units tenant-occupied.. 1,623

Number of dwelling units vacant..... 127

San Leandro is a small city adjoining Oakland on the East. Most of its residential development is similar to that in adjacent portions of East Oakland.

Brief highlights of survey results follow (see also Tables 1-B to 19-B in Appendix F):

Housing Structure Summary

3,172 structures or 94% of all housing structures in San Leandro are single-family dwellings. Wood is the principal exterior material used; 54% of all structures being of this material. 45% are of stucco.

The majority of homes, 55% are owner-occupied. Probably because of the high percentage of owner occupancy and also because 69% of the tenant-occupied structures have been rented or leased for periods ranging from two to ten years, a large proportion of structures, 60%, are in good condition. 34% of the structures need minor repairs, 5.7% need major repairs, and only eight structures in the entire city are listed as unfit for use.

972 structures or 50.4% are free of encumbrance. 64% of the structures are less than sixteen years old; 2,146 having been built since 1920.

The average value of owner-occupied residential structures is $3,502. 88% of all structures are valued at less than $6,000 and 59% less than $4,000.

88% of all structures have garages but only 21% have basements.

Dwelling Unit Summary

33% of the 3,677 dwelling units in San Leandro consist of 6 or more rooms, while 41% consist of 5 rooms.

25% of the rented dwelling units in structures are rented for $30.00 to $39.99 per month and 16% for $40.00 or more. 59% are rented for less than $30.00 per month. The average rent of all dwelling units, including estimated rent for owner-occupied units, is $27.00 per month.

There is very little overcrowding in the city; 37.0% of all dwelling units averaging only one-half person per room; 30.3% one-half to three-fourths person per room; 24.5% three-fourths to one person per room, and 6.4% averaging one to one and one-half persons per room. Only 1.8% average more than one and one-half persons per room. This non-overcrowding condition if further illustrated by the number of extra families and roomers, there being only sixteen extra families and less than 2.5% of all dwelling units with roomers.

Only 831 structures or 22.5% have central heating plants; 2,182 or 59% have small floor furnaces, radiant fire or combination wood and coal stoves, while 18% have no heating facilities.

San Leandro dwelling units are equipped almost 100 per cent with modern facilities in lighting and cooking. Electricity is used

for lighting in 99.5% of all units and gas is used for cooking in 95% of all units.

1,970 dwelling units or 53.6% have no refrigeration. 87% of all units have at least one toilet and one bath while less than 1% have no inside toilet facilities.

29.0% of families in dwelling units consist of two persons, 25.8% consist of three persons, 19.3% of four persons, and 20.4% of five or more persons.

Less than 1% of all households are negro or oriental and of these, oriental families outnumber negro families by 30 to 1.

C. Eden Township - Alameda County

Number of structures enumerated	2,566
Number of dwelling units in structures	2,826
Number of dwelling units owner-occupied....	1,705
Number of dwelling units tenant-occupied...	773
Number of dwelling units vacant	148

Eden Township covers unincorporated territory on the east and southeast sides of Oakland and San Leandro, including some of the district known as "Castro Valley" and most of the area between the southeasterly boundary of San Leandro and the northwesterly boundary of the City of Hayward. Dwellings in Eden Township are occupied in part by persons having employment in Oakland or adjacent cities. (See Tables 1-C to 19-C in Appendix G in connection with the following brief summary of housing conditions in Eden Township).

Housing Structure Summary

96.6% of all structures are single-family dwellings, there being 2,482 such dwellings in the Township. 66 dwellings or 2.6% have business in combination with them, consisting principally of roadside establishments such as small service stations, restaurants, fruit and vegetable shops and flower shops.

39.5% of all structures are in good condition. 15.1% are in need of major repairs or unfit for use, this proportion being greater than in Oakland or other territories surveyed.

Dwelling Unit Summary

Dwelling units are largely of the four, five, or six-room type, 34% being five rooms, 25% four rooms, and 14% six rooms.

Dwelling units in this area are occupied by somewhat larger families than are those in the City of O kland with an average of 3.25 persons per unit. There are from one to one and one-half persons per room in 8.6% of the units, from one and one-half persons to two persons in 2.9%, and more than two persons in 0.9%. It is obvious from the above figures that some over-crowding exists although not to any greater degree than in sections of adjacent cities where rents and values are comparable.

Most of the homes in this section are inhabited by families in the lower income groups, having more than the average number of children. Rather than accept even more crowded quarters in the city at the rental or purchase price which they can afford to pay, these families choose to live as far as ten to fifteen miles from their normal places of employment. Dwelling units have an average rental value of $17.92 per month with the largest rental group falling in the bracket between $10.00 to $15.00 per month. Quarters of a comparable size or condition of repair would have higher rental values in Oakland or San Leandro.

This area, while not completely serviced with gas, electricity and water, shows up surprisingly well in the matter of plumbing equipment and cooking facilities. Only 66 units or 2.5% have no running water and 411 or 15.6% are without indoor flush toilets. 2,119 units or 80.7% have gas for cooking and 38 or 1.5% have

electricity. For lighting, 96.4% use electricity. 13% of the dwelling units have mechanical refrigeration and 65.1% have no refrigeration.

Central heating is almost non-existent; only 1.3% of all dwelling units have this facility.

Most of the units are occupied by members of the Caucasian race; only 66 or 2.7% being Oriental, with only one negro family in the entire area. The Orientals for the most part are proprietors or laborers of small truck farms or nurseries.

Vacant units total 148 or 5.7% of all units, many of them in poor condition. There are 49 units or 33.1% in need of minor repairs, 41 or 27.7% in need of major repairs, and 14 or 9.5% unfit for use. Rent for 56% of the vacant units is less than $15.00 per month. Such vacancies may be partially accounted for by the fact that a comparatively large number do not have proper plumbing facilities as 39% are without an indoor flush toilet and 12% are without running water.

PART III

CONCLUSIONS AND RECOMMENDATIONS

OAKLAND

PART III

CONCLUSIONS AND RECOMMENDATIONS

FOR OAKLAND

It was stated in the Introduction that a chief purpose of the Real Property Survey in Oakland was to determine general conditions of residential housing in the entire city and in specific districts of the city, and to have such information for use in selecting certain districts with sub-standard living conditions where more intensive housing studies are needed.

A dwelling survey is not a housing survey in the sense that it collects sociological and economic data sufficient for the drafting of a plan of re-housing; it is only the necessary first step for selecting areas where such plans are most needed. It will be the function of this section of the report to summarize briefly the more pertinent data in Part I, with respect to the City as a whole and specific districts, and to indicate general and specific housing improvements that should be planned for.

Housing Shortage

Dwelling unit vacancies in structures of the prevailing type in Oakland, single-family dwellings, are only 3.7%* of the units. The survey agrees with leading local realtors that this

*If 80% of the 659 families found to be "doubled up" in Oakland where "undoubled" and occupied separate single-family dwellings, the proportion of vacancies would be only 2.8%.

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indicates a housing shortage, and believes further that at the present time, with the completion of the San Francisco-Oakland Bay Bridge, the influx of population has probably exceeded residential construction, and the housing shortage is more acute than Survey figures indicate.

It must be borne in mind, however, that areas suitable for new construction of high and medium class single-family dwellings are mainly those outlying areas in the hills, and of these, comparatively few have direct transit service to San Francisco or to central Oakland, or adequate major street connections to other portions of the East Bay. It has been shown also in Part I that many such areas are unserved by public sewer facilities. The Survey contends, in consequence of these conditions, that the problem of new construction to take up the existing housing shortage is intimately related to the problem of providing essential communication and health facilities in outlying districts of Oakland. Since in these districts at the present time there are thousands of choice residential lots vacant*, it is essential that these building sites be more adequately serviced with transit, streets, public sewers, and water, before additional unserviced subdivisions be placed on the market.

Condition of Repair of Structures

The proportion of structures in Oakland needing minor repairs (43.5%) and in poor condition (11.6%) is not alarming if properly analyzed. Many of these structures are found in zoned commercial or industrial districts, and in multiple dwelling districts. If

* See various Plates in Volume II, such as Plate Four, showing numerous entire vacant blocks in hill subdivisions.

the Oakland zoning ordinance is properly adhered to in future years, these districts will not be enlarged except in an amount which will be very small compared to their present size. In this case, housing structures will be replaced gradually by commercial and industrial structures in those non-residential districts, and single-family dwellings will be replaced by or converted to multi-unit dwellings in the multiple dwelling districts. These processes will raise the level of condition of repair, except in certain portions of the apartment districts where average structure age is great, the proportion of structures in poor condition is large, races are mixed, and the like. These will be described later.

A much more serious situation exists in a large section of Oakland, that section which surrounds the Central Business District on three sides, north, east and south. In this section the Oakland zoning ordinance permits the erection of dwellings up to four families in size. Large portions of the section under discussion have numerous dwellings in poor repair and it will be impossible to make much improvement by the conversion of single-family dwellings to income structures since the demand for the duplex and the three and four family dwelling is not sufficient to affect more than a small proportion of all structures in the section.

One favorable circumstance is that the zoning ordinance now prevents further depreciation of the district such as that formerly threatened through inroads of business structures and large multiple dwellings, and the erection of rear dwellings or dwellings on small lots.

City officials and communities of property owners should be greatly concerned with means of improving average conditions or repair of dwellings in this large section of the City.

Districts with Worst Housing Conditions*

Reference to Plates Four, Nine, Ten, Eleven, Thirteen, Fifteen and Sixteen. of Volume II, will enable the reader to select those districts in Oakland where structure conditions and general living conditions are worst and values and rents are lowest. They can be generally described as in, surrounded by, or immediately adjacent to industrial districts and the Central Business District, lying roughly southwest of East 14th Street in East Oakland, and west of San Pablo Avenue in West Oakland. The only portions of this large territory that are not "in" zoned industrial or commercial districts (See Plate Six) are the following:

1. Portion adjacent to and southwest of East 14th Street from Seminary Avenue to City Limits.
2. Portion in West Oakland from Grove Street to Market Street and from 10th Street to 21st Street.
3. Portion in West Oakland from Market Street to Poplar and from 8th Street to 22nd Street, roughly.

* Plates Seventeen, Eighteen and Nineteen will dispel any doubt that poor housing conditions are unhealthful and detrimental to society. These plates show that juvenile delinquencies, tuberculosis deaths, and contagious diseases are more prevalent in the districts described herein as "worst".

In addition to the territories southwest of East 14th Street and west of San Pablo Avenue, two other districts, both zoned for dwellings, show up as sub-standard in housing. They are:-

1. The district just east of San Pablo Avenue and south of 38th Street, where the following conditions obtain:-

Mixed race (Plate Thirteen)
Poor condition of repair (Plate Four)
Low Owner Occupancy (Plate Ten)
Low rentals (Plate Fifteen)

2. The district just northeast of East 14th Street extending from about Lake Merritt to about 23rd Avenue. The following conditions obtain in this district:-

Poor condition of repair (Plate Four)
Low value of single-family dwellings (Plate Nine)
Low rentals (Plate Fifteen)
Low owner occupancy (Plate Ten)
Overcrowding (Plate Eleven)
Units without toilet or bath (Plate Sixteen)

Outside of these two districts and the three previously mentioned, the large territory containing worst housing conditions is, with the major exception of the Central Business District, primarily industrial in character at the present time or zoned for industrial purposes under the Oakland Zoning Ordinance. One of the chief concerns of City Officials should be the correction of this condition. In this regard the following is recommended:-

1. That City Officials investigate the possibility of zoning provisions which would prevent the future erection of certain types of dwellings in zoned industrial districts.

2. That the City employ more fully its extensive power to condemn unsafe and unsanitary structures.

It is also recommended that in the future, the most careful consideration of probable housing results be given before industrial district boundaries are extended into districts having large numbers of dwellings.

It should be noted at this point that during the preparation of the Zoning Ordinance zoned industrial districts were determined with respect to the present location of industries and the presence of transportation facilities, rail, water, and highway, in certain territories, but that such districts are large enough to accommodate within them considerable industrial expansion. Such expansion will naturally crowd out certain of the existing dwellings and as this takes place housing conditions will change; there will be a lesser number of instances of bad housing because of the "crowding out" procedure, but living conditions in the dwellings remaining will certainly fall further and further below a decent standard. It is a valid assumption that the erection of additional dwellings in industrial districts will cause a repetition of present housing conditions after the passage of a few years; furthermore that the needless extension of boundaries of industrial districts will lay waste the residential portions of the new territories encroached upon.

Rehousing in West Oakland

On pages 49 and 50 it is stated that in the portion of Oakland where "worst"housing conditions exist, five districts are not in-

dustrial or commercial in character at the present time and are zoned for dwellings under the Oakland Zoning Ordinance. While it is recommended that each of these districts be given consideration for the conducting in it of a future intensive housing study, one of them in particular, needs such a study and consequently is selected for discussion herein.

This district lies in West Oakland just west of Market Street, extending to about 8th Street on the south, to about Poplar Street on the west, and to about 22nd Street on the north. It is zoned for multiple dwellings.*

It has a gross area of 226.4 acres, excluding bounding streets, of which 26.0% is in public streets. Of the 167.6 acres remaining, 153.3 acres or 91.5% are private property and 14.3 acres or 8.5% are public property such as park, recreation and school property. Many years ago this district was one of the most desirable residential sections in Oakland, and today a large portion of its dwellings are those erected in that earlier period as single family dwellings. A large number of them (Plate Seven) have been converted to contain additional dwelling units.

Present housing conditions here are as follows:-

Poor condition of repair (Plate Four)
Low value of single family dwellings (Plate Nine)
Mixed race (Plate Thirteen), the greatest concentration of non-white families being in the extreme southwesterly portion.
Low rentals (Plate Fifteen)
Low owner occupancy (Plate Ten)
Dwelling units without toilet or bath (Plate Sixteen)

*This means, of course, that single family and two family dwellings may also be erected.

In 1935 the writer made a quick check of assessed valuations of land and buildings. At that time the majority of properties were valued at less than $1.00 per square foot, many of them being 50 cents or less.

It is a question which only further study could positively answer, whether renovation of existing structures could be sufficiently extensive to raise the general desirability of the entire district for living purposes. The Survey doubts this and believes that an intensive housing study would indicate the necessity of a plan of rehousing for the entire district, subdivided into more or less self-contained units which could be carried out separately. Such units should be planned of such size and design that their surroundings would not affect them adversely.

This particular portion of Oakland has been singled out for discussion not only because poor housing conditions exist here, but also because its location is favorable and there are advantages in preserving it as a residential district for persons with low and medium incomes. It is well served by transit lines, highways, schools and parks. It is surrounded on three sides by industrial districts; a favorable condition in regard to the housing of industrial employees. Only one-third of a mile separates the easterly boundary of the district from the westerly boundary of the Central Business District.

Before concluding it is necessary to point out that in any future consideration of housing improvement and of the manner of

obtaining such improvement (whether by rebuilding and rehousing or by repair of individual structures) the following possible advantages of a plan of rehousing should be borne in mind:-

1. Relocation of the East Shore Highway.
2. Separate units for white occupancy and for mixed occupancy.

The East Shore Highway* how skirts two sides of the district in question, its routing being along 7th Street on the south and Cypress Street on the west. It is conceivable that a plan of rehousing for this district could include a freeway (or parkway) route for the East Shore Highway, extending diagonally from about 8th and Market Streets to about Cypress and 22nd Streets, skirting the westerly corner of De Fremery Park. The traffic advantages of such a development are:

1. Saving of distance.
2. Faster time on the freeway route than on ordinary city streets lined with industries.
3. Superior location of the highway in regard to connections with streets leading to the Oakland Central Business District.
4. Traffic Safety.

*The recently published report on the WPA Oakland Traffic Survey, prepared by the writer, contains a discussion of the East Shore Highway, including recommendations for its further development. Briefly, this highway was originally proposed (in the Bartholomew Major Street Plan for Oakland, 1927) as a superhighway from Richmond to San Jose, lying along or close to the shore line on the east side of San Francisco Bay. The portion from 7th Street in Oakland to Cutting Boulevard in Richmond has been constructed by the State as part of its approach system for the San Francisco Oakland Bay Bridge.

The housing advantage of this diagonal highway route is that it would segregate that portion of the district under discussion where non-white families are largely concentrated from that portion where they are relatively few in number. A plan of housing could take advantage of this physical division by providing a unit or units for mixed race occupancy west of the East Shore Highway, and units for all-white occupancy east of the Highway.

APPENDIX A

ECONOMIC BACKGROUND

OAKLAND

APPENDIX A

GENERAL CHARACTER OF THE EAST BAY TERRITORY

Oakland, Piedmont and San Leandro are three of the cities that comprise what is popularly known as the "East Bay" territory San Francisco Bay separates the West Bay (City and County of San Francisco and San Mateo County) from the East Bay. Two of the ten East Bay Cities, El Cerrito and Richmond are in Contra Costa County; the others are in Alameda County. Plate Five of Volume II, which is a reproduction of Plate Five of the East Bay Mass Transportation Survey, shows the location relationship of the East Bay Cities, population distribution and topography. The following quotation is taken from the East Bay Mass Transportation Survey, Volume I page 5.

> "Soon after the incorporation of Oakland in 1854, this city and its adjoining territory became important as a residential territory, largely settled by families whose principal wage earners were employed in San Francisco."
>
> "Main line railroads occupied level land near the bay water frontage, and soon the obvious advantage of level sites near rail facilities drew industries to these locations. This in turn produced a greater proportion of total families whose wage earners were employed in the East Bay Cities. The development of deep water harbors and port terminal facilities, principally in Oakland, increased the desirability of East Bay industrial sites."

"Today the nine adjoining cities* of the East Bay urban territory represent one self contained community with distinct residential advantages, yet teeming with business and industrial life. Oakland, the physical nucleus of this group of cities, contains 61% of the total urban population (1930) and a major portion of the business and industry."

"Without, in any way detracting from the present or future greatness of San Francisco, it can be said that the strategic physical location of the group of East Bay Cities will cause its greater and greater importance in population and in business and industrial activity in relation to San Francisco."

* The ten East Bay Cities are adjoining with the exception of Hayward on the southeasterly extremity of the group. This City is separated from San Leandro by Eden Township of Alameda County. The population and area of each city is given below:

City	Population (1930) Persons	% of All Cities	Area in Sq. Miles
Alameda	35,033	7.58	23.00 * *
Albany	8,569	1.85	2.40 * *
Berkeley	82,109	17.77	17.90 * *
El Cerrito	3,870	0.84	3.50
Emeryville	2,336	0.51	2.20 * *
Oakland	284,063	61.44	60.25 * *
Piedmont	9,333	2.02	1.80
Richmond	20,093	4.32	12.83
San Leandro	11,455	2.48	2.70
Hayward	5,530	1.19	10.00

* * Water area included, Alameda has largest water area - 16.3 square miles.

The last statement in the above quotation requires explanation. It is based on the facts that:-

1. There is available in the East Bay much undeveloped industrial property of superior character; flat land

in an excellent climate having proximity to rail, highway and deep water transportation facilities.

2. Industry is widely diversified, ranging from fruit canning to steel manufacture. Diversity is caused by transportation facilities mentioned above and the fact that the East Bay is a natural packing center and distributing center for farm products from an extensive agricultural hinterland. In Alameda County alone, which is only a small portion of the producing territory feeding the East Bay, crops in 1930 were valued at $5,585,911, dairy products at $1,772,162 and poultry products at $3,420,204.*

* From 1930 Census of Agriculture.

3. Oakland in particular is assuming a greater and greater importance as a retail center, having a value of retail sales in 1933 of $103,904,000 according to the 1933 Census of Distribution.

The completion of the San Francisco Oakland Bay Bridge, offering as it does improved transportation between both sides of the Bay, has increased the importance of the East Bay as a manufacturing center. This will become more and more apparent as time goes on.

The provision of rail facilities over the bridge for the transportation of masses of persons quickly between the East Bay and San Francisco, will not be completed until the Fall of 1938. This superior mass transportation will raise the desirability of the East Bay as a residence territory.

