

Housing

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#14

NEED FOR A

LOW-RENT HOUSING PROJECT
OAKLAND, CALIF.

MRS. L. H. HAYES

PRELIMINARY REPORT
OF THE
OAKLAND CITY PLANNING COMMISSION
TO THE
CITY COUNCIL

NEED FOR
A
LOW-RENT HOUSING PROJECT
IN
OAKLAND, CALIF.

OAKLAND, CITY PLANNING COMMISSION
JOHN G. MARR ENGINEER
APRIL 5, 1938

CITY OF OAKLAND
CALIFORNIA

CITY PLANNING COMMISSION

OAKLAND, CALIFORNIA

1937 - 1938

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JOHN G. MARR
ENGINEER

CITY OF OAKLAND CALIFORNIA

CITY PLANNING COMMISSION

April 5, 1938

Honorable City Council
Oakland, California

Gentlemen:

The City Planning Commission respectfully submits the attached report in fulfillment of the request of the City Council for advice as to "whether or not the City Council should adopt the necessary resolution authorizing the Mayor to designate a Local Housing Authority to take advantage of the California Legislation and undertake a project under the United States Housing Authority."

The City Planning Commission convened as a Committee of the Whole in the preparation of this report and at a special meeting on April 12th, 1938, adopted the following resolution:

"RESOLVED that the City Planning Commission recommends to the City Council the adoption of a resolution in accord with the requirements of the California Housing Authorities Law of 1938; and that an Oakland Housing Authority be appointed (1) to assemble and analyze additional information indicating the necessity for a Low-Rent Housing project; (2) immediately contact the U.S.H.A., advising of appointment of said local Authority and requesting that a representative of the U.S.H.A. be sent to review available data, assist in organization of authority and outline steps for future procedure."

Attached hereto is a summary of the pertinent facts upon which the above recommendations were made and also copies of various resolutions and communications approving in principle the fundamental objectives of low-rent housing in providing facilities which persons in the lower income brackets can afford to pay.

Respectfully submitted,

John G. Marr
John G. Marr,

City Planning Engineer

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SUMMARY STATEMENT OF FINDINGS AND CONCLUSIONS

The inadequacy of low-rent housing can be expressed in certain very definite terms. In a critical investigation of all dwelling units and those particular facilities renting for twenty dollars (\$20.00) or less per month the following facts are indicated.

EVIDENCES OF SUB-STANDARD HOUSING CONDITIONS

Dwelling Units	All Dwelling Units in City (96,505)	All Dwelling Units Renting for \$20.00 or Less per Month (19,350)	
1. Number and per cent in need of major re- pairs or unfit for use.	11,066 11.4%	4939 25.5%	P. 16
2. Number and per cent of dwelling units in buildings over 40 years old.	12,012 12.4%	5712 29.5%	P. 22
3. Number and per cent of dwelling units occupied at a density in excess of 1 person per room	6934 7.2%	2975 15.4%	P. 24
4. Number and per cent of dwelling units with inadequate plumbing facilities i.e., 1 bath and 1 toilet for each family accommodation.	4876 5.1%	3235 16.7%	

According to these statistics a minimum of 2975 dwelling units (within the low-rental units) and a maximum of 5712 are now found to be sub-standard

according to accepted standards. In the entire city in all types of dwelling units the maximum is 12,012; the minimum 4876 dwelling units which are sub-standard.

The above criteria and the supporting information contained in the body of this report are believed by the City Planning Commission to offer satisfactory evidence to justify the passage of a Council resolution stating that there is an inadequacy of low-rent housing available at rentals which persons of low-income can afford to pay.