APPENDIX B

SCHEDULE

PROJECT OPERATIONS

DEFINITIONS

Form B

DWELLING SCHEDULE

DATE _____ E.D. _____ BLOCK NO. _____

ENUMERATOR _____ CITY STATE STRUCTURE NUMBER _____

STREET _____ STREET NO. _____ APARTMENT NO. OR LOCATION _____

I. ENTIRE STRUCTURE

A. TYPE OF STRUCTURE

1. Single Family Detached ☐
2. Single Family Attached ☐
3. Two Family Side by Side ☐
4. Two Family Two Decker ☐
5. Three Family Three Decker ☐
6. Four Family Double Two-Decker ☐

No. of Units

7. Apartment _____
8. Business with Dwel. Units _____
9. Other Non-Converted _____
10. Partially Converted _____
11. Completely Converted _____

B. IF CONVERTED

1. Orig. Type _____
2. Yr. Converted _____

C. BUSINESS UNITS

1. None ☐
2. No. of Units _____

D. EXTERIOR MATERIAL

1. Wood ☐
2. Brick ☐
3. Stone ☐
4. Stucco ☐
5. Other ☐

E. STORIES

Number _____

F. BASEMENT

1. No. ☐
2. Yes ☐

G. YEAR BUILT _____

H. GARAGE

1. No ☐
2. Yes ☐

I. CONDITION

1. Good Condition ☐
2. Minor Repairs ☐
3. Major Repairs ☐
4. Unfit for use ☐
5. Under Const. ☐

IF OWNER OCCUPIED

J. VALUE OF ENTIRE PROPERTY $ _____

K. NO. MAJOR STRUCTURES INCLUDED IN VALUE _____

L. ENCUMBRANCE

1. Mortgage or Land Contract ☐
2. No Encumbrance ☐

M. FOR OFFICE USE

Persons per Room

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

II. THIS DWELLING UNIT

A. OCCUPANCY

1. Owner ☐
2. Tenant ☐
3. Vacant ☐

B. DURATION

1. Time lived here Yrs. ____ Mos. ____
2. Length of Vacancy Yrs. ____ Mos. ____

C. MONTHLY RENT

$ _____

D. INCLUDED IN RENT

	No	Yes
1. Furniture	☐	☐
2. Garage	☐	☐
3. Heat	☐	☐
4. Hot Water	☐	☐
5. Light	☐	☐
6. Cook. Fuel	☐	☐
7. Mch. Refrig.	☐	☐
8. Refrig. Fuel	☐	☐

E. TOTAL ROOMS

Number _____

F. FLUSH TOILETS

Number _____

G. BATHING UNITS

Number _____

H. RUNNING WATER

1. Hot and Cold ☐
2. Cold only ☐
3. None ☐

I. HEATING

1. Cent. Steam or Hot Water ☐
2. Cent. Warm Air ☐
3. Other Installed ☐
4. None Installed ☐

J. LIGHTING

1. Electric ☐
2. Gas ☐
3. Other ☐

K. COOKING

1. Electric ☐
2. Gas ☐
3. Other Installed ☐
4. None Installed ☐

L. REFRIG. EQUIPMENT

1. Electric ☐
2. Gas ☐
3. Ice ☐
4. None ☐

M. NUMBER AND AGE OF ALL PERSONS

Total	
Under 1 year	
1 - 4	
5 - 9	
10 - 14	
15 - 19	
20 - 64	
65 and over	

N. RACE OF HOUSEHOLD

1. White ☐
2. Negro ☐
3. Other ☐

O. ROOMERS

Number _____

P. EXTRA FAMILIES

1. No. Extra Fam. _____
2. No. Persons _____

APPENDIX B

METHOD OF SECURING DATA, SCHEDULE USED AND DEFINITION OF CERTAIN TERMS

Real Property Survey data were secured by WPA employees called enumerators. After proper schooling and under the supervision of specially trained foremen and field supervisors, the enumerators visited every structure containing one or more dwelling units. Occupants were interviewed according to the items appearing in the schedule (reproduced on the opposite page). Schedules were printed on two different colored cards, a card of one color being used for information regarding the structure, and a separate card of the other color being used for each separate dwelling unit in that structure.

Definition of "Structure" and "Dwelling Unit."

For the purpose of this survey:-

A "Structure" is a building containing one or more dwelling units, (even though part of the building may be used for business or industrial purposes).

A "Dwelling Unit" is a room or group of rooms intended for living quarters for one family or household. There may be more than one dwelling unit in a structure but the living quarters must be separated so that each family may be distinct from each other family in its method of living. Each unit must also contain its own cooking facilities.

Explanation of Schedule Used by Enumerators

Those items on the schedule that are not self explanatory are explained below:-

1. ENTIRE STRUCTURE

A. TYPE OF STRUCTURE

1. "Single Family Detached"

A single family detached structure standing clear of any other structure.

2. "Single Family Attached"

A single family structure attached to any other structure.

3. "Two Family - Side by Side"

A two-family side by side in one structure each occupying one-half of the structure from basement to roof.

4. "Two Family - Two Decker"

A two-family two-story structure, each unit occupying an entire floor.

5. "Three Family - (Three Decker)"

A three-family three-story structure, each unit occupying an entire floor.

6. "Four Family"

A four-family two-story structure with two units, upstairs and down.

7. "Apartment"

An apartment, primarily residential, and containing five or more dwelling units. (Does not include hotels).

8. "Business With Dwelling Units"

Primarily a commercial structure but with dwelling units.

9. "Other Non-Converted"

Miscellaneous structures which are not otherwise

classified as to type (including three and four family structures with different arrangement of dwelling units than specified for types 5 and 6).

10. "Partially Converted"

Involving a change in the number of dwelling units from the original structure, but no structural alterations.

11. "Completely Converted"

Involving structural alterations in the conversion.

B. IF CONVERTED

Where conversion has been made, the original type of the structure is designated and year conversion took place.

C. BUSINESS UNITS

Any portion of a residential structure used for business purposes is classified as a business unit, with the exception of such home occupation as a doctor's office or other professional office or a beauty parlor in a private home; also a rented garage incidental to residential property.

D. EXTERIOR MATERIAL

The predominant exterior material is checked. Brick veneer is classified as brick.

E. STORIES

The total number of stories in whole numbers and fractions, of any structure containing dwelling units, is entered. Basements are excluded; top floors not finished off are also excluded.

Floors containing rooms finished yet not of full ceiling height count as half stories.

F. BASEMENT

The space under a residential structure is considered a basement if it is high enough for standing room, extends under at least half the structure and is enclosed by walls.

G. YEAR BUILT

This is the year when the house was originally constructed.

H. GARAGE

If a structure contains a garage the number of car capacity is entered. Otherwise a check mark is placed after "No".

I. CONDITION

Good Condition. Needs no repairs or paint.

Minor Repairs. Structurally sound but needs repairs such as painting, papering, stopping of small leaks.

Major Repairs. Needs structural repairs, such as new roof, new plastering, new foundations, new walls, etc.

Unfit for use. Sufficiently unhealthful or unsafe to be unfit for human habitation.

Under Construction. Excavation started or construction under way; Unoccupied.

J. VALUE OF ENTIRE PROPERTY (IF OWNER OCCUPIED)

"Value" includes all structures on the same lot and the lot itself. "Value" is not what the owner considers the property worth, nor the assessed valuation; it is the owners estimate of the amount he could secure if he wished to sell at the present time.

L. ENCUMBRANCE

Where valuation is given in owner occupied structures this section is checked to indicate whether or not any

encumbrance exists on the property in question.

II THIS DWELLING UNIT

C. MONTHLY RENT

The actual rent of tenants. Estimated rent, if vacant or owner occupied.

D. INCLUDED IN RENT

Does not include owner occupied units.

D. TOTAL ROOMS

Bathrooms, pantries, closets, halls, breakfast rooms and rooms not finished are not counted.

F. FLUSH TOILETS

The number of flush toilets installed is indicated. If more than one family shared toilet facilities it is noted by a fraction. Two families - 1/2, three families - 1/3, etc.

G. BATHING UNITS

Includes a bathtub, a shower or both a bathtub and shower. If more than one family shares bath facilities it is noted by a fraction as under "FLUSH TOILETS".

K. COOKING

(Self explanatory except that portable gas or electric plates are considered as none).

L. REFRIGERATION EQUIPMENT

(Self explanatory except that built-in air coolers are considered as none).

M. NUMBER AND AGE OF ALL PERSONS

Includes all persons who regularly sleep in a dwelling unit.

O. ROOMERS

A roomer is a person who rents a room, or rooms, but who does not live as part of the common household.

P. EXTRA FAMILIES

Families living together under permanent arrangement were not counted as extra families.

APPENDIX C

DESCRIPTION OF TABULAR DATA

APPENDIX C

DESCRIPTION OF TABULAR DATA

It was stated in the Introduction that structure and dwelling unit data were tabulated by block, by Census Tract, and by Economic Area. The tabular form used for each of these area subdivisions was the "Block Tabulation" form, reproduced in Volume II as Plate Twenty. For the entire area of the territories surveyed, sixteen general survey tables were prepared. A brief description of each of those tables follows:-

TABLE 1 (1 Page)

Structures (including dwelling units and number of rooms) under construction; listed according to type of structure, proposed rentals and number of rooms.

TABLE 2 (1 Page)

Converted structures by type of conversion and year converted.

TABLE 3 (1 Page)

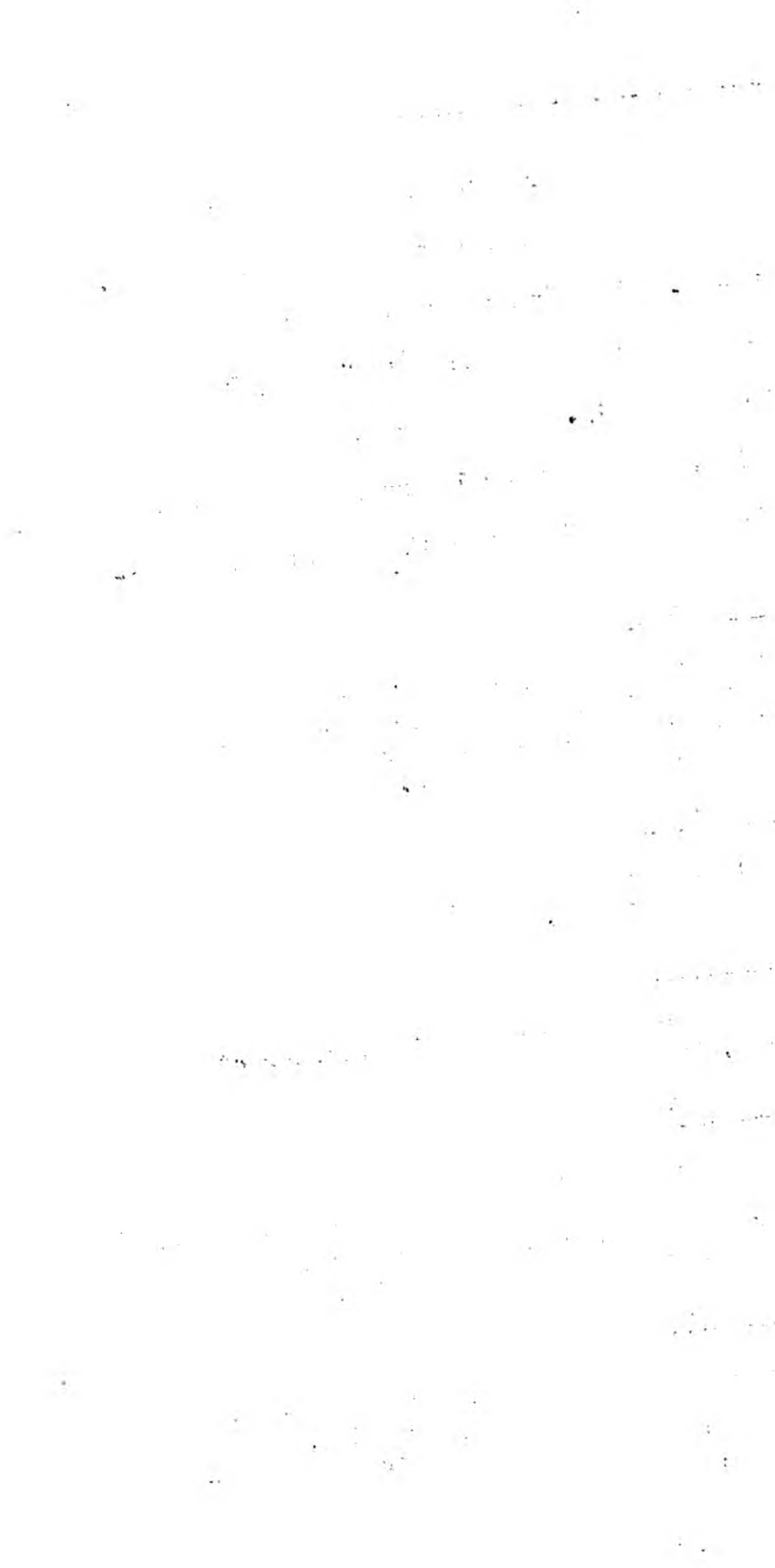
Type of structure by year built, number of stories, basement and garage

TABLE 4 (2 Pages)

Owner occupied structures listed by value and by type of structure showing condition of repair, whether or not structure is encumbered, and giving number of rooms in structure.

TABLE 5 (6 Pages)

Structures listed by type of structure showing condition of repair and year built. Separate calculations are made for the following groups:



A. All Structures.
B. Non Owner Occupied Structures.
C. Owner Occupied Structures in Total.
D. Owner Occupied Structures - Mortgaged.
E. Owner Occupied Structures - Free of Encumbrance.
F. Owner Occupied Structures - No Report on Debt Status.

TABLE 6 (1 Page)

Structures listed by type of structure showing condition of repair and exterior material used in their construction.

TABLE 7 (3 Pages)

Dwelling units listed by type of structure in which they occur and giving persons per room in each type as well as the number of children per unit. This table is separated into three parts as follows:

A. All Occupied Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.

TABLE 8 (4 Pages)

Number of dwelling units listed by type of structure showing condition of repair and duration of present owner or tenant occupancy (or duration of vacancy if unoccupied). This table is divided into four parts:

A. All Occupied Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.
D. Vacant Units.

TABLE 9 (3 Pages)

Number of dwelling units listed by the number of persons per unit and giving the type of structure; the plumbing, heating, cooking, lighting, and refrigeration facilities available; the number of persons per room; the number of roomers. Made in three parts;

A. All Occupied Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.

TABLE 10 (4 Pages)

Number of dwelling units listed by monthly rent groups showing plumbing, heating, lighting and refrigeration equipment available as well as the year the structure was built; the racial classification of the occupants and the number of roomers; if occupied. Consists of four parts:

A. All dwelling Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.
D. Vacant Units.

TABLE 11 (21 Pages)

A listing of dwelling units by monthly rent groups and by number of rooms per unit, giving the type of structure, condition of repair and whether or not furnishings are included in the rent for each group. Table also shows under the same headings the number of persons, the number of children and the number and size of extra families doubled-up. Also gives duration of occupancy by present resident (or duration of vacancy if not occupied). Each page contains two rent groups and sets are made for the following:

A. All dwelling Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.
D. Vacant Units.

TABLE 12 (1 Page)

Number of dwelling units showing condition of repair, whether occupied or vacant, and under these headings listing the plumbing facilities and the number of children.

TABLE 13 (3 Pages)

Number of dwelling units by number of roomers in unit and number of persons by age groups and under these headings a listing by condition of repair and persons per room. Divided into three parts:

A. All Occupied Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.

TABLE 14 (1 Page)

Number of dwelling units by persons per room giving number of extra families by type of occupancy.

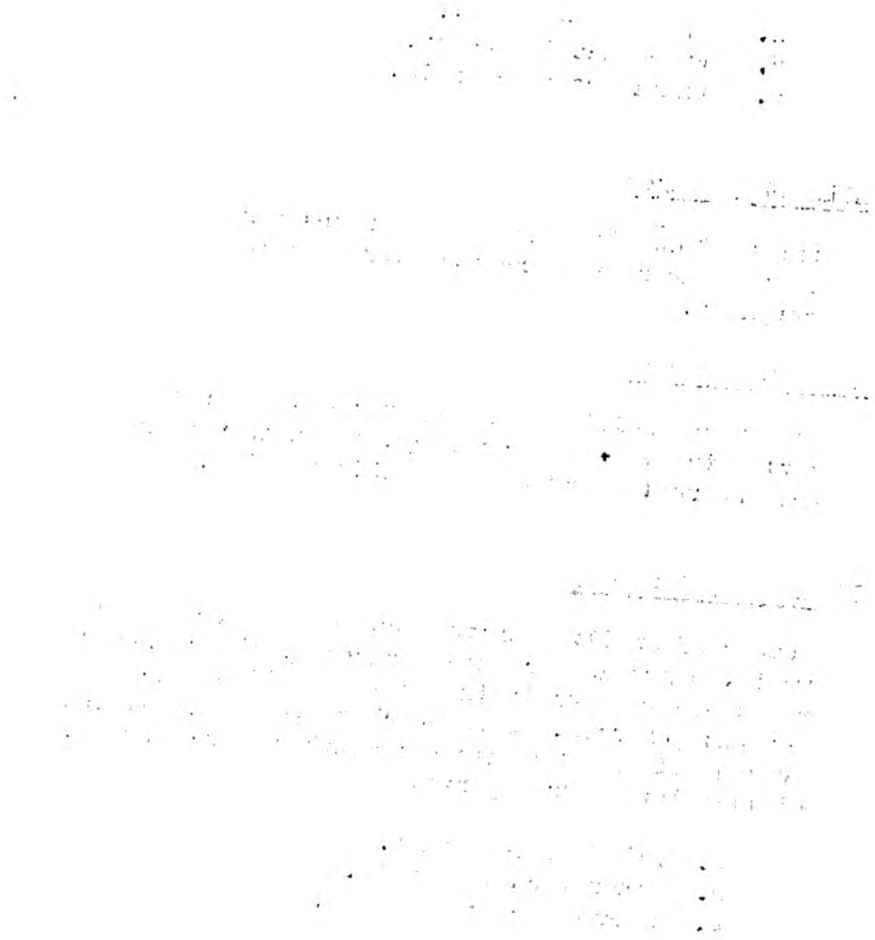
TABLE 15 (1 Page)

Number of dwelling units by persons per room giving the type of occupancy, the number of rooms and the rental groups under this heading.

TABLE 16 (9 Pages)

Number of dwelling units occupied by each of the white, negro and oriental races by the number of rooms and persons in the unit as well as the persons per room. Shows each of these classifications by conditions of repair and monthly rental group. Divided into three parts.

A. All Occupied Units.
B. Owner Occupied Units.
C. Tenant Occupied Units.



APPENDIX D

STATISTICAL SUMMARY TABLES

OAKLAND

CITY OF OAKLAND

TABLE 1.

NUMBERS OF VARIOUS TYPES OF STRUCTURES

Type of Structure	Number	Percent
Total Number Reported	68,990	100.00
1. Single Family detached	57,332	83.10
2. Single Family attached	174	0.25
3. Two-Family side by side	831	1.20
4. Two-Family up and down	3,954	5.73
5. Three-Family (Three decker)	62	0.09
6. Four-Family	1,009	1.46
7. Apartment Buildings	1,219	1.77
8. Business with Dwelling Units	2,046	2.97
9. Other non-converted structures	634	0.92
10. Partially converted	186	0.27
11. Completely converted	1,543	2.24

TABLE 2.

EXTERIOR MATERIAL OF CONSTRUCTION ACCORDING TO TYPE OF STRUCTURE

Structure by Material	All Structures		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
All material	% 100.00	No. 68990	% 100.00	No. 57506	% 100.00	No. 4785	% 100.00	No. 1071	% 100.00	No. 1219	% 100.00	No. 4409
Wood.....	66.36	45779	65.46	37639	80.72	3862	42.49	455	30.76	375	78.21	3448
Brick.....	0.55	378	0.23	133	0.10	5	0.37	4	7.63	93	3.24	143
Stone.....	0.16	109	0.15	89	0.10	5	0.09	1	0.25	3	0.25	11
Stucco.....	32.88	22693	34.13	19626	19.06	912	57.05	611	60.87	742	18.19	802
Other.....	0.05	31	0.03	19	0.02	1	-	0	0.49	6	0.11	5

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TABLE 3.

CONDITION OF REPAIR OF STRUCTURES BY TYPE

Condition of Structure	Total	Type of Structure				
		Single Family	Two Family	3 and 4 Family	Apartment	Other
All conditions	% 100.00	% 100.00	% 100.00	% 100.00	% 100.00	% 100.00
In good condition	44.92	46.14	35.55	56.02	64.39	30.85
Need minor repairs	43.53	43.55	45.83	34.55	29.04	47.19
Need major repairs	10.87	9.72	17.70	8.96	6.48	20.23
Unfit for use	0.68	0.59	0.92	0.47	0.09	1.73

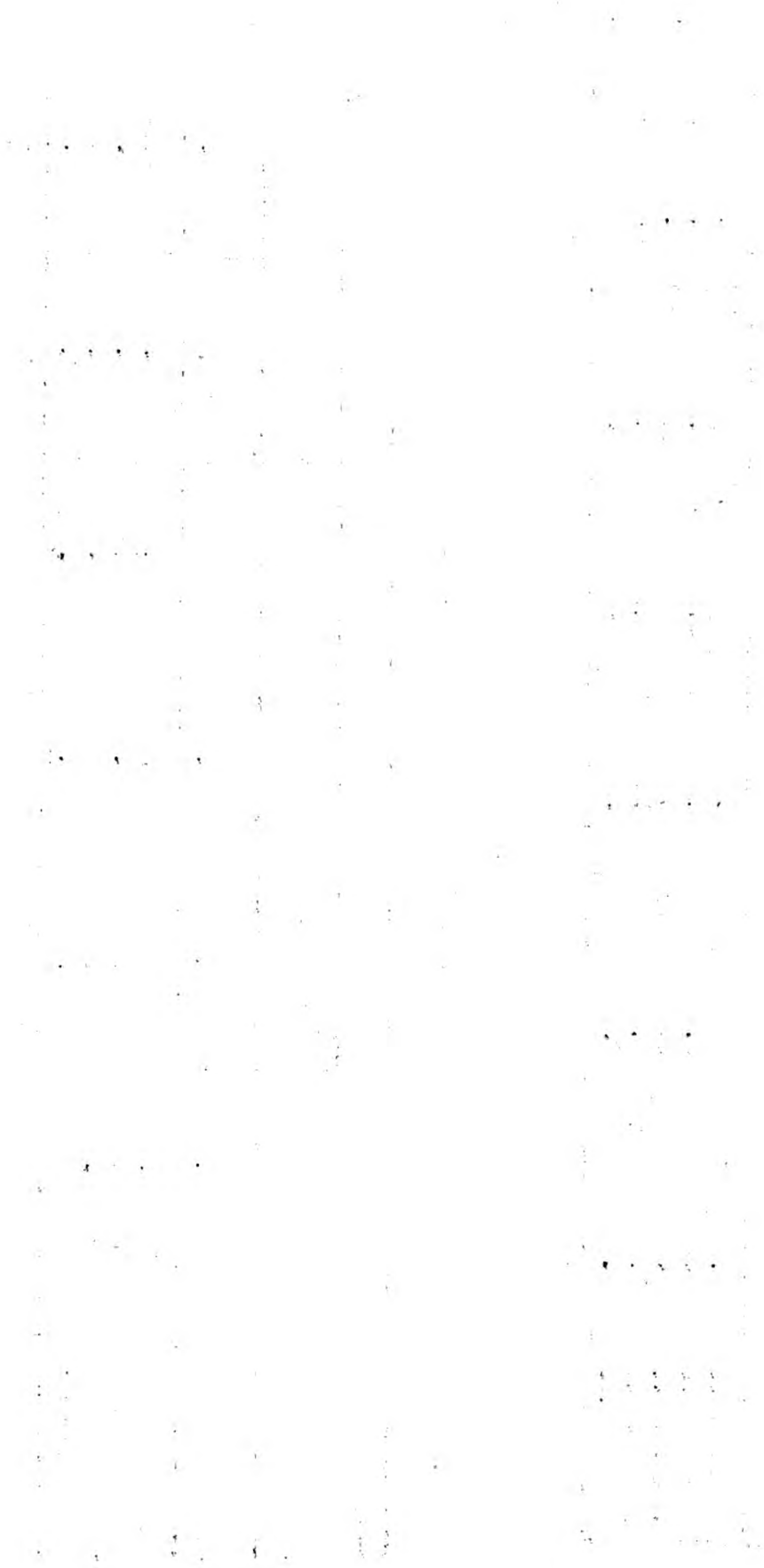

TABLE 4

CONDITION OF REPAIR OF STRUCTURE BY AGE

Condition	Total	No. Rpt.	Year Built: 1935-1936	1930-1934	1925-1929	1920-1924	1915-1919	1905-1914	1895-1904	1885-1894	1860-1884	1859 or Before
Good condition	30987	13	378	1815	8093	7649	3540	6341	2272	609	265	4
Minor repairs	30041	7	37	386	4236	5879	3692	8061	4359	2290	1083	11
Major repairs	7494	2	3	36	246	501	431	1565	1785	1650	1255	20
Unfit for use	466	5	0	5	28	23	16	34	73	98	179	5
All structures	68988	27	418	2242	12603	14052	7687	16001	8489	4647	2782	40
% Needing major repairs and Unfit for use	11.5	-	0.7	1.8	2.2	3.8	6.0	10.0	21.9	37.6	51.6	62.5

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TABLE 5

PERCENT OF OWNER OCCUPIED STRUCTURES MORTGAGED BY TYPE

	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All structures	100.00	38515	100.00	33837	100.00	2082	100.00	352	100.00	326	100.00	1918
Owned free	56.41	21728	55.93	18923	64.99	1353	48.01	169	35.89	117	60.79	1166
Encumbered	43.35	16696	43.87	14846	34.77	724	51.71	182	62.58	204	38.59	740
No report	0.24	91	0.20	68	0.24	5	0.28	1	1.53	5	0.62	12

CITY OF OAKLAND

TABLE 6

VALUE OF OWNER OCCUPIED STRUCTURES

Value	Number	Percent
All Values	35,637	100.00
$ 499 or less	58	0.16
500 - 999	465	1.31
1000 - 1499	1,333	3.74
1500 - 1999	2,550	7.16
2000 - 2499	3,298	9.25
2500 - 2999	4,062	11.38
3000 - 3999	8,752	24.56
4000 - 4999	5,510	15.46
5000 - 5999	3,467	9.72
6000 - 7999	3,422	9.60
8000 - 9999	1,268	3.56
10,000 - 14,999	982	2.76
15,000 - 19,999	287	0.81
20,000 - 29,999	142	0.40
30,000 or more	41	0.12

TABLE 7

ALL STRUCTURES BY NUMBER OF STORIES, WITH OR WITHOUT BASEMENTS AND GARAGES

Structure by Material	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	68990	100.00	57506	100.00	4785	100.00	1071	100.00	1219	100.00	4409
1 Story	68.00	46912	78.69	45252	16.05	768	-	-	8.20	100	17.96	792
1½ Story	6.09	4202	6.75	3882	2.01	96	0.09	1	0.66	8	4.88	215
2 Story	24.16	16670	14.21	8168	81.73	3911	93.38	1000	41.18	502	70.06	3089
2½ Story & over	1.75	1206	0.35	204	0.21	10	6.53	70	49.96	609	7.10	313
BY BASEMENTS	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	68887	100.00	57423	100.00	4778	100.00	1071	100.00	1217	100.00	4398
No basement	58.52	40311	56.42	32396	70.26	3357	72.08	772	48.40	589	72.69	3197
With "	41.48	28576	43.58	25027	29.74	1421	27.92	299	51.60	628	27.31	1201
BY GARAGE	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	68965	100.00	57486	100.00	4784	100.00	1071	100.00	1219	100.00	4405
No garage	22.16	15284	18.85	10834	36.20	1732	28.48	305	37.24	454	44.47	1939
With "	77.84	53681	81.15	46652	63.80	3052	71.52	766	82.76	765	55.53	2446

NUMBER OF ROOMS IN DWELLING UNITS BY TYPE OF STRUCTURE

Number of Rooms per Dwelling Unit	Type of Structure											
	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All sizes	100.00	96414	100.00	57458	100.00	9558	100.00	4221	100.00	14767	100.00	10410
1 Room.....	0.80	773	0.13	72	0.08	8	0.12	5	2.23	310	3.64	378
2 Rooms.....	11.09	10695	1.29	739	2.10	199	5.21	220	47.55	6992	24.46	2545
3 Rooms.....	14.65	14121	5.30	3045	14.68	1404	33.93	1431	36.01	5352	27.79	2889
4 Rooms.....	18.64	17975	16.35	9397	31.21	2980	48.01	2027	11.07	1646	18.47	1925
5 Rooms.....	29.61	28546	39.84	22891	35.00	3346	9.54	403	2.33	347	14.92	1559
6 Rooms.....	15.42	14697	21.65	12439	13.94	1335	2.84	120	0.49	73	7.02	730
7 Rooms.....	4.95	4779	7.60	4372	2.10	201	0.26	11	0.09	14	1.74	181
8 Rooms or more	5.02	4828	7.84	4503	0.89	85	0.09	4	0.23	33	1.96	203

TABLE 9

DWELLING UNIT OCCUPANCY

	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Units	100.00	96505	100.00	57506	100.00	9570	100.00	4222	100.00	14782	100.00	10425
Owner occupied..	39.91	38518	58.84	33837	21.79	2085	8.34	352	2.20	326	18.40	1918
Tenant	53.91	52025	37.44	21528	66.28	6343	81.83	3455	90.98	13447	69.56	7252
Vacant	6.18	5962	3.72	2141	11.93	1142	9.83	415	6.82	1009	12.04	1255

TABLE 10

PERSONS PER ROOM AND PER DWELLING UNIT BY TYPE OF STRUCTURE

Persons per Room	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	90440	100.00	55320	100.00	8420	100.00	3805	100.00	13732	100.00	9163
.50 or Less	38.52	34835	41.93	23196	41.19	3468	37.24	1417	26.33	3616	34.26	3138
.50 to .75	27.85	25192	28.71	15882	28.74	2420	34.77	1323	24.00	3296	24.79	2271
.76 to 1.00	25.96	23479	22.52	12456	21.88	1842	20.39	776	41.44	5690	29.61	2715
1.01 to 1.50	6.17	5582	5.64	3120	6.78	571	6.47	246	6.65	913	7.99	732
1.51 to 2.00	1.30	1168	1.07	592	1.09	92	1.10	42	1.39	191	2.74	251
2.01 and over	0.20	184	0.13	74	0.32	27	0.03	1	0.19	26	0.61	56
Size of House-hold.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	90443	100.00	55322	100.00	8421	100.00	3805	100.00	13732	100.00	9163
1 Person	10.16	9190	5.82	3218	9.66	813	10.30	392	21.26	2919	20.16	1848
2 Persons	34.57	31263	27.63	15284	35.28	2971	46.36	1764	55.51	7624	39.51	3620
3 Persons	24.46	22124	26.61	14719	25.84	2176	26.67	1015	16.70	2293	20.96	1921
4 Persons	16.61	15027	21.03	11633	15.77	1328	11.75	447	4.96	681	10.24	938
5 Persons	7.75	7005	10.26	5683	7.48	630	2.92	111	1.07	147	4.74	434
6 Persons	3.48	3147	4.65	2573	3.35	282	1.21	46	0.31	42	2.23	204
7 or more	2.97	2687	4.00	2212	2.62	221	0.79	30	0.19	26	2.16	198

TABLE 11

EXTRA FAMILIES IN DWELLING UNITS

Extra Families	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	599	100.00	344	100.00	255
Units with 1 Extra	93.00	559	97.00	333	89.00	226
Units with 2 or more Extra	7.00	40	3.00	11	11.00	29

TABLE 12

DURATION OF RESIDENTIAL OCCUPANCY OF DWELLING UNITS

	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	90404	100.00	38490	100.00	51914
Less than 6 Months	12.51	11307	2.41	929	19.99	10378
6 Months to 11 Months	9.29	8395	2.09	804	14.62	7591
1 Year to 1 Year 11 Months	12.73	11510	3.50	1346	19.58	10164
2 Years to 2 Years 11 Months	10.11	9137	3.88	1493	14.72	7644
3 Years to 4 Years 11 Months	12.07	10916	7.50	2886	15.47	8030
5 Years to 9 Years 11 Months	14.14	12780	19.62	7554	10.07	5226
10 Years to 19 Years 11 Months	21.31	19269	43.90	16898	4.57	2371
20 Years or more	7.84	7090	17.10	6580	0.98	510

TABLE 13

AGE DISTRIBUTION OF ALL PERSONS

	All Occupancy		Owner		Tenant	
Total Persons	% 100.00	No. 273761	% 100.00	No. 121469	% 100.00	No. 152292
Under 1 Year	0.97	2655	0.49	592	1.35	2063
1 to 4 Years	4.10	11231	2.55	3106	5.34	8125
5 to 9 Years	6.45	17647	5.29	6437	7.36	11210
10 to 14 Years	7.51	20551	7.89	9573	7.21	10978
15 to 19 Years	7.38	20206	8.71	10580	6.32	9626
20 to 64 Years	69.12	189232	68.45	83139	69.66	106093
65 and over	4.47	12239	6.62	8042	2.76	4197

TABLE 14

PROPORTIONS OF OWNER AND TENANT HOUSEHOLDS OF VARIOUS RACES

Dwelling Units	All Occupancy		Owner		Tenant	
Total Reported	% 100.00	No. 90499	% 100.00	No. 38497	% 100.00	No. 52002
White	96.07	86945	97.65	37594	94.90	49351
Negro	2.55	2304	1.83	703	3.08	1601
Oriental	1.38	1250	.52	200	2.02	1050

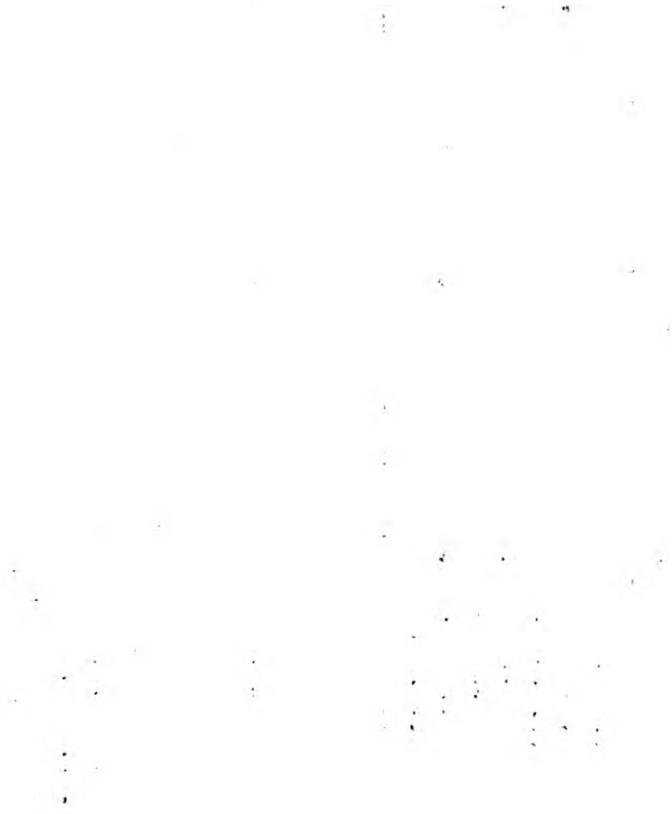


TABLE 15

DWELLING UNITS WITH ROOMERS

	Number	Percent
Number Reported	90,431	100.00
No Roomers	87,978	97.29
1 Roomer	1,404	1.55
2 Roomers	445	0.49
3-4 Roomers	303	0.33
5-10 Roomers	260	0.29
11 or more Roomers	41	0.05

TABLE 16

RENTED DWELLING UNITS BY RENT GROUPS BY TYPE OF STRUCTURE

Monthly Rental	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Rentals	100.0	52030	100.0	21536	100.0	6345	100.0	3455	100.0	13446	100.0	7248
No Report	0.10	52	0.08	17	0.03	2	0.03	1	0.20	26	0.08	6
Under $15.00	15.36	7995	13.62	2934	21.80	1385	9.15	315	7.89	1055	31.81	2306
$ 15.00 to $19.99	21.85	11368	21.71	4675	28.62	1816	22.31	772	13.42	1807	31.68	2298
$ 20.00 to $24.99	18.91	9864	19.76	4256	23.56	1495	26.71	923	13.81	1854	18.42	1336
$ 25.00 to $29.99	16.40	8528	18.62	4017	14.70	932	21.33	737	15.93	2145	9.64	697
$ 30.00 to $39.99	16.21	8417	15.97	3433	8.23	522	15.90	549	26.12	3515	5.52	398
$ 40.00 to $49.99	6.18	3207	5.46	1175	2.29	144	3.53	122	12.27	1651	1.59	115
$ 50.00 to $99.99	4.66	2425	4.58	986	0.77	49	1.01	35	9.42	1267	1.21	88
$100.00 or More	0.33	174	0.20	43	-	-	0.03	1	0.94	126	0.05	4

TABLE 17

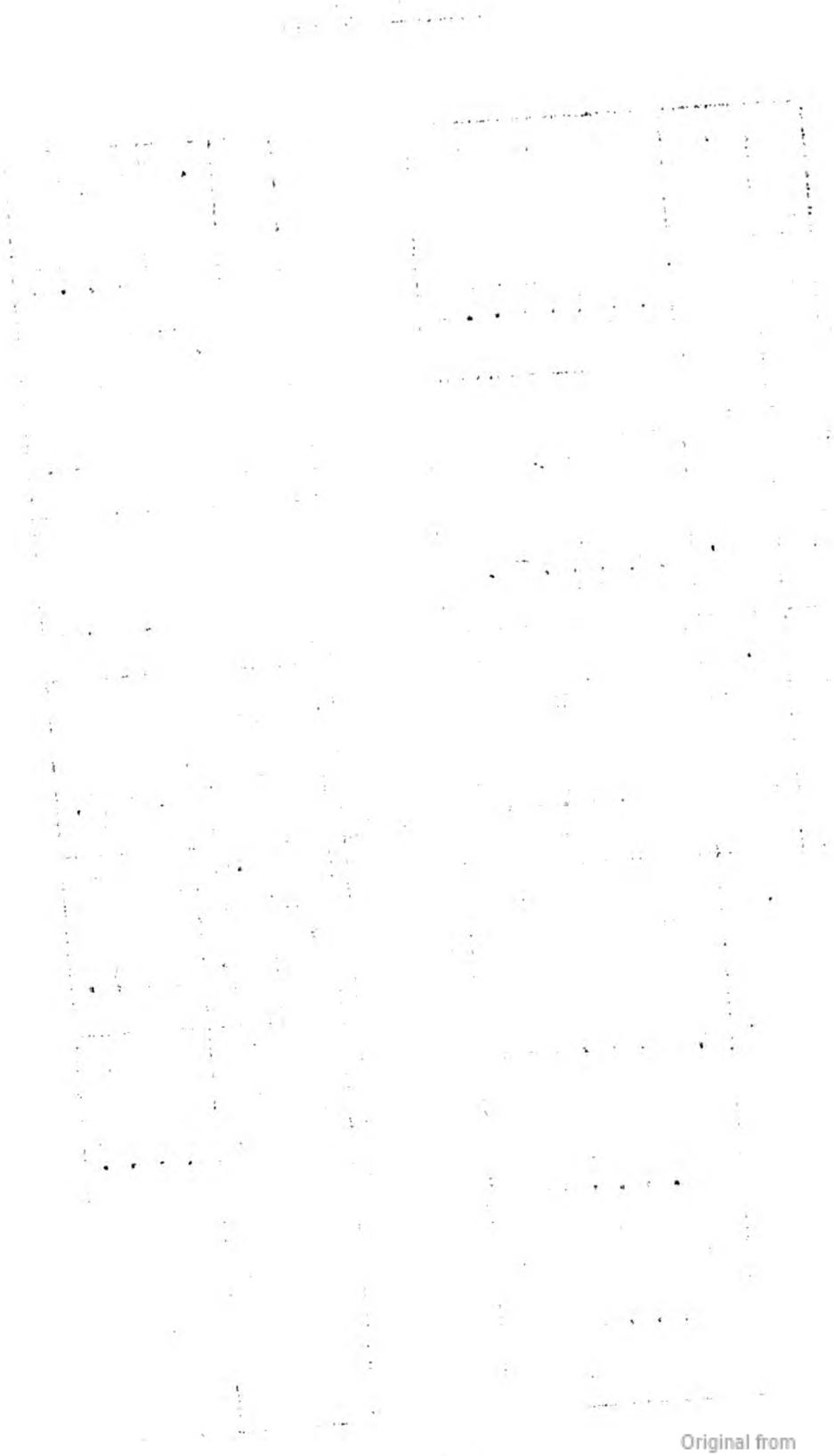
RENTALS OF OWNER, TENANT OCCUPIED AND VACANT DWELLING UNITS

	All Units		Owner Occupied		Tenant Occupied		Vacant	
	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	96333	100.0	38489	100.0	51973	100.0	5871
Under $15.00	12.61	12148	6.31	2430	15.34	7977	29.65	1741
$ 15.00 to $19.99	18.11	17444	12.17	4682	21.88	11373	23.66	1389
$ 20.00 to $24.99	17.54	16897	15.82	6089	18.99	9870	15.98	938
$ 25.00 to $29.99	17.20	16567	19.17	7378	16.41	8529	11.24	660
$ 30.00 to $39.99	18.88	18188	23.74	9139	16.19	8413	10.83	636
$ 40.00 to $49.99	7.69	7408	10.34	3979	6.15	3195	3.99	234
$ 50.00 to $99.99	7.29	7029	11.27	4338	4.70	2443	4.22	248
$100.00 and Over	0.68	652	1.18	454	0.34	173	0.43	25

TABLE 18

DWELLING UNIT VACANCIES BY TYPE OF STRUCTURE - CONDITION OF REPAIR

	All Types		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	5961	100.0	2140	100.0	1142	100.0	415	100.0	1009	100.0	1255
Good Condition	32.18	1918	31.07	665	19.09	218	35.66	148	58.18	587	23.90	300
Minor Repairs	37.83	2255	36.78	787	45.27	517	39.04	162	27.06	273	41.12	516
Major Repairs	24.64	1469	23.08	494	30.82	352	22.65	94	14.46	146	30.52	383
Unfit for Use	5.35	319	9.67	194	4.82	55	2.65	11	0.30	3	4.46	56