Several communications and resolutions received by the City Planning Commission are attached hereto as evidence of the benefits which can accrue to Oakland by the initiation of a low-rent housing project. They include:-

1. Oakland Real Estate Board.
2. Building Trades Council.

RECOMMENDED PROCEDURE IN THE INITIATION OF A

LOW-RENT HOUSING PROJECT IN OAKLAND

The United States Housing Authority has outlined definite procedure to be followed in the initiation of any low-rent housing project. In order for the U.S.H.A. to determine the need for a project in Oakland and to permit of expeditious and definite action the following procedure is recommended:-

- 1) State Enabling Legislation. The four bills (copies attached as Appendix B) passed at the last special session of the California Legislature are adequate to permit the U.S.H.A. to undertake projects in California.
- 2) Determination of Need for Projects. The State Law requires that the City Council pass a resolution stating that there is a need for a slum clearance or low-rent housing project in the municipality. The statistics presented herewith afford an affirmative answer to this important question. The City Planning Commission recommends the adoption of a resolution stating that there is an inadequacy of low-rent housing at rents that persons of low-income can afford to pay, (copy of suggested resolution attached as Appendix D).
- 3) Appointment of Local Housing Authority. The City Planning Commission recommends the appointment of a Local Housing Authority by the Mayor after the necessary resolution has been adopted. It is recommended that this local housing authority be composed of one member of the City Planning Commission, one member representing the Real Estate Profession, one member representing the Financial Institutions, one member representing the Labor Organizations and one member representative of the Social and Welfare Organizations. This local housing authority should be composed of active, aggressive, social minded persons, cognizant of the many ramifications of the present acute housing problem. In the organization after appointment, this group should seek guidance from the U.S.H.A. It is recommended that a copy of this preliminary report, copies of the council resolution, subsequent appointment and organization proceedings be dispatched immediately to Washington for review.

This is necessary procedure. Some expression should be secured from the U.S.H.A. as to possibility of Oakland qualifying for a project before any monies are expended in survey work or further investigations. It is recommended that the City Planning Engineer serve in the capacity of Secretary and Technical Director, temporarily at least, until a definite outline of procedure can be determined upon.

The matter of securing more housing information by the use of the Works Progress Administration has been discussed. Under the technical guidance of the City Planning Commission such a W.P.A. project could secure needed information at a considerable saving to the City.

Suggested First Considerations of Local Housing Authority

It should be the endeavor of the Local Housing Authority to assemble all possible information indicating:-

1. The need for a Low-Rent housing project including statistics showing the amount of rent which persons of limited incomes can afford to pay.
2. An analysis of the possible general location for project sites and the type of housing best adapted to local needs. Your City Planning Commission believes that any project must be located in an area of absolute housing, convenient to place of employment. The use of vacant sites appear neither necessary nor desirable.
3. Preliminary estimates of probable purchase price of land within areas determined upon under item two above.
4. The method to be followed in providing for equivalent demolition. It would be recommended that the Local Housing Authority study legislation now in force in other cities and draft similar legislation for Oakland.
5. Investigate possible methods and means by which the necessary local 10 per cent contribution can be secured.

6. Investigato means by which economic rents can be reduced to income paying ability of prospective tenants.

These are all general considerations, affording the necessary background for further analysis of the problem. As soon as these six items can be answered to the satisfaction of the U.S.H.A. a specific earmarking of funds is possible.

The City Planning Commission is prepared to submit suggested procedure beyond this point but believes that the planning and other considerations should be postponed until some assurance is advanced that a project in Oakland is feasible.

STATEMENT OF THE PROBLEM

The question of the moment is whether or not a Local Housing Authority should be established in Oakland. Before this can be answered the City Planning Commission believes it will be necessary to determine whether this City could qualify for a housing project under the United States Housing Act of 1937.

The fundamental purposes of both the Federal Legislation creating the United States Housing Authority (Public Number 412-75th Congress) and the four California Housing Laws of 1938 are the same.* The purposes are twofold: (1) To eliminate "slum" conditions and (2) to provide safe, sanitary housing for persons of low income at rentals which they can afford to pay. In order to accomplish these desirable and economic objectives money has been made available for loans to cities and counties.