CITY OF OAKLAND

TABLE 19

DWELLING UNITS WITH PLUMBING, HEATING, LIGHTING

COOKING, AND REFRIGERATION FACILITIES

	All Units		Owner		Tenant		Vacant	
A. Plumbing								
Total Reported	% 100.0	No. 96437	% 100.0	No. 38507	% 100.0	No. 52005	% 100.0	No. 5925
2 Toilets - 2 Baths	2.93	2821	5.22	2010	1.33	693	1.99	118
2 Toilets - 1 Bath	5.77	5566	10.02	3858	3.03	1578	2.19	130
1 Toilet - 1 Bath	86.25	83174	83.14	32014	88.97	46262	82.68	4898
1 Toilet - No Bath	1.48	1430	1.01	389	1.53	796	4.13	245
Shared Toilet with Running Water	3.30	3184	0.39	152	5.01	2604	7.23	428
Shared Toilet No Running Water	0.01	7	-	-	0.01	6	0.01	1
No Toilet With Running Water	0.16	157	0.11	42	0.10	54	1.03	61
No Toilet No Running Water	0.10	98	0.11	42	0.02	12	0.74	44
B. Heating								
Total Reported	100.0	96412	100.0	38508	100.0	52002	100.0	5902
Central Steam - Hot Water	11.41	11000	2.24	864	18.27	9498	10.81	638
Central Warm Air	13.19	12721	20.94	8062	8.31	4322	5.71	337
Other Installed	57.59	55520	62.51	24070	55.20	28705	46.51	2745
None Installed	17.81	17171	14.31	5512	18.22	9477	36.97	2182
C. Lighting								
Total Reported	100.0	96420	100.0	38510	100.0	52000	100.0	5910
Electric	99.12	95572	99.26	38226	99.27	51619	96.91	5727
Gas	0.44	422	0.35	134	0.44	228	1.01	60
Other	0.44	426	0.39	150	0.29	153	2.08	123
D. Cooking								
Total Reported	100.0	96421	100.0	38507	100.0	51999	100.0	5915
Electric	2.85	2751	1.96	756	3.57	1858	2.32	137
Gas	95.04	91640	96.40	37121	94.68	49227	89.47	5292
Other Installed	1.59	1530	1.39	534	1.44	751	4.14	245
None Installed	0.52	500	0.25	96	0.31	163	4.07	241
E. Refrigeration								
Total Reported	100.0	96319	100.0	38495	100.0	51982	100.0	5842
Electric	22.69	21860	22.71	8741	24.22	12593	9.00	526
Gas	0.18	177	0.28	109	0.13	67	0.02	1
Ice	20.56	19800	27.47	10575	17.35	9018	3.54	207
None	56.57	54482	49.54	19070	58.30	30304	87.44	5108

APPENDIX E

STATISTICAL SUMMARY TABLES

PIEDMONT

CITY OF PIEDMONT

TABLE 1-A

NUMBER OF VARIOUS TYPES OF STRUCTURES

Type of Structure	Number	Percent
Total Number Reported	2448	100.00
1. Single Family detached	2425	99.06
2. Single Family attached	-	-
3. Two-Family side by side	3	0.12
4. Two-Family up and down	7	0.29
5. Three-Family (Three decker)	-	-
6. Four-Family	1	0.04
7. Apartment Buildings	1	0.04
8. Business with Dwelling Units	2	0.08
9. Other non-converted structures	3	0.12
10. Partially converted	5	0.21
11. Completely converted	1	0.04

TABLE 2-A

EXTERIOR MATERIAL OF CONSTRUCTION ACCORDING TO TYPE OF STRUCTURE

Structure by Material	All Structures		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All material	100.00	2448	100.00	2425	100.00	10	100.00	1	100.00	1	100.00	11
Wood.....	23.24	569	22.93	556	80.00	8	-	-	-	-	45.46	5
Brick.....	1.76	43	1.69	41	-	-	-	-	-	-	18.18	2
Stone.....	0.37	9	0.37	9	-	-	-	-	-	-	-	-
Stucco.....	74.59	1826	74.97	1818	20.00	2	100.00	1	100.00	1	36.36	4
Other.....	0.04	1	0.04	1	-	-	-	-	-	-	-	-

TABLE 3-A

CONDITION OF REPAIR OF STRUCTURES BY TYPE

Condition of Structure	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All conditions	100.00	2448	100.00	2425	100.00	10	100.00	1	100.00	1	100.00	11
In good condition	63.93	1565	64.24	1558	20.00	2	-	-	100.00	1	36.36	4
Need minor repairs	33.05	809	32.87	797	50.00	5	100.00	1	-	-	54.55	6
Need major repairs	2.98	73	2.85	69	30.00	3	-	-	-	-	9.09	1
Unfit for use	0.04	1	0.04	1	-	-	-	-	-	-	-	-

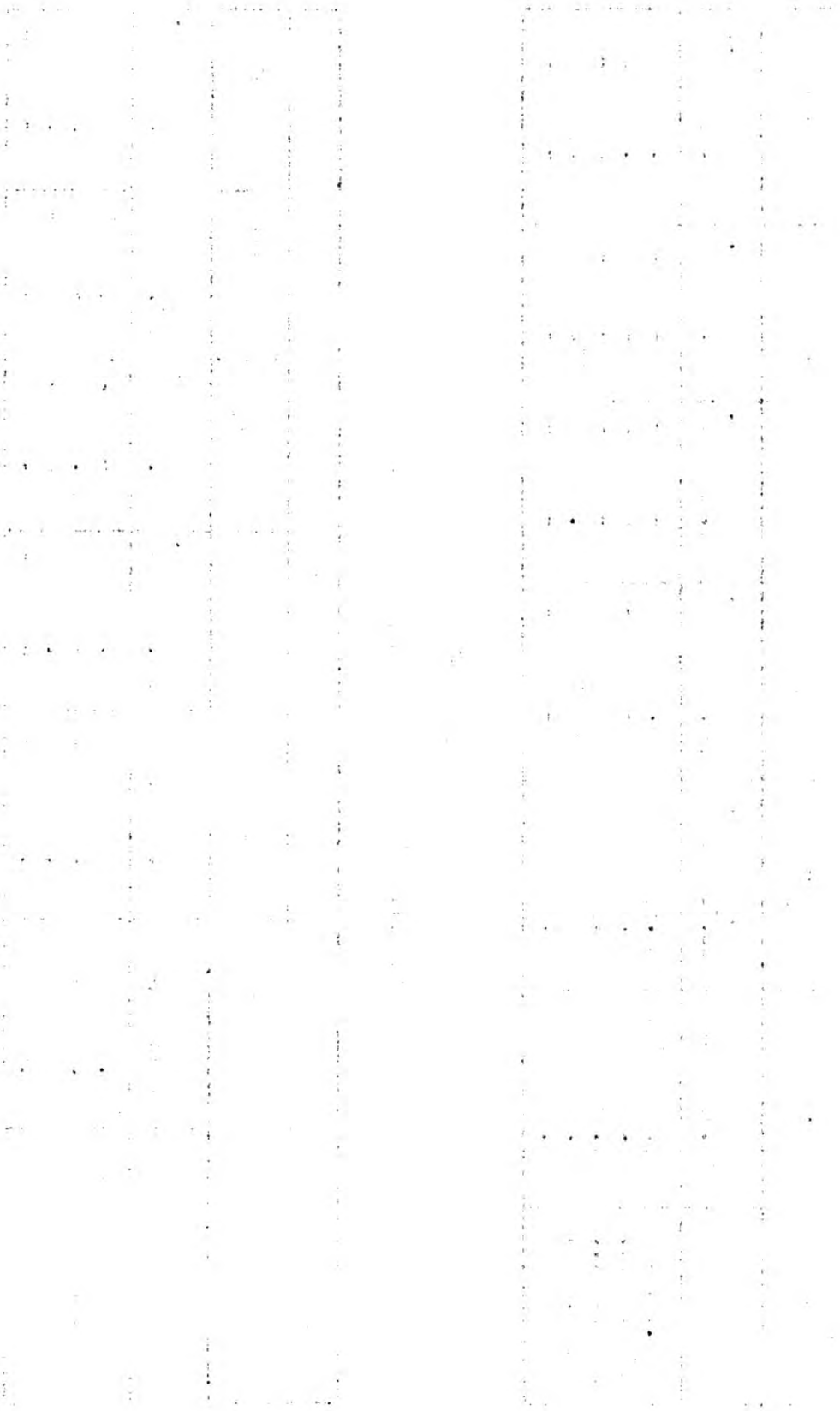


TABLE 4-A

CONDITION OF REPAIR OF STRUCTURE BY AGE

Condition	Total	No. Rpt.	Year Built									
			1935-1936	1930-1934	1925-1929	1920-1924	1915-1919	1905-1914	1895-1904	1885-1894	1860-1884	1859 or Before
Good condition	1565	-	41	105	495	537	217	146	21	2	1	-
Minor repairs	809	-	-	9	118	283	169	198	24	5	3	-
Major repairs	73	-	-	-	2	9	9	40	10	2	1	-
Unfit for use	1	-	-	-	-	-	-	-	1	-	-	-
All structures	2448	-	41	114	615	829	395	384	56	9	5	-
% Needing major repairs and Unfit for use	3.0	-	-	-	0.3	1.1	2.3	10.4	19.7	22.2	20.0	-

TABLE 5-A

PERCENT OF OWNER OCCUPIED STRUCTURES MORTGAGED BY TYPE

	All Structures		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All structures	100.00	1815	100.00	1800	100.00	6	100.00	-	100.00	1	100.00	8
Owned free	55.81	1013	55.67	1002	83.33	5	-	-	-	-	75.00	6
Encumbered	44.13	801	44.28	797	16.67	1	-	-	100.00	1	25.00	2
No report	0.06	1	0.05	1	-	-	-	-	-	-	-	-

CITY OF PIEDMONT

TABLE 6-A

VALUE OF OWNER OCCUPIED STRUCTURES

Value	Number	Percent
All Values	1790	100.00
$ 499 or less	-	-
500 - 999	-	-
1000 - 1499	2	0.11
1500 - 1999	4	0.22
2000 - 2499	2	0.11
2500 - 2999	7	0.39
3000 - 3999	26	1.45
4000 - 4999	64	3.58
5000 - 5999	184	10.28
6000 - 7999	516	28.83
8000 - 9999	283	15.81
10,000 - 14,999	265	14.80
15,000 - 19,999	182	10.17
20,000 - 29,999	121	6.76
30,000 or more	134	7.49

TABLE 7-A

ALL STRUCTURES BY NUMBER OF STORIES, WITH OR WITHOUT BASEMENTS AND GARAGES

Structure by Material	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2448	100.00	2425	100.00	10	100.00	1	100.00	1	100.00	11
1 Story	37.05	907	37.24	903	10.00	1	100.00	1	100.00	1	9.09	1
1½ Story	11.03	270	10.85	263	30.00	3	-	-	-	-	36.36	4
2 Story	49.55	1213	49.56	1202	50.00	5	-	-	-	-	54.55	6
2½ Story & over	2.37	58	2.35	57	10.00	1	-	-	-	-	-	-
BY BASEMENTS	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2446	100.00	2423	100.00	10	100.00	1	100.00	1	100.00	11
No basement	15.41	377	15.11	366	60.00	6	-	-	100.00	1	36.36	4
With "	84.59	2069	84.89	2057	40.00	4	100.00	1	-	-	63.64	7
BY GARAGE	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2447	100.00	2424	100.00	10	100.00	1	100.00	1	100.00	11
No garage	6.38	156	6.15	149	30.00	3	-	-	-	-	36.36	4
With "	93.62	2291	93.85	2275	70.00	7	100.00	1	100.00	1	63.64	7

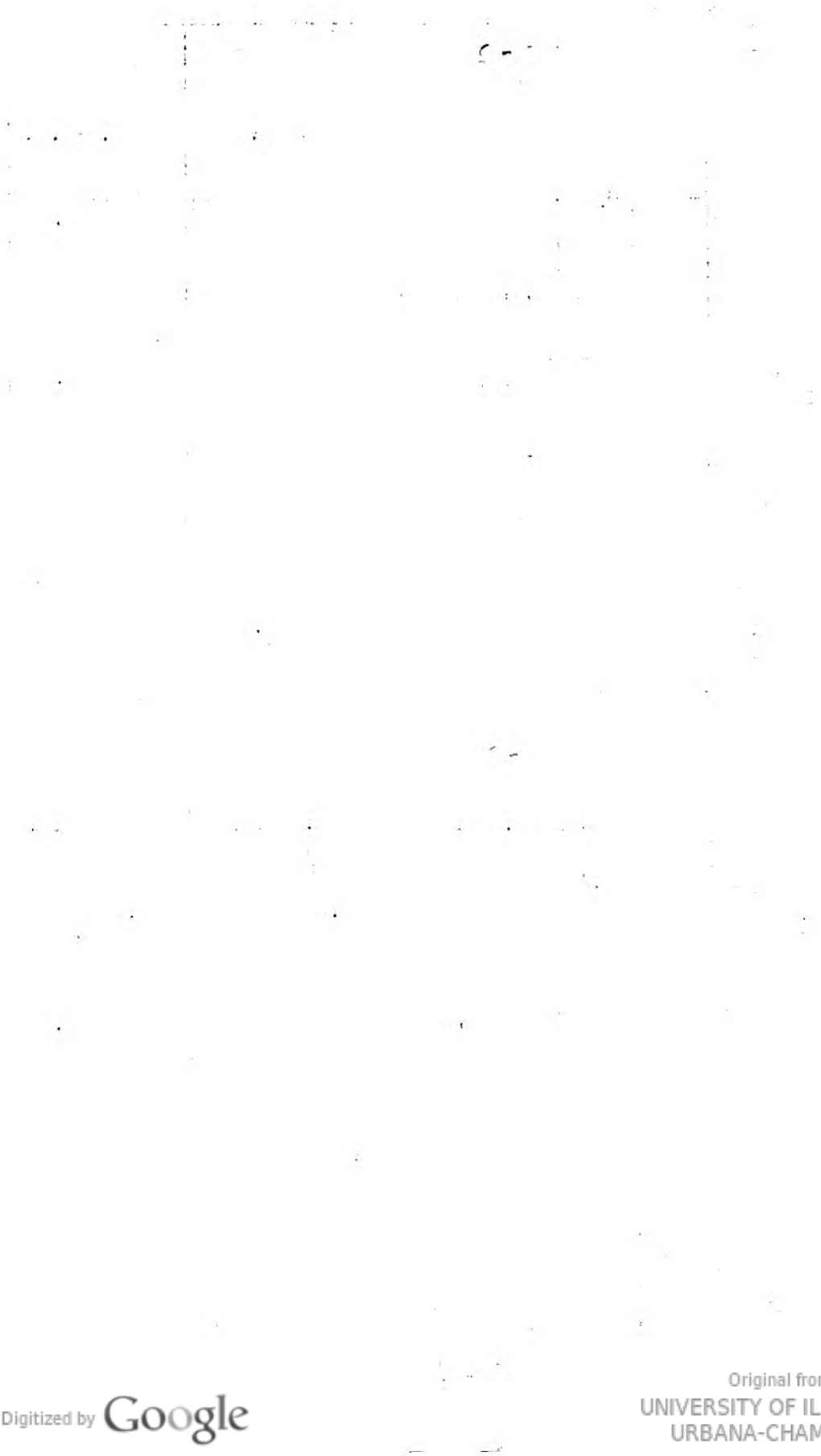


TABLE 8-A

NUMBER OF ROOMS IN DWELLING UNITS BY TYPE OF STRUCTURE

Number of Rooms per Dwelling Unit	Type of Structure											
	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All sizes	100.00	2480	100.00	2424	100.00	20	100.00	4	100.00	9	100.00	23
1 Room.....	-	-	-	-	-	-	-	-	-	-	-	-
2 Rooms.....	0.32	8	0.12	3	5.00	1	-	-	11.11	1	13.04	3
3 Rooms.....	0.89	22	0.54	13	-	-	50.00	2	-	-	30.43	7
4 Rooms.....	2.18	54	1.57	38	25.00	5	25.00	1	77.78	7	13.04	3
5 Rooms.....	11.69	290	11.30	274	30.00	6	25.00	1	11.11	1	34.79	8
6 Rooms.....	26.49	657	26.86	651	25.00	5	-	-	-	-	4.35	1
7 Rooms.....	19.72	489	20.13	488	5.00	1	-	-	-	-	-	-
8 Rooms or more ..	38.71	960	39.48	957	10.00	2	-	-	-	-	4.35	1

TABLE 9-A

DWELLING UNIT OCCUPANCY

	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Units	100.00	2481	100.00	2425	100.00	20	100.00	4	100.00	9	100.00	23
Owner occupied ...	73.16	1815	74.23	1800	30.00	6	-	-	11.11	1	34.78	8
Tenant	23.54	584	22.68	550	65.00	13	100.00	4	77.78	7	43.48	10
Vacant	3.30	82	3.09	75	5.00	1	-	-	11.11	1	21.74	5

TABLE 10-A

PERSONS PER ROOM AND PER DWELLING UNIT BY TYPE OF STRUCTURE

PERSONS PER ROOM	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	2398	100.00	2349	100.00	19	100.00	4	100.00	8	100.00	18
.50 or less	63.64	1526	63.98	1503	57.89	11	50.00	2	50.00	4	33.33	6
.51 to .75	28.23	677	28.27	664	26.32	5	25.00	1	25.00	2	27.78	5
.76 to 1.00	7.84	188	7.45	175	15.79	3	25.00	1	25.00	2	38.89	7
1.01 to 1.50	0.25	6	0.26	6	-	-	-	-	-	-	-	-
1.51 to 2.00	0.04	1	0.04	1	-	-	-	-	-	-	-	-
2.01 and over	-	-	-	-	-	-	-	-	-	-	-	-
Size of Household												
No. Reported	100.00	2398	100.00	2349	100.00	19	100.00	4	100.00	8	100.00	18
1 Person	3.79	91	3.53	83	21.05	4	-	-	25.00	2	11.11	2
2 Persons	23.81	571	23.50	552	21.05	4	75.00	3	37.50	3	50.00	9
3 Persons	28.35	680	28.43	668	31.59	6	25.00	1	25.00	2	16.67	3
4 Persons	24.90	597	25.20	592	15.79	3	-	-	-	-	11.11	2
5 Persons	13.39	321	13.50	317	5.26	1	-	-	12.50	1	11.11	2
6.Persons	3.88	93	3.92	92	5.26	1	-	-	-	-	-	-
7 or more	1.88	45	1.92	45	-	-	-	-	-	-	-	-

TABLE 11-A

EXTRA FAMILIES IN DWELLING UNITS

Extra Families	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	8	100.00	5	100.00	3
Units with 1 Extra	100.00	8	100.00	5	100.00	3
Units with 2 or more	-	-	-	-	-	-

TABLE 12-A

DURATION OF RESIDENTIAL OCCUPANCY OF DWELLING UNITS

	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	2398	100.00	1814	100.00	584
Less than 6 Months	5.55	133	3.20	58	12.84	75
6 Months to 11 Months	5.09	122	2.48	45	13.18	77
1 Year to 1 Year 11 Months	8.47	203	4.02	73	22.27	130
2 Years to 2 Years 11 Months	6.71	161	3.91	71	15.41	90
3 Years to 4 Years 11 Months	9.92	238	6.73	122	19.86	116
5 Years to 9 Years 11 Months	22.98	551	26.41	479	12.33	72
10 Years to 19 Years 11 Months	32.61	782	42.17	765	2.91	17
20 Years or more	8.67	208	11.08	201	1.20	7

TABLE 13-A

AGE DISTRIBUTION OF ALL PERSONS

	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Persons	100.00	8189	100.00	6072	100.00	2117
Under 1 Year	0.57	47	0.44	27	0.94	20
1 to 4 Years	3.07	251	2.29	139	5.29	112
5 to 9 Years	7.06	578	6.19	376	9.54	202
10 to 14 Years	8.21	672	7.51	456	10.20	216
15 to 19 Years	9.13	748	9.11	553	9.21	195
20 to 64 Years	67.98	5567	69.75	4235	62.93	1332
65 Years and over	3.98	326	4.71	286	1.89	40

TABLE 14-A

PROPORTIONS OF OWNER AND TENANT HOUSEHOLDS OF VARIOUS RACES

NO RECORD TAKEN

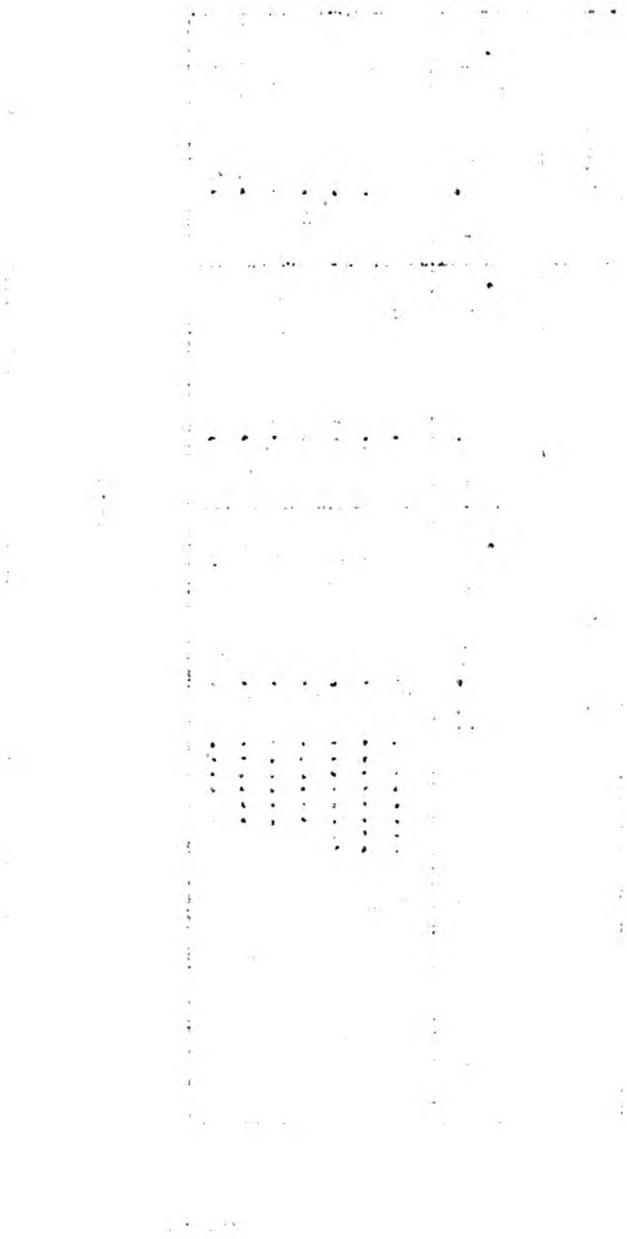


TABLE 15-A

DWELLING UNITS WITH ROOMERS

	Number	Percent
Number Reported	2397	100.00
No Roomers	2359	98.42
1 Roomer	23	0.96
2 Roomers	8	0.33
3-4 Roomers	5	0.21
5-10 Roomers	-	-
11 or more Roomers	2	0.08

TABLE 16-A

RENTED DWELLING UNITS BY RENT GROUPS BY TYPE OF STRUCTURE

Monthly Rental	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Rentals	100.00	2481	100.00	2425	100.00	20	100.00	4	100.00	9	100.00	23
No Report	-	-	-	-	-	-	-	-	-	-	-	-
Under $15.00	0.40	10	0.33	8	10.00	2	-	-	-	-	-	-
$ 15.00 to $19.99	0.73	18	0.37	9	15.00	3	-	-	-	-	26.09	6
$ 20.00 to $24.99	1.17	29	0.78	19	15.00	3	-	-	-	-	30.43	7
$ 25.00 to $29.99	1.89	47	1.65	40	10.00	2	-	-	11.11	1	17.39	4
$ 30.00 to $39.99	7.66	190	7.26	176	40.00	8	50.00	2	-	-	17.39	4
$ 40.00 to $49.99	16.69	414	16.62	403	5.00	1	50.00	2	88.89	8	-	-
$ 50.00 to $99.99	50.58	1255	51.67	1253	5.00	1	-	-	-	-	4.35	1
$100.00 or More	20.88	518	21.32	517	-	-	-	-	-	-	4.35	1

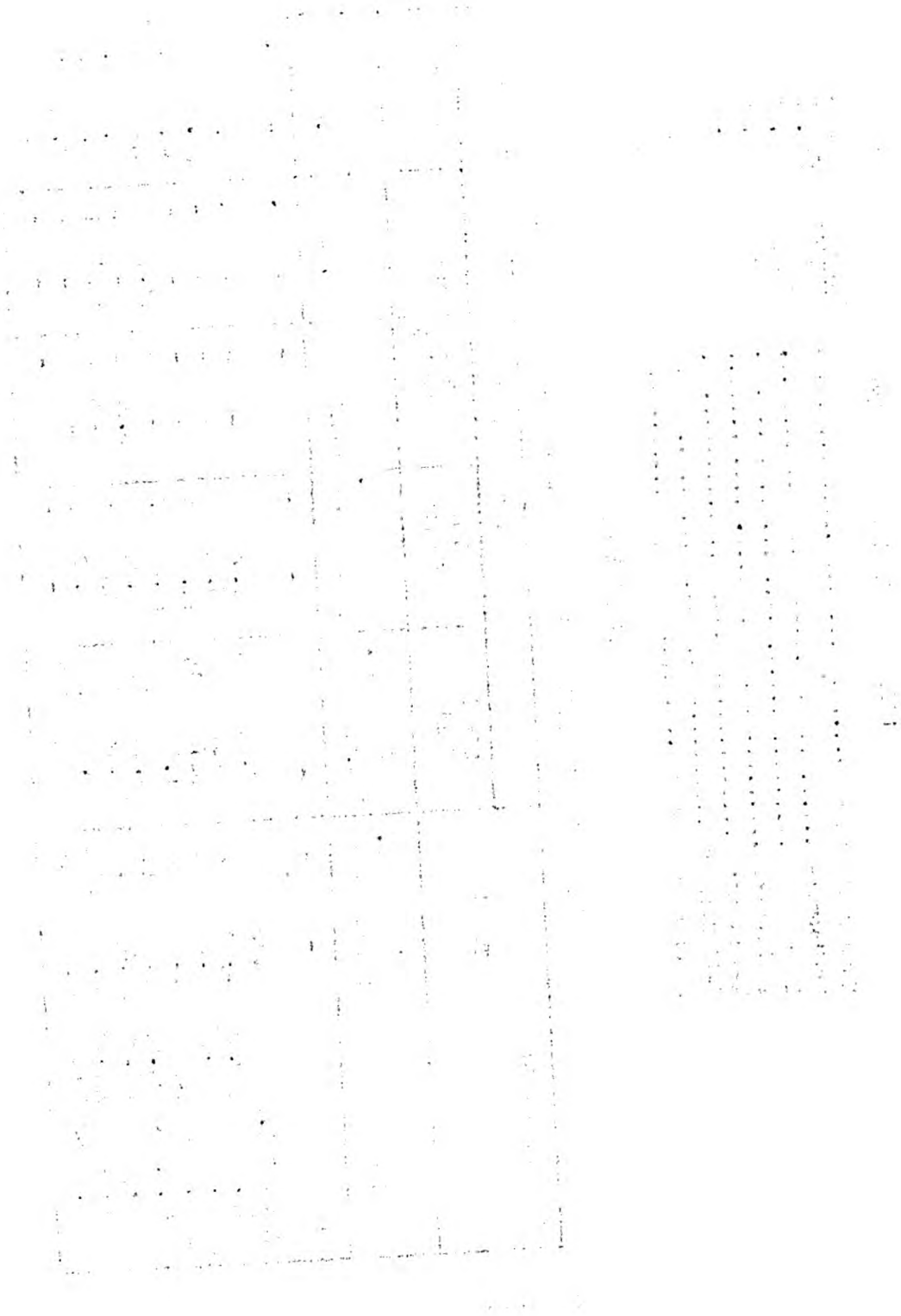


TABLE 17-A

RENTALS OF OWNER, TENANT OCCUPIED AND VACANT DWELLING UNITS

	All Units		Owner Occupied		Tenant Occupied		Vacant	
Total Reported	% 100.0	No. 2436	% 100.0	No. 1814	% 100.0	No. 554	% 100.0	No. 82
Under $15.00	0.36	9	0.22	4	0.68	4	1.12	1
$ 15.00 to $19.99	0.72	18	0.50	9	1.20	7	2.44	2
$ 20.00 to $24.99	1.17	29	0.44	8	3.25	19	2.44	2
$ 25.00 to $29.99	1.90	47	1.16	21	4.11	24	2.44	2
$ 30.00 to $39.99	7.66	190	4.74	86	16.27	95	10.98	9
$ 40.00 to $49.99	16.69	414	15.38	279	22.09	129	7.32	6
$ 50.00 to $99.99	50.61	1255	53.03	962	43.67	255	46.33	38
$100.00 and Over	20.89	518	24.53	445	8.73	51	26.83	22

TABLE 18-A

DWELLING UNIT VACANCIES BY TYPE OF STRUCTURE - CONDITION OF REPAIR

	All Types		Single Family		Two Family		3 and 4 Family		Apartment		Other	
Total Reported	% 100.0	No. 82	% 100.0	No. 75	% 100.0	No. 1	% -	No. -	% 100.0	No. 1	% 100.0	No. 5
Good Condition	67.07	55	72.00	54	--	-	-	-	100.0	1	-	-
Minor Repairs	26.83	22	22.67	17	100.0	1	-	-	---	-	80.00	4
Major Repairs	4.88	4	4.00	3	---	-	-	-	---	-	20.00	1
Unfit for Use	1.22	1	1.33	1	---	-	-	-	-	-	---	-

CITY OF PIEDMONT

TABEL 19-A

DWELLING UNITS WITH PLUMBING, HEATING, LIGHTING

COOKING, AND REFRIGERATION FACILITIES

A. Plumbing	All Units		Owner		Tenant		Vacant	
Total Reported	% 100.0	No. 2480	% 100.0	No. 1814	% 100.0	No. 584	% 100.0	No. 82
2 Toilets - 2 Baths	40.28	999	45.31	822	22.77	133	53.66	44
2 Toilets - 1 Bath	16.09	399	16.43	298	16.27	95	7.32	6
1 Toilet - 1 Bath	43.55	1080	38.26	694	60.79	355	37.80	31
1 Toilet - No Bath	-	-	-	-	-	-	-	-
Shared Toilet with Running Water.....	0.08	2	-	-	0.17	1	1.22	1
Shared Toilet No Running Water.....	-	-	-	-	-	-	-	-
No Toilet With Running Water...	-	-	-	-	-	-	-	-
No Toilet No Running Water.....	-	-	-	-	-	-	-	-
B. Heating								
Total Reported	100.0	2480	100.0	1814	100.0	584	100.0	82
Central Steam - Hot Water	6.29	156	6.73	122	4.28	25	10.98	9
Central Warm Air	67.58	1676	69.95	1269	61.30	358	59.75	49
Other Installed	22.38	555	20.34	369	29.11	170	19.51	16
None Installed	3.75	93	2.98	54	5.31	31	9.76	8
C. Lighting								
Total Reported	100.0	2480	100.0	1814	100.0	584	100.0	82
Electric.....	99.92	2478	99.89	1812	100.0	584	100.0	82
Gas.....	0.08	2	0.11	2	-	-	-	-
Other	-	-	-	-	-	-	-	-
D. Cooking								
Total Reported	100.0	2479	100.0	1813	100.0	584	100.0	82
Electric.....	5.37	133	6.51	118	1.88	11	4.88	4
Gas	94.23	2336	93.33	1692	97.95	572	87.80	72
Other Installed.....	0.12	3	0.11	2	0.17	1	-	-
None Installed	0.28	7	0.05	1	-	-	7.32	6
E. Refrigeration								
Total Reported	100.0	2477	100.0	1814	100.0	584	100.0	79
Electric	57.57	1426	61.91	1123	50.69	296	8.86	7
Gas	0.28	7	0.33	6	0.17	1	-	-
Ice	30.56	757	29.55	536	37.67	220	1.27	1
None.....	11.59	287	8.21	149	11.47	67	89.87	71

APPENDIX F

STATISTICAL SUMMARY TABLES

SAN LEANDRO

CITY OF SAN LEANDRO

TABLE 1-B

NUMBER OF VARIOUS TYPES OF STRUCTURES

Type of Structure	Number	Percent
Total Number Reported	3370	100.00
1. Single Family detached	3172	94.13
2. Single Family attached	-	-
3. Two-Family side by side	47	1.39
4. Two-Family up and down	43	1.27
5. Three-Family (Three decker)	-	-
6. Four-Family	7	0.21
7. Apartment Buildings	12	0.36
8. Business with Dwelling Units	51	1.51
9. Other non-converted structures	10	0.30
10. Partially converted	3	0.09
11. Completely converted	25	0.74

TABLE 2-B

EXTERIOR MATERIAL OF CONSTRUCTION ACCORDING TO TYPE OF STRUCTURE

Structure by Material	All Structures		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All material	100.00	3370	100.00	3172	100.00	90	100.00	7	100.00	12	100.00	89
Wood.....	54.18	1826	53.97	1712	68.89	62	-	-	16.67	2	56.18	50
Brick.....	0.39	13	0.25	8	-	-	-	-	8.33	1	4.49	4
Stone.....	0.24	8	0.19	6	-	-	-	-	-	-	2.25	2
Stucco.....	45.19	1523	45.59	1446	31.11	28	100.00	7	75.00	9	37.08	33
Other.....	-	-	-	-	-	-	-	-	-	-	-	-

F-2-2

TABLE 3-B

CONDITION OF REPAIR OF STRUCTURES BY TYPE

Condition of Structure	Total	Type of Structure				
		Single Family	Two Family	3 and 4 Family	Apartment	Other
	%	%	%	%	%	%
All conditions	100.00	100.00	100.00	100.00	100.00	100.00
In good condition	60.11	60.78	40.00	100.00	91.67	49.44
Need minor repairs	33.89	33.39	53.33	-	-	39.33
Need major repairs	5.76	5.61	6.67	-	8.33	10.11
Unfit for use	0.24	0.22	-	-	-	1.12

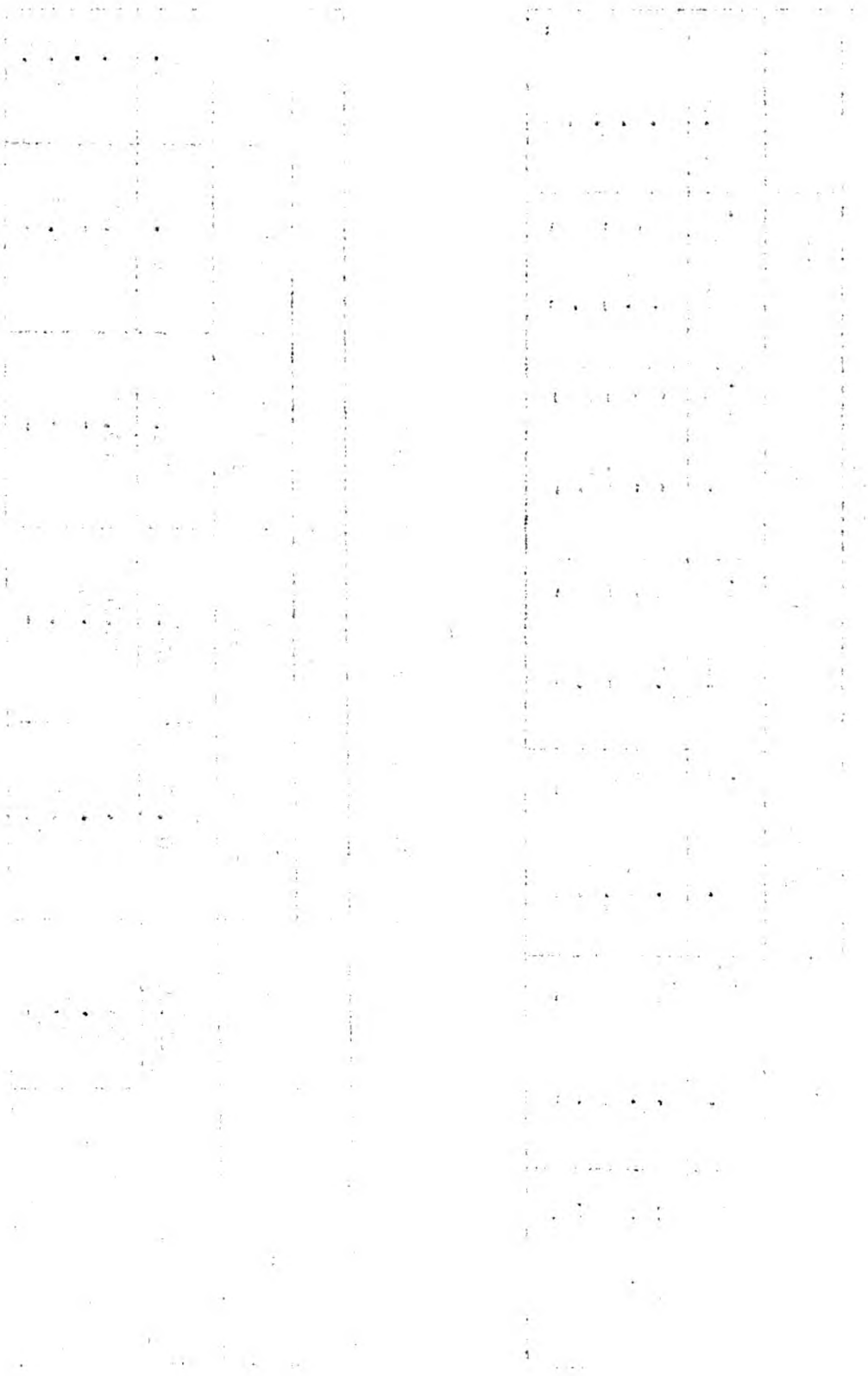


TABLE 4-B

CONDITION OF REPAIR OF STRUCTURE BY AGE

Condition	Total	No. Rpt.	Year Built: 1935-1936	1930-1934	1925-1929	1920-1924	1915-1919	1905-1914	1895-1904	1885-1894	1860-1884	1859 or Before
Good condition	2026	1	85	252	856	465	146	103	70	30	14	4
Minor repairs	1142	-	1	13	156	307	184	200	122	97	61	1
Major repairs	194	-	-	-	5	4	17	29	34	39	62	4
Unfit for use	8	-	-	-	1	1	1	-	1	-	3	1
All structures	3370	1	86	265	1018	777	348	332	227	166	140	10
% Needing major repairs and Unfit for use	6.0	-	-	-	0.6	0.6	5.1	8.7	15.6	23.5	46.4	50.0

TABLE 5-B

PERCENT OF OWNER OCCUPIED STRUCTURES MORTGAGED BY TYPE

	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All structures	100.00	1927	100.00	1846	100.00	33	100.00	2	100.00	3	100.00	43
Owned free	50.44	972	49.94	922	63.64	21	50.00	1	66.67	2	60.47	26
Encumbered	49.51	954	50.00	923	36.36	12	50.00	1	33.33	1	39.53	17
No report	0.05	1	0.06	1	-	-	-	-	-	-	-	-

CITY OF SAN LEANDRO

TABLE 6-B

VALUE OF OWNER OCCUPIED STRUCTURES

Value	Number	Percent
All Values	1817	100.00
$ 499 or less	1	0.05
500 - 999	26	1.43
1000 - 1499	90	4.95
1500 - 1999	154	3.47
2000 - 2499	163	8.97
2500 - 2999	169	9.30
3000 - 3999	177	26.26
4000 - 4999	285	15.69
5000 - 5999	235	12.94
6000 - 7999	171	9.41
8000 - 9999	31	1.71
10,000 - 14,999	10	0.55
15,000 - 19,999	4	0.22
20,000 - 29,999	-	-
30,000 or more	1	0.05

TABLE 7-B

ALL STRUCTURES BY NUMBER OF STORIES, WITH OR WITHOUT BASEMENTS AND GARAGES

Structure by Material	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	3370	100.00	3172	100.00	90	100.00	7	100.00	12	100.00	89
1 Story	79.85	2691	82.72	2624	50.00	45	-	-	41.67	5	19.10	17
1½ Story	6.08	205	6.12	194	2.22	2	-	-	-	-	10.11	9
2 Story	13.92	469	11.10	352	47.78	43	100.00	7	33.33	4	70.79	63
2½ Story	0.15	5	0.06	2	-	-	-	-	25.00	3	-	-
BY BASEMENTS	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	3362	100.00	3165	100.00	90	100.00	7	100.00	12	100.00	88
No basement	78.97	2655	78.55	2486	88.89	80	100.00	7	75.00	9	82.95	73
With "	21.03	707	21.45	679	11.11	10	-	-	25.00	3	17.05	15
BY GARAGE	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	3368	100.00	3170	100.00	90	100.00	7	100.00	12	100.00	89
No garage	11.97	403	11.39	361	6.67	6	-	-	33.33	4	35.96	32
With "	88.03	2965	88.61	2809	93.33	84	100.00	7	66.67	8	64.04	57

TABLE 8-B

NUMBER OF ROOMS IN DWELLING UNITS BY TYPE OF STRUCTURE

Number of Rooms per Dwelling Unit	Type of Structure: All Structures		Single Family		Two Family		3 and 4 Family		Apartments		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All sizes.....	100.00	3676	100.00	3171	100.00	180	100.00	28	100.00	124	100.00	173
1 Room	0.11	4	0.06	2	-	-	-	-	1.61	2	-	-
2 Rooms	3.32	122	0.98	31	6.11	11	14.29	4	42.74	53	13.29	23
3 Rooms	7.56	278	3.34	106	23.33	42	57.14	16	43.55	54	34.68	60
4 Rooms	15.23	560	13.12	416	47.78	86	21.43	6	10.48	13	22.55	39
5 Rooms	40.89	1503	45.60	1446	16.67	30	7.14	2	.81	1	13.87	24
6 Rooms	23.91	879	26.93	854	2.78	5	-	-	.81	1	10.98	19
7 Rooms	5.25	193	5.87	186	-	-	-	-	-	-	4.05	7
8 Rooms or more...	3.73	137	4.10	130	3.33	6	-	-	-	-	0.58	1