There is now a total of \$500,000,000 available for loans for slum clearance and low-rent housing. If this is to be applied in the eradication of the worst slums in the United States all of it could be expended in Eastern Cities. If, however, the U.S.H.A. is to adopt a policy of distribution in accord with geographic location, then the California cities might expect to participate.

Today there are but 33 States possessing State Legislation which might permit the U.S.H.A. to loan money for projects within cities and counties. California is believed to have adequate legislation. Each city or county must prove a definite need for such a project before any loan can be made.

* The Federal Legislation and four California Statutes are included as appendices A and B of this report.

Each city and county must designate a legally constituted local housing authority to participate. No loans under this Act can be made to any individual, corporation other than such an agency. Any city or county desirous of undertaking a project must contribute 10 per cent of the total development cost and make arrangements to provide 20 per cent of whatever subsidy is necessary to reduce rentals to a level which the particular income group to be served can afford to pay. There is a definite limit on the construction cost (not more than \$1000 per room or more than \$4000 per family accommodation). Definite controls over the applicants who would be eligible as tenants are proscribed by the Federal and State Legislation. There are many other phases of the Laws for which definite policies and methods of procedure have been determined in the short period of time in which the U.S.H.A. has been in existence. There still remain many questions which have not been finally determined.

This report does not attempt to discuss all of the ramifications and implications of the legislation, nor attempt to set up a definite project. It has but two specific purposes:-

1. To determine whether the housing conditions in Oakland justify a low-rent housing project, and
2. To outline a method of procedure for the initiation of such a project,

Oakland, California is a young city compared with Eastern cities of approximately the same size. It now has many desirable residential areas which are definite municipal assets. Under such conditions it will be necessary to make a most critical investigation, examining all phases of the entire problem, if the City is to justify any housing project before the more acute manifestations of "slums" found in the Eastern cities are eradicated.

Can Oakland prove such a need? Before this question can be answered in the affirmative or in the negative certain terms must be defined. What is a "slum". Much has been written concerning this term. The City Planning Commission after investigating various sources of reference accepts the definition contained to "SLUMS AND HOUSING" - James Adams - Harvard University Press - 1936. A "slum" is defined as:-

"The slum is a residential area in which housing is so deteriorated, so sub-standard, or so unwholesome, as to be a menace to the health, safety, morality, or welfare of the occupants.

As such the City Planning Commission states that Oakland does not have slum areas, but it is evident that there is much bad housing to be found in the city. It is scattered. There are substantial areas which are now definitely on the down grade. They are in the process of becoming areas of sub-standard housing. Certain of these are used predominantly for residential purposes. This residential use should be continued since they are not adaptable for either commercial or industrial purposes. The revivification of certain of these areas of incipient decay is essential to preserve the stability of the municipal economic structure.

From the experiences and fund of factual information available in the Office of the City Planning Commission, it can be stated that there are areas where low-rent housing should be provided at rentals persons of low-income can afford to pay. In justification of such a statement the Commission has assembled considerable data relating to housing conditions with particular emphasis on those factors indicative of sub-standard conditions in low-rental dwelling units.

What are the criteria which can be used to ascertain the extent of sub-standard housing? As a result of the 1936 Real Property Survey in Oakland, the activities of the Department of Commerce in conducting Real

Property Inventories in 64 cities in 1934, and from the experiences gleaned from the published record of the Housing Division of the Public Works Administration; these criteria can be summarized as follows:

1. The extent of sub-standard housing is evidenced by:-

- a. Structural Condition.
- b. Age of Buildings.
- c. Overcrowding of persons in dwelling units.
- d. Lack of Essential Facilities
 - 1. Adequate means of lighting.
 - 2. Private toilet facilities.
 - 3. Private bathing facilities.
 - 4. Running water.
 - 5. Heating facilities. (In some cities.)
 - 6. Cooking facilities.
- e. Environmental Condition of neighborhood.