TABLE 9-B

DWELLING UNIT OCCUPANCY

	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Units	100.0	3677	100.0	3172	100.0	180	100.0	28	100.0	124	100.0	173
Owner Occupied	52.41	1927	58.20	1846	18.33	33	7.14	2	2.42	3	24.86	43
Tenant	44.14	1623	38.87	1233	75.00	135	92.86	26	93.55	116	65.31	113
Vacant	3.45	127	2.93	93	6.67	12	-	-	4.03	5	9.83	17

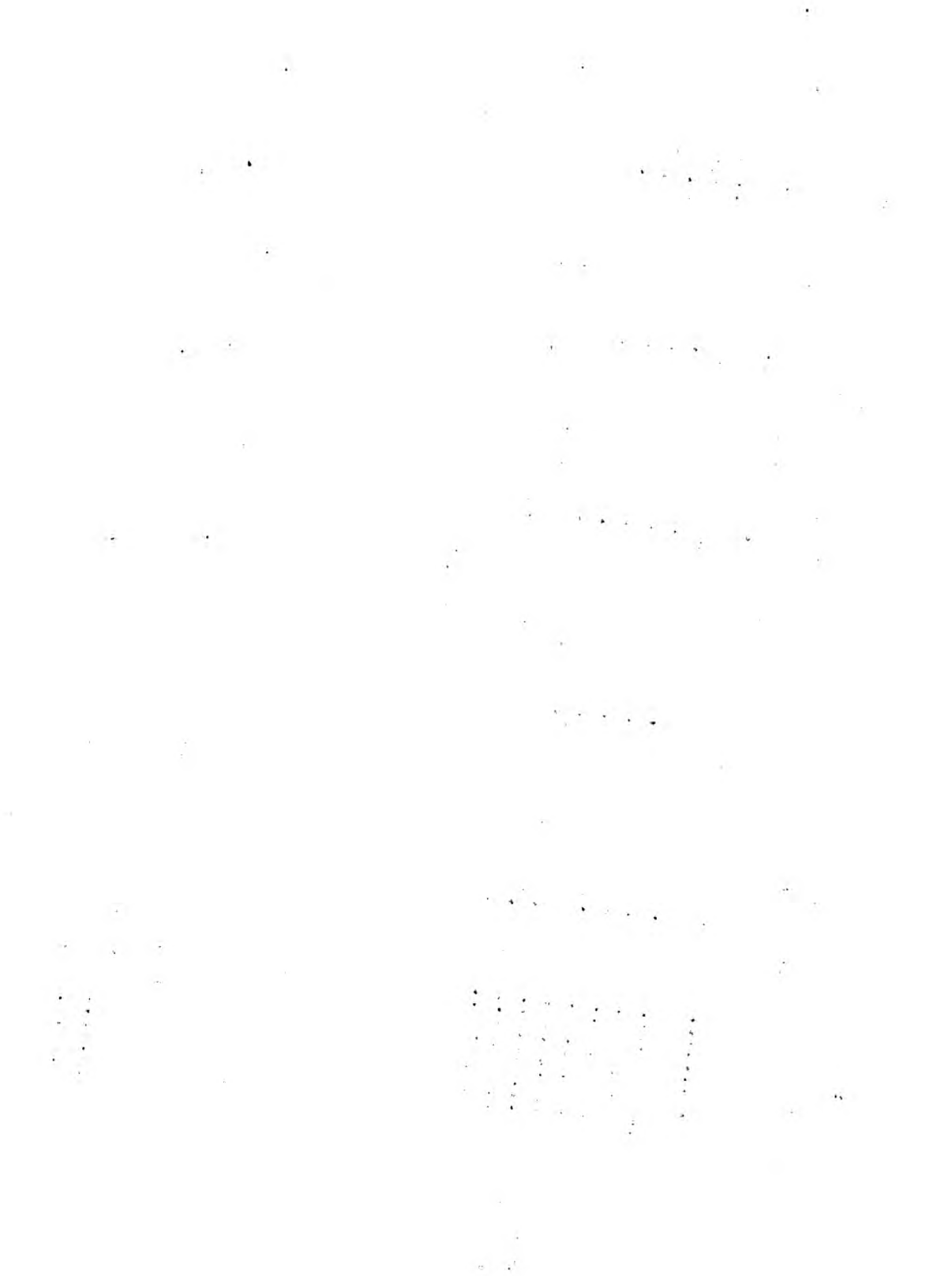


TABLE 10-B

PERSONS PER ROOM AND PER DWELLING UNIT BY TYPE OF STRUCTURE

Persons per Room	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	3550	100.00	3079	100.00	168	100.00	28	100.00	119	100.00	156
.50 or Less	37.01	1314	37.45	1153	36.31	61	39.28	11	28.57	34	35.26	55
.51 to .75	30.31	1076	29.80	918	36.90	62	28.57	8	36.98	44	28.21	44
.76 to 1.00	24.48	869	24.72	761	17.86	30	14.29	4	27.73	33	26.28	41
1.01 to 1.50	6.37	226	6.27	193	7.14	12	17.86	5	3.36	4	7.69	12
1.51 to 2.00	1.49	53	1.40	43	1.19	2	-	-	3.36	4	2.56	4
2.00 and Over	0.34	12	0.36	11	0.60	1	-	-	-	-	-	-
Size of Household	100.00	3550	100.00	3079	100.00	168	100.00	28	100.00	119	100.00	156
1 Person	5.44	193	3.80	117	11.90	20	10.71	3	25.21	30	14.74	23
2 Persons	29.04	1031	26.70	822	38.69	65	57.14	16	56.31	67	39.10	61
3 Persons	25.77	915	26.27	809	29.17	49	25.00	7	11.76	14	23.08	36
4 Persons	19.35	687	20.88	643	11.31	19	7.15	2	3.36	4	12.18	19
5 Persons	11.10	394	12.08	372	4.76	8	-	-	3.36	4	6.41	10
6 Persons	4.96	176	5.46	168	3.57	6	-	-	-	-	1.28	2
7 or more	4.34	154	4.81	148	0.60	1	-	-	-	-	3.21	5

TABLE 11-B

EXTRA FAMILIES IN DWELLING UNITS

Extra Families	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	16	100.00	9	100.00	7
Units with 1 Extra	93.75	15	100.00	9	85.71	6
Units with 2 or More	6.25	1	-	-	14.29	1

TABLE 12-B

DURATION OF RESIDENTIAL OCCUPANCY OF DWELLING UNITS

	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.0	3549	100.0	1927	100.0	1622
Less Than 6 Months	10.14	360	3.53	68	18.00	292
6 Months to 11 Months	7.24	257	2.70	52	12.64	205
1 Year to 1 Year 11 Months	12.29	436	5.03	97	20.90	339
2 Years to 2 Years 11 Months	9.83	349	5.03	97	15.54	252
3 Years to 4 Years 11 Months	12.37	439	7.99	154	17.57	285
5 Years to 9 Years 11 Months	18.79	667	25.01	482	11.41	185
10 Years to 19 Years 11 Months	22.15	786	38.14	735	3.14	51
20 Years or More	7.19	255	12.56	242	0.80	13

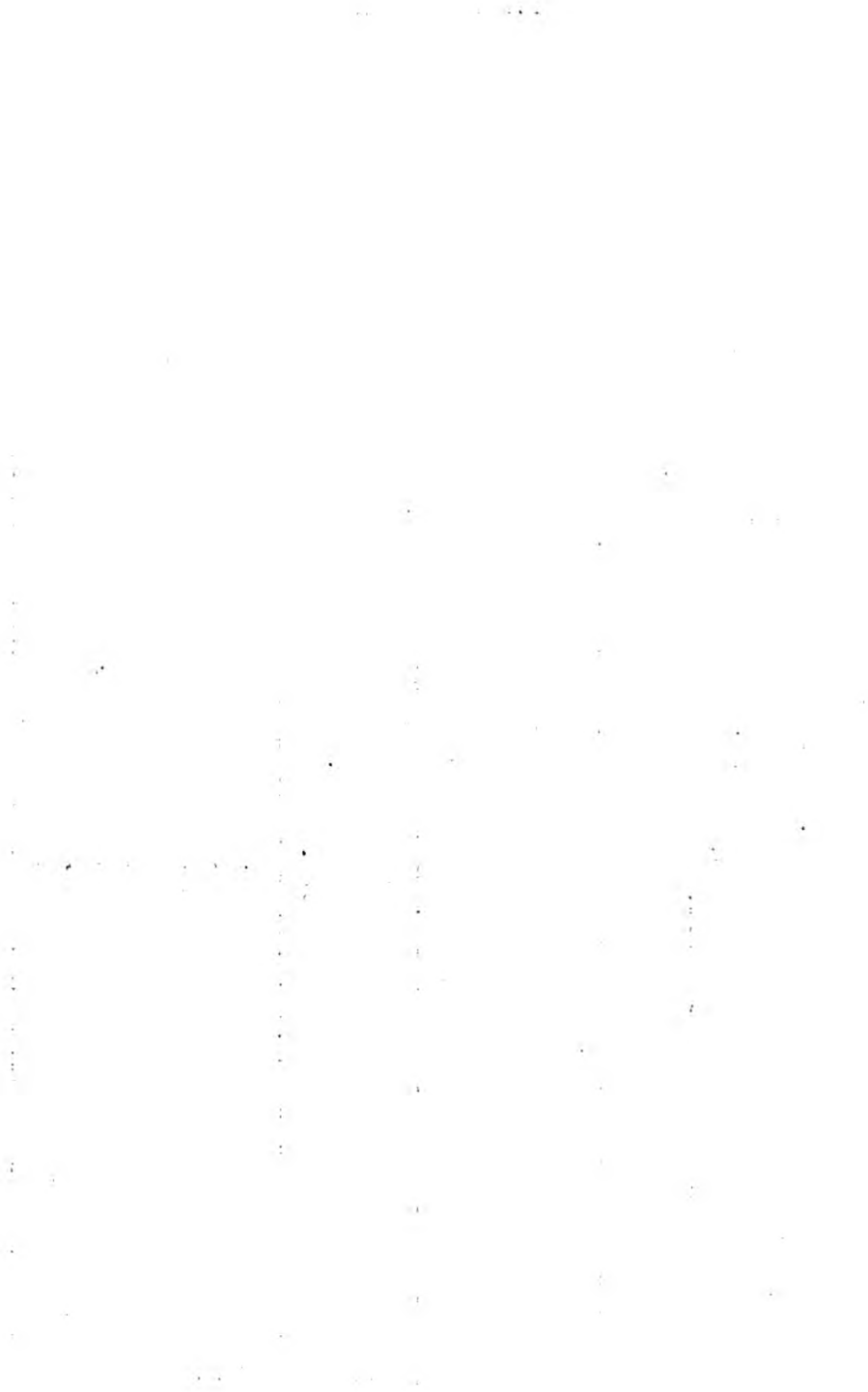


TABLE 13-B

AGE DISTRIBUTION OF ALL PERSONS

	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Persons	100.00	11993	100.00	6625	100.00	5368
Under 1 Year	0.93	111	0.59	39	1.34	72
1 to 4 Years	4.81	577	3.37	223	6.59	354
5 to 9 Years	8.15	977	7.26	481	9.24	496
10 to 14 Years	9.60	1153	9.72	644	9.48	509
15 to 19 Years	7.82	938	8.66	574	6.78	364
20 to 64 Years	65.10	7807	65.63	4348	64.45	3459
65 Years and Over ...	3.59	430	4.77	316	2.12	114

TABLE 14-B

PROPORTIONS OF OWNER AND TENANT HOUSEHOLDS OF VARIOUS RACES

Dwelling Units	All Occupancy		Owner		Tenant	
	%	No.	%	No.	%	No.
Total Reported	100.00	3550	100.00	1927	100.00	1623
White	99.04	3516	99.27	1913	98.77	1603
Negro	0.03	1	0.05	1	-	-
Oriental	0.93	33	0.68	13	1.23	20

TABLE 15-B

DWELLING UNITS WITH ROOMERS

	Number	Percent
Number Reported	3548	100.00
No Roomers	3498	98.64
1 Roomer	34	0.97
2 Roomers	8	0.23
3 to 4 Roomers	4	0.11
5 to 10 Roomers	1	0.02
11 or more Roomers	2	0.03

TABLE 16-B

RENTED DWELLING UNITS BY RENT GROUPS BY TYPE OF STRUCTURE

Monthly Rental	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
All Rentals	% 100.00	No. 3677	% 100.00	No. 3172	% 100.00	No. 180	% 100.00	No. 28	% 100.00	No. 124	% 100.00	No. 173
No Report	-	-	-	-	-	-	-	-	-	-	-	-
Under $15.00	12.18	448	11.35	360	29.44	53	-	-	4.03	5	17.34	30
$ 15.00 to $19.99	12.43	457	12.14	385	14.44	26	-	-	7.26	9	21.39	37
$ 20.00 to $24.99	13.73	505	11.96	380	35.01	63	3.57	1	16.93	21	23.12	40
$ 25.00 to $29.99	20.51	754	20.24	642	16.11	29	35.71	10	25.81	32	23.70	41
$ 30.00 to $39.99	24.89	915	26.43	838	5.00	9	46.43	13	31.45	39	9.25	16
$ 40.00 to $49.99	10.39	382	11.25	357	-	-	14.29	4	12.10	15	3.47	6
$ 50.00 to $99.99	5.79	213	6.52	207	-	-	-	-	2.42	3	1.73	3
$100.00 or more	0.08	3	0.09	3	-	-	-	-	-	-	-	-

TABLE 17-B

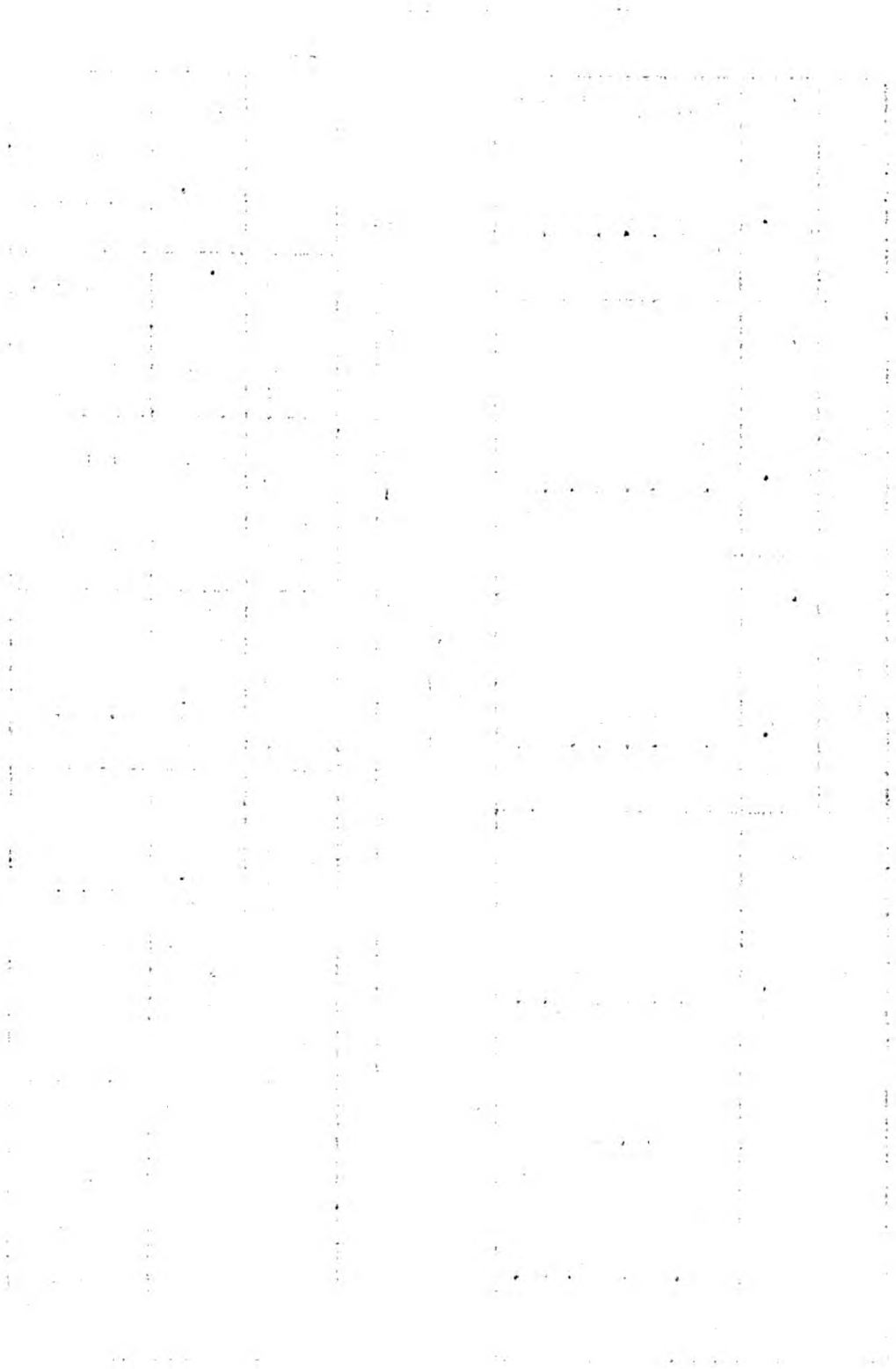
RENTALS OF OWNER, TENANT OCCUPIED AND VACANT DWELLING UNITS

	All Units		Owner Occupied		Tenant Occupied		Vacant	
	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	3677	100.0	1927	100.0	1623	100.0	127
Under $15.00	12.18	448	8.30	160	15.59	253	27.56	35
$ 15.00 to $19.99	12.43	457	12.14	234	13.12	213	7.87	10
$ 20.00 to $24.99	13.73	505	12.25	236	15.71	255	11.02	14
$ 25.00 to $29.99	20.51	754	17.59	339	24.41	396	14.96	19
$ 30.00 to $39.99	24.89	915	28.64	552	20.76	337	20.48	26
$ 40.00 to $49.99	10.39	382	12.82	247	7.39	120	11.81	15
$ 50.00 to $99.99	5.79	213	8.10	156	3.02	49	6.30	8
$100.0 and Over	0.08	3	0.16	3	-	-	-	-

TABLE 18-B

DWELLING UNIT VACANCIES BY TYPE OF STRUCTURE - CONDITION OF REPAIR

	All Types		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	127	100.0	93	100.0	12	100.0	-	100.0	5	100.0	17
Good Condition	45.67	58	51.61	48	25.00	3	--	-	80.00	4	17.65	3
Minor Repairs	37.00	47	33.33	31	66.67	8	-	-	-	-	47.06	8
Major Repairs	13.39	17	9.68	9	8.33	1	-	-	20.00	1	35.29	6
Unfit for Use	3.94	5	5.38	5	--	-	-	-	---	-	-	-



CITY OF SAN LEANDRO

TABLE 19-B

DWELLING UNITS WITH PLUMBING, HEATING, LIGHTING,

COOKING, AND REFRIGERATION FACILITIES

	All Units		Owner		Tenant		Vacant	
A. Plumbing	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	3677	100.0	1927	100.0	1623	100.0	127
2 Toilets - 2 Baths	1.82	67	2.44	47	0.86	14	4.72	6
2 Toilets - 1 Bath	6.34	233	8.82	170	3.45	56	5.51	7
1 Toilet - 1 Bath	86.74	3189	84.95	1637	90.08	1462	70.87	90
1 Toilet - No Bath	3.83	141	3.06	59	3.94	64	14.17	18
Shared Toilet with Running Water.....	0.62	23	0.21	4	0.99	16	2.36	3
Shared Toilet No Running Water.....	-	-	-	-	-	-	-	-
No Toilet With Running Water....	0.60	22	0.52	10	0.68	11	0.79	1
No Toilet No Running Water.....	0.05	2	-	-	-	-	1.58	2
B. Heating								
Total Reported	100.0	3677	100.0	1927	100.0	1623	100.0	127
Central Steam - Hot Water	3.83	141	1.82	35	6.22	101	3.94	5
Central Warm Air	18.77	690	23.35	450	13.74	223	13.39	17
Other Installed	59.35	2182	59.16	1140	61.12	992	39.36	50
None Installed	18.05	664	15.67	302	18.92	307	43.31	55
C. Lighting								
Total Reported	100.0	3675	100.0	1925	100.0	1623	100.0	127
Electric.....	99.54	3658	99.04	1918	99.57	1616	97.63	124
Gas.....	0.14	5	0.16	3	0.12	2	-	-
Other.....	0.32	12	0.20	4	0.31	5	2.37	3
D. Cooking								
Total Reported	100.0	3677	100.0	1927	100.0	1623	100.0	127
Electric.....	2.66	98	1.50	29	4.19	68	0.79	1
Gas.....	95.22	3501	96.94	1868	93.53	1518	90.55	115
Other Installed.....	1.30	48	1.25	24	1.42	23	0.79	1
None Installed.....	0.82	30	0.31	6	0.86	14	7.87	10
E. Refrigeration								
Total Reported	100.0	3676	100.0	1926	100.0	1623	100.0	127
Electric.....	22.88	841	25.39	489	21.63	351	0.79	1
Gas.....	0.46	17	0.52	10	0.43	7	-	-
Ice.....	23.07	848	23.26	448	24.52	398	1.58	2
None.....	53.59	1970	50.83	979	53.42	867	97.63	124