The economics of the housing situation and the general relationship between it and the economic levels of the population are evidenced by certain other facts. In order to better understand and appreciate the multitudinous economic and social ramifications an outline of these related factors must include:-

- 2. An enumeration of the available adequate low-rent dwelling units.
- 3. The relationship between the available family income and expenditures for various items comprising the family budget. The relationship between the family and individual incomes.
- 4. Social conditions attendant with areas of sub-standard housing. Estimates of the cost of provision of municipal services and the income produced from specific areas of the city might be undertaken.
- 5. Volume of construction and demolition carried on during the past eight years. What income brackets is this new construction available to?

6. Present per cent of vacancy in various areas classified with respect to rentals charged.

In order to clarify the approach to this complicated problem, the City Planning Commission decided to summarize first those factors of city-wide import related to the general housing conditions and secondly to investigate thoroughly all of the information pertaining to the rental dwellings renting at less than \$20.00 per month.

The following statistical tables and remarks pertaining thereto were assembled to indicate the extent of sub-standard housing and the correlation of the various factors one with the other. It has been the attempt to eliminate all emotional arguments so frequently resorted to in an attempt to justify an improvement in the housing for persons of low income, by confining all comment to the factual data available.

I. AVAILABLE DATA PERTAINING TO CITY WIDE CONDITIONS.

The "1936 Real Property Survey" completed as a Works Progress Administration Project under the sponsorship of the City Planning Commission contains much information of value regarding the housing conditions within the city. Since the economic and social characteristics of sections of the city change only slowly the data contained in this survey are in most respects indicative of present conditions.

Oakland has been referred to frequently as a city with a relatively high per cent of home ownership. This fact was first investigated. The statistics are as shown on Table Number One.

TABLE NUMBER 1

HOME OWNERSHIP AND RENTALS OAKLAND, CALIF.

Number and Per Cent of Structures in
Home Ownership

Number and Per Cent
Of Rental Dwelling Units

Estimated Value	No.	%	Rentals	No.	%
Under - \$999.....	523	1.47	Under - \$15.00.....	7977	15.4
\$1000 - \$1499.....	1333	3.74	\$15.00 - \$19.99.....	11373	21.8
\$1500 - \$1999.....	2550	7.16	\$20.00 - \$24.99.....	9870	18.9
\$2000 - \$2499.....	3298	9.25	\$25.00 - \$29.99.....	8529	16.4
\$2500 - \$2999.....	4062	11.38	\$30.00 - \$39.99.....	8413	16.2
\$3000 - \$4999.....	8752	24.56	\$40.00 - \$49.99.....	3195	6.2
\$4000 - \$4999.....	5510	15.46	\$50.00 - \$99.99.....	2443	4.7
\$5000 - \$5999.....	3467	9.72	\$100.00 or More	173	0.3
\$6000 - \$7999.....	3422	9.60	Not Reported.....	52	0.1
\$8000 - \$9999.....	1268	3.56			
\$10000 or More.....	1452	4.09			
Total.....	35637*	100.00	Total.....	52025	100.0

* Note:- The 35,637 structures reported contain 38,518 dwelling units.

On the proceeding table, as on all others, unless separately indicated, the statistics are expressed in terms of dwelling units and not separate buildings. The use of the dwelling unit affords a more reasonable basis of comparison since it means each individual family accommodation. For example, a single family dwelling is counted as one unit; a two family building as two units; a multiple dwelling containing three or more family accommodations as the number of individual dwelling units contained therein.

The 96,505 dwelling units enumerated were contained within 68,990 structures. They are divided between rental and home owned facilities as follows:-

	<u>No.</u>	<u>%</u>
Number of Dwelling units occupied by home owners.....	38,518	39.9
Number of Dwelling Units Rented.....	52,025	53.9
Number of Dwelling Units Vacant.....	5,962	6.2
Totals.....	96,505	100.0

Oakland in 1936 had 39.9 per cent of all dwelling units occupied by home owners. In comparison with the 64 cities surveyed by the U.S. Department of Commerce and Emergency Agencies in 1934, Oakland occupied 32.1 place among this particular group of cities in per cent of dwelling units occupied by Home