APPENDIX G

STATISTICAL SUMMARY TABLES

EDEN TOWNSHIP ALAMEDA COUNTY

EDEN TOWNSHIP, ALAMEDA COUNTY

TABLE 1-C

NUMBER OF VARIOUS TYPES OF STRUCTURES

Type of Structure	Number	Percent
Total Number Reported	2566	100.00
1. Single Family detached	2480	96.64
2. Single Family attached	2	0.08
3. Two-Family side by side	4	0.16
4. Two-Family up and down	7	0.27
5. Three-Family (Three decker)	-	-
6. Four-Family	-	-
7. Apartment Buildings	3	0.12
8. Business with Dwelling Units	66	2.57
9. Other non-converted structures	1	0.04
10. Partially converted	-	-
11. Completely converted	3	0.12

TABLE 2-C

EXTERIOR MATERIAL OF CONSTRUCTION ACCORDING TO TYPE OF STRUCTURE

Structure by Material	All Structures		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All material	100.00	2566	100.00	2482	100.00	11	-	-	100.00	3	100.00	70
Wood.....	78.10	2004	78.25	1942	90.91	10	-	-	66.67	2	71.43	50
Brick.....	0.16	4	0.12	3	-	-	-	-	-	-	1.43	1
Stone.....	0.04	1	0.04	1	-	-	-	-	-	-	-	-
Stucco.. ...	21.54	553	21.43	532	9.09	1	-	-	33.33	1	27.14	19
Other.....	0.16	4	0.16	4	-	-	-	-	-	-	-	-

TABLE 3-C

CONDITION OF REPAIR OF STRUCTURES BY TYPE

Condition of Structure	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All conditions	100.00	2566	100.00	2482	100.00	11	-	-	100.00	3	100.00	70
In good condition	39.48	1013	39.32	976	27.27	3	-	-	33.33	1	47.14	33
Need minor repairs	45.44	1166	45.53	1130	45.46	5	-	-	66.67	2	41.43	29
Need major repairs	13.72	352	13.74	341	27.27	3	-	-	-	-	11.43	8
Unfit for use	1.36	35	1.41	35	-	-	-	-	-	-	-	-

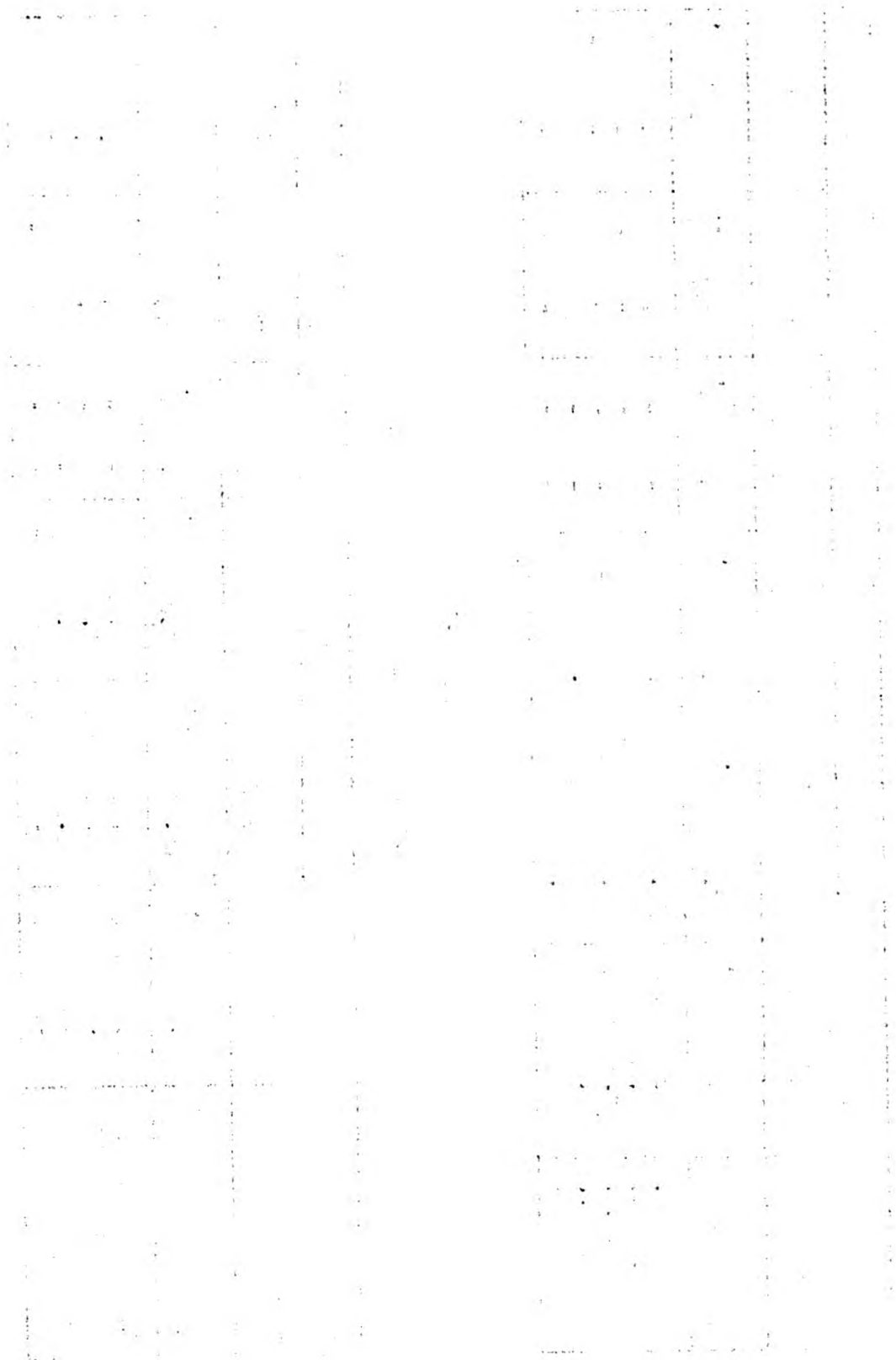


TABLE 4-C

CONDITION OF REPAIR OF STRUCTURE BY AGE

Condition	Total	No. Rpt.	Year Built: 1935-1936	1930-1934	1925-1929	1920-1924	1915-1919	1905-1914	1895-1904	1885-1894	1860-1884	1859 or Before
Good condition	1013	-	68	139	372	189	59	57	31	16	10	2
Minor repairs	1166	-	10	84	279	228	165	149	140	61	48	2
Major repairs	352	-	3	7	24	45	45	75	65	35	52	1
Unfit for use	35	-	-	-	1	11	2	2	7	4	8	-
All structures	2566	-	101	280	676	473	271	283	243	116	118	5
% Needing major repairs and Unfit for use	15.1		3.0	2.5	3.7	11.8	17.4	27.2	29.6	33.6	50.9	20.0

TABLE 5-C

PERCENT OF OWNER OCCUPIED STRUCTURES MORTGAGED BY TYPE

	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All structures	100.00	1705	100.00	1676	100.00	6	100.00	-	100.00	1	50.00	22
Owned free	56.95	971	56.98	955	66.67	4	-	-	100.00	1	50.00	11
Encumbered	43.05	734	43.02	721	33.33	2	-	-	-	-	50.00	11
No report	-	-	-	-	-	-	-	-	-	-	-	-

EDEN TOWNSHIP, ALAMEDA COUNTY

TABLE 6-C

VALUE OF OWNER OCCUPIED STRUCTURES

Value	Number	Percent
All Values	1682	100.00
$ 499 or less	65	3.86
500 - 999	116	6.90
1000 - 1499	243	14.45
1500 - 1999	272	16.18
2000 - 2499	247	14.68
2500 - 2999	246	14.62
3000 - 3999	286	17.01
4000 - 4999	114	6.78
5000 - 5999	55	3.27
6000 - 7999	27	1.60
8000 - 9999	8	0.47
10,000 - 14,999	2	0.12
15,000 - 19,999	1	0.06
20,000 - 29,999	-	-
30,000 or more	-	-

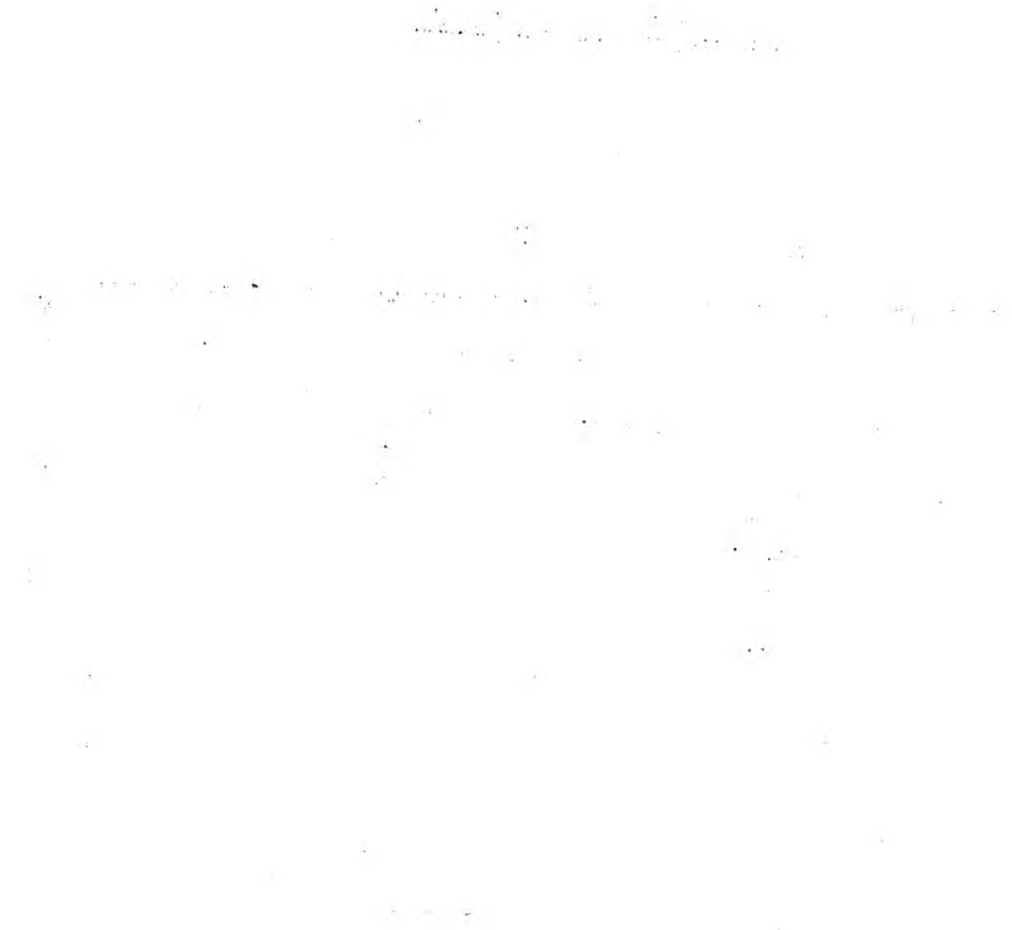


TABLE 7-C

ALL STRUCTURES BY NUMBER OF STORIES, WITH OR WITHOUT BASEMENTS AND GARAGES

Structure by Material	All Structures		Type of Structure: Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2566	100.00	2482	100.00	11	100.00	-	100.00	3	100.00	70
1 Story	87.80	2253	88.36	2193	45.45	5	-	-	100.00	3	74.29	52
1½ Story	6.59	169	6.73	167	-	-	-	-	-	-	2.86	2
2 Story	5.42	139	4.71	117	54.55	6	-	-	-	-	22.85	16
2½ Story	0.19	5	0.20	5	-	-	-	-	-	-	-	-
BY BASEMENTS	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2558	100.00	2474	100.00	11	100.00	-	100.00	3	100.00	70
No basement	75.88	1941	75.34	1864	90.90	10	-	-	100.00	3	91.43	64
With "	24.12	617	24.66	610	9.10	1	-	-	-	-	8.57	6
BY GARAGE	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total report	100.00	2564	100.00	2480	100.00	11	100.00	-	100.00	3	100.00	70
No garage	16.19	415	15.77	391	18.18	2	-	-	-	-	31.43	22
With "	83.81	2149	84.23	2089	81.82	9	-	-	100.00	3	68.57	48

TABLE 8-C

NUMBER OF ROOMS IN DWELLING UNITS BY TYPE OF STRUCTURE

Number of Rooms per Dwelling Unit	Type of Structure											
	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Sizes	100.00	2626	100.00	2482	100.00	22	100.00	-	100.00	37	100.00	85
1 Room	0.95	25	0.73	18	-	-	-	-	-	-	8.24	7
2 Rooms	6.13	161	4.31	107	22.73	5	-	-	89.19	33	18.82	16
3 Rooms	11.58	304	11.28	280	9.09	2	-	-	10.81	4	21.18	18
4 Rooms	24.57	645	24.94	619	27.27	6	-	-	-	-	23.52	20
5 Rooms	33.89	890	35.01	869	31.82	7	-	-	-	-	16.48	14
6 Rooms	14.32	376	14.83	368	9.09	2	-	-	-	-	7.06	6
7 Rooms	4.68	123	4.88	121	-	-	-	-	-	-	2.35	2
8 Rooms or more	3.88	102	4.02	100	-	-	-	-	-	-	2.35	2

TABLE 9-C

DWELLING UNIT OCCUPANCY

	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Units	100.00	2626	100.00	2482	100.00	22	100.00	-	100.00	37	100.00	85
Owner Occupied	64.93	1705	67.53	1676	27.27	6	-	-	2.70	1	25.88	22
Tenant	29.44	773	27.52	683	68.18	15	-	-	67.57	25	58.82	50
Vacant	5.63	148	4.95	123	4.55	1	-	-	29.73	11	15.30	13

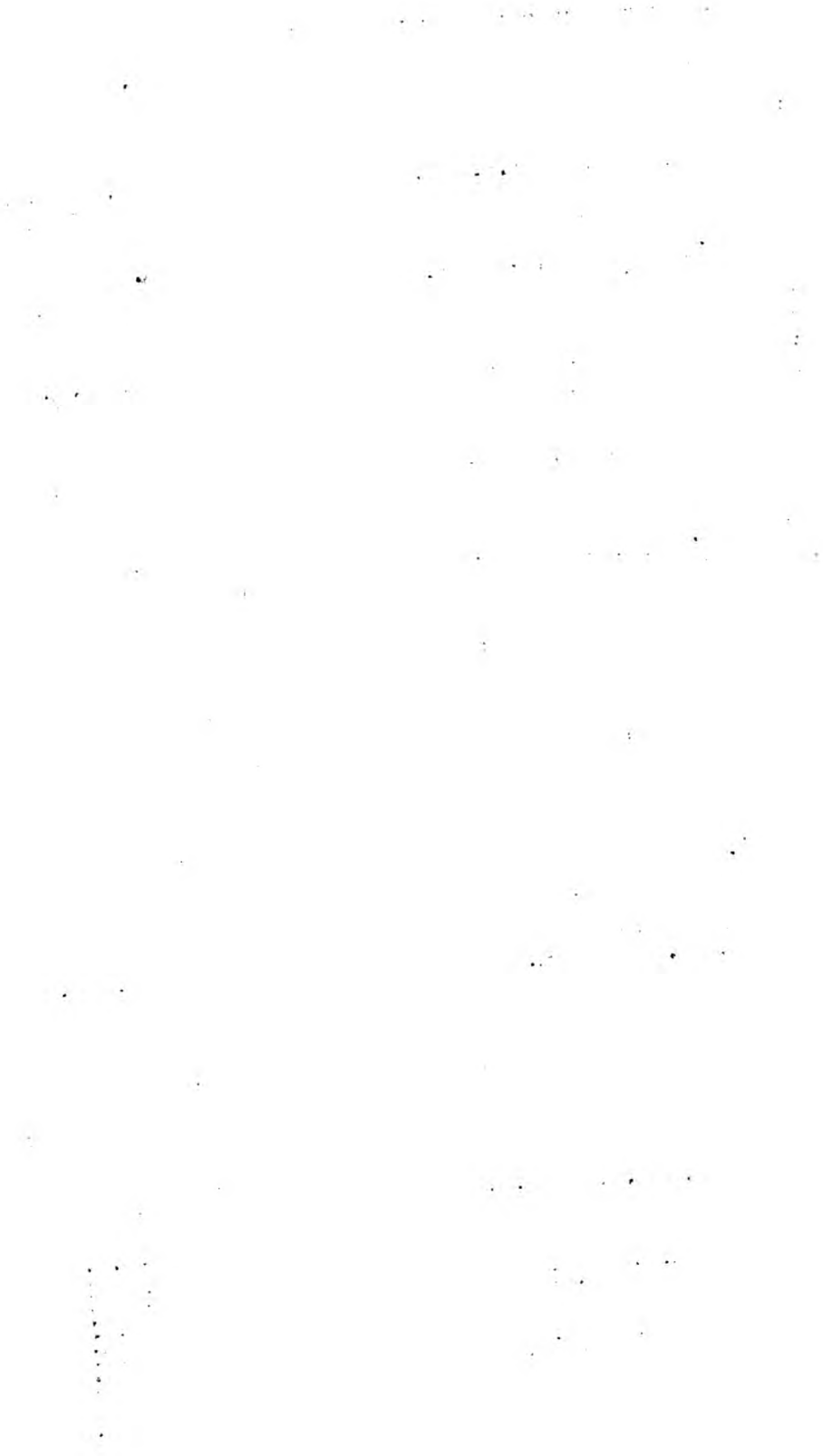


TABLE 10-C

PERSONS PER ROOM AND PER DWELLING UNIT BY TYPE OF STRUCTURE

Persons per Room	All Structures		Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	2478	100.00	2359	100.00	21	100.00	-	100.00	26	100.00	72
.50 or Less	39.99	991	40.19	948	52.38	11	-	-	30.77	8	33.33	24
.51 to .75	24.98	619	25.48	601	14.29	3	-	-	7.69	2	18.06	13
.76 to 1.00	22.68	562	22.38	528	19.05	4	-	-	42.31	11	26.38	19
1.01 to 1.50	8.56	212	8.39	198	9.52	2	-	-	11.54	3	12.50	9
1.51 to 2.00	2.91	72	2.76	65	4.76	1	-	-	7.69	2	5.56	4
2.00 and over	0.88	22	0.80	19	-	-	-	-	-	-	4.17	3
Size of Household												
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
No. Reported	100.00	2478	100.00	2359	100.00	21	100.00	-	100.00	26	100.00	72
1 Person	9.77	242	9.24	218	23.81	5	-	-	30.77	8	15.28	11
2 Persons	31.55	782	31.16	735	33.34	7	-	-	50.00	13	37.50	27
3 Persons	22.72	563	23.19	547	9.52	2	-	-	7.69	2	16.67	12
4 Persons	16.62	412	16.92	399	14.29	3	-	-	11.54	3	9.72	7
5 Persons	9.89	245	10.00	236	9.52	2	-	-	-	-	9.72	7
6 Persons	4.12	102	4.28	101	-	-	-	-	-	-	1.39	1
7 or More	5.33	132	5.21	123	9.52	2	-	-	-	-	9.72	7

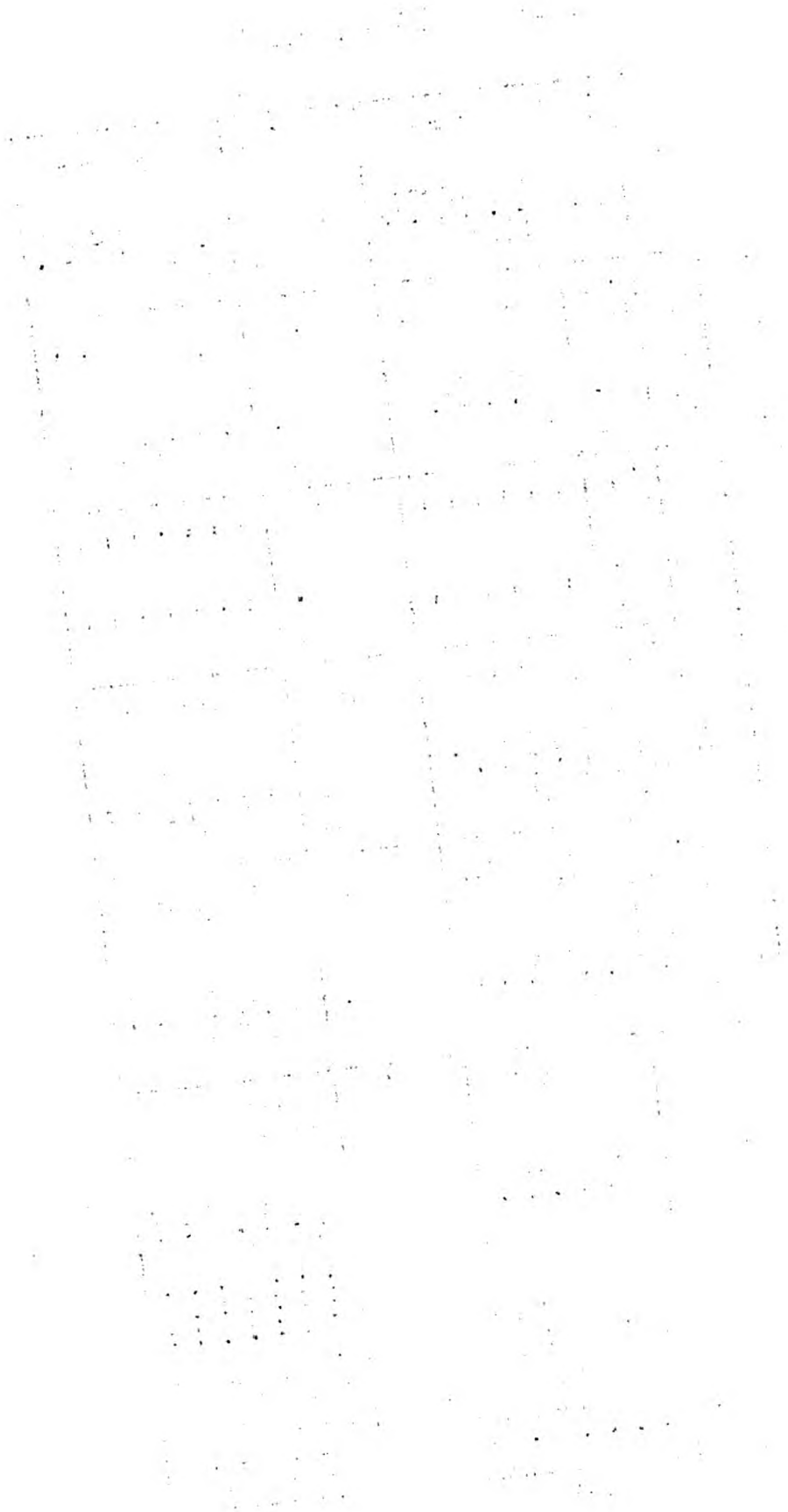


TABLE 11-C

EXTRA FAMILIES IN DWELLING UNITS

Extra Families	All Occupancy		Owner		Tenant	
Total Reported	% 100.00	No. 10	% 100.00	No. 5	% 100.00	No. 5
Units with one Extra	90.00	9	80.00	4	100.00	5
Units with two or more Extra	10.00	1	20.00	1	-	-

TABLE 12-C

DURATION OF RESIDENTIAL OCCUPANCY OF DWELLING UNITS

Total Reported	ALL OCCUPANCY		OWNER		TENANT	
	% 100.00	No. 2478	% 100.00	No. 1705	% 100.00	No. 773
Less than 6 Months	9.85	244	3.81	65	23.16	179
6 Months to 11 Months	5.53	137	2.87	49	11.38	88
1 Year to 1 Year 11 Months	9.52	236	5.51	94	18.37	142
2 Years to 2 Years 11 Months	6.86	170	4.63	79	11.77	91
3 Years to 4 Years 11 Months	12.03	298	10.73	183	14.88	115
5 Years to 9 Years 11 Months	20.90	518	25.05	427	11.77	91
10 Years to 19 Years 11 Months	23.97	594	31.92	544	6.47	50
20 Years or More	11.34	281	15.48	264	2.20	17

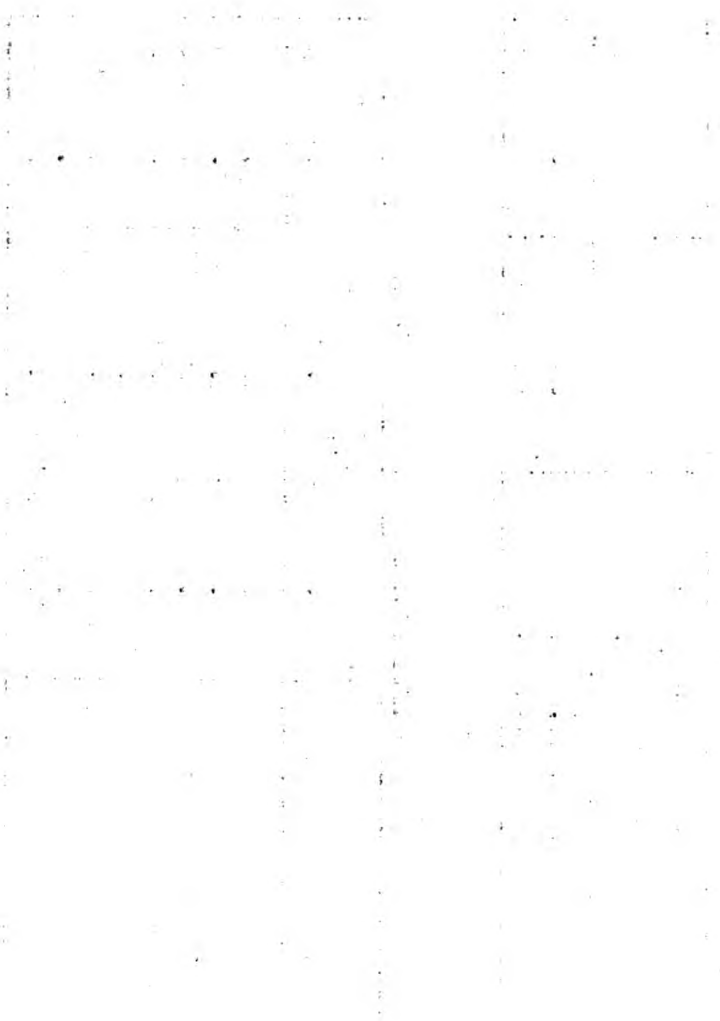


TABLE 13-C

AGE DISTRIBUTION OF ALL PERSONS

	All Occupancy		Owner		Tenant	
Total Persons	% 100.00	No. 8064	% 100.00	No. 5399	% 100.00	No. 2665
Under 1 Year	1.14	92	.78	42	1.88	50
1 Year to 4 Years	4.92	397	3.70	200	7.39	197
5 Years to 9 Years	7.37	594	6.37	344	9.38	250
10 Years to 14 Years	9.08	732	8.56	462	10.13	270
15 Years to 19 Years	8.26	666	8.41	454	7.95	212
20 Years to 64 Years	64.13	5172	66.48	3589	59.41	1583
65 Years and Over	5.10	411	5.70	308	3.86	103

TABLE 14-C

PROPORTIONS OF OWNER AND TENANT HOUSEHOLDS OF VARIOUS RACES

Dwelling Units	All Odcupancy		Owner		Tenant	
Total Reported	% 100.00	No. 2478	% 100.00	No. 1705	% 100.00	No. 773
White	96.73	2397	98.18	1674	93.53	723
Negro	0.04	1	0.06	1	-	-
Oriental	3.23	80	1.76	30	6.47	50

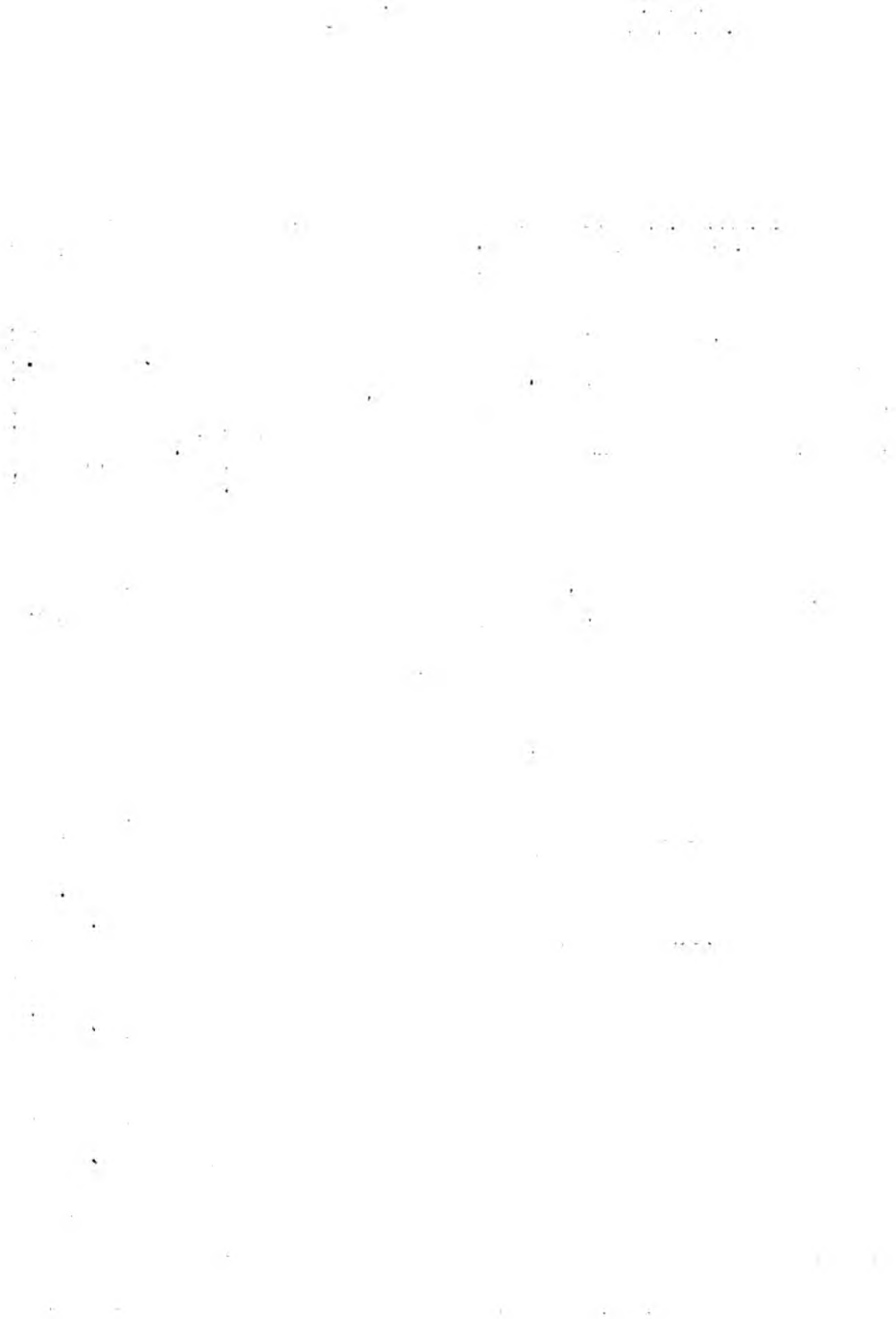


TABLE 15-C

DWELLING UNITS WITH ROOMERS

	Number	Percent
Number Reported	2478	100.00
No Roomers	2456	99.11
1 Roomer	14	0.56
2 Roomers	3	0.12
3-4 Roomers	3	0.12
5-10 Roomers	2	0.09
11 or more Roomers	-	-

TABLE 16-C

RENTED DWELLING UNITS BY RENT GROUPS BY TYPE OF STRUCTURE

Monthly Rentals	Total		Type of Structure									
			Single Family		Two Family		3 and 4 Family		Apartment		Other	
	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
All Rentals	100.00	2626	100.00	2482	100.00	22	100.00	-	100.00	37	100.00	85
No Report	-	-	-	-	-	-	-	-	-	-	-	-
Under $15.00	32.78	861	31.91	792	63.64	14	-	-	67.56	25	35.29	30
$ 15.00 to $19.99	23.50	617	23.81	591	22.73	5	-	-	5.41	2	22.35	19
$ 20.00 to $24.99	19.88	522	20.31	504	-	-	-	-	16.22	6	14.12	12
$ 25.00 to $29.99	13.02	342	13.05	324	13.63	3	-	-	2.70	1	16.47	14
$ 30.00 to $39.99	8.19	215	8.38	208	-	-	-	-	8.11	3	4.71	4
$ 40.00 to $49.99	1.64	43	1.57	39	-	-	-	-	-	-	4.71	4
$ 50.00 to $99.99	0.91	24	0.89	22	-	-	-	-	-	-	2.35	2
$100.00 or More	0.08	2	0.08	2	-	-	-	-	-	-	-	-

TABLE 17-C

RENTALS OF OWNER, TENANT OCCUPIED AND VACANT DWELLINGS UNITS

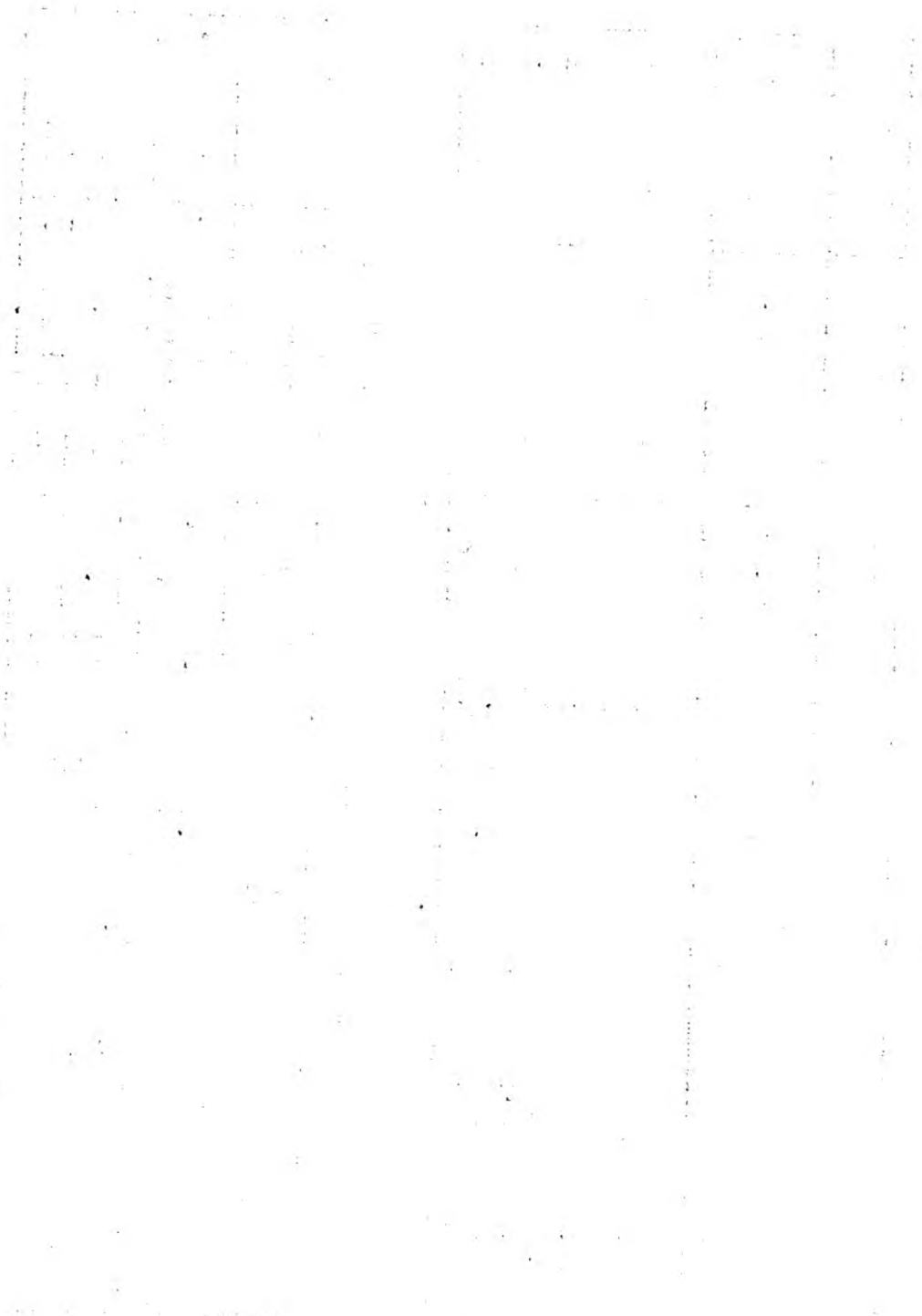
	All Units		Owner Occupied		Tenant Occupied		Vacant	
Total Reported	% 100.0	No. 2626	% 100.0	No. 1705	% 100.0	No. 773	% 100.0	No. 148
Under $15.00	32.78	861	25.34	432	44.63	345	56.76	84
$ 15.00 to $19.99	23.50	617	23.75	405	23.29	180	21.62	32
$ 20.00 to $24.99	19.88	522	22.87	390	14.75	114	12.16	18
$ 25.00 to $29.99	13.02	342	15.31	261	9.31	72	6.08	9
$ 30.00 to $39.99	8.19	215	9.56	163	6.21	48	2.70	4
$ 40.00 to $49.99	1.64	43	1.94	33	1.29	10	----	-
$ 50.00 to $99.99	0.91	24	1.11	19	0.52	4	0.68	1
$100.00 and Over	0.08	2	0.12	2	----	-	----	-

G-17-18

TABLE 18-C

DWELLING UNIT VACANCIES BY TYPE OF STRUCTURE - CONDITION OF REPAIR

	All Types		Single Family		Two Family		3 and 4 Family		Apartment		Other	
Total Reported	% 100.0	No. 148	% 100.0	No. 123	% 100.0	No. 1	% 100.0	No. -	% 100.0	No. 11	% 100.0	No. 13
Good Condition	29.73	44	28.46	35	---	-	---	-	18.18	2	53.85	7
Minor Repairs	33.11	49	27.64	34	100.0	1	---	-	81.82	9	38.46	5
Major Repairs	27.70	41	32.52	40	---	-	---	-	---	-	7.69	1
Unfit for Use	9.46	14	11.38	14	---	-	---	-	---	-	----	-



EDEN TOWNSHIP ALAMEDA COUNTY

TABLE 19-C

DWELLING UNITS WITH PLUMBING, LIGHTING, COOKING,

AND REFRIGERATION FACILITIES

	All Units		Owner		Tenant		Vacant	
A. Plumbing	%	No.	%	No.	%	No.	%	No.
Total Reported	100.0	2626	100.0	1705	100.0	773	100.0	148
2 Toilets - 2 Baths	1.10	29	1.16	20	1.13	9	-	-
2 Toilets - 1 Bath	1.71	45	2.11	36	1.03	8	0.68	1
1 Toilet - 1 Bath	74.79	1964	79.83	1361	68.18	527	51.34	76
1 Toilet - No Bath	3.43	90	2.76	47	4.53	35	5.41	8
Shared Toilet with Running Water	0.80	21	-	-	1.94	15	4.05	6
Shared Toilet No Running Water	-	-	-	-	-	-	-	-
No Toilet With Running Water	15.66	411	12.97	221	19.40	150	27.03	40
No Toilet No Running Water	2.51	66	1.17	20	3.75	29	11.49	17
B. Heating								
Total Reported	100.0	2626	100.0	1705	100.0	773	100.0	148
Central Steam - Hot Water	1.29	34	0.70	12	2.46	19	2.03	3
Central Warm Air	3.88	102	4.69	80	2.59	20	1.35	2
Other Installed	54.15	1422	56.48	963	52.91	409	33.78	50
None Installed	40.68	1068	38.13	650	42.04	325	62.84	93
C. Lighting								
Total Reported	100.0	2626	100.0	1705	100.0	773	100.0	148
Electric	96.38	2531	97.66	1665	95.34	737	87.16	129
Gas	0.30	8	0.35	6	0.26	2	-	-
Other	3.32	87	1.99	34	4.40	34	12.84	19
D. Cooking								
Total Reported	100.0	2626	100.0	1705	100.0	773	100.0	148
Electric	1.45	38	1.88	32	0.65	5	0.68	1
Gas	80.69	2119	83.40	1422	78.26	605	62.16	92
Other Installed	13.10	344	11.67	199	16.56	128	11.49	17
None Installed	4.76	125	3.05	52	4.53	35	25.67	38
E. Refrigeration								
Total Reported	100.0	2621	100.0	1705	100.0	773	100.0	143
Electric	12.86	337	15.43	263	9.18	71	2.10	3
Gas	0.11	3	-	-	-	-	2.10	3
Ice	21.94	575	24.52	418	19.93	154	2.10	3
None	65.09	1706	60.05	1024	70.89	548	93.70	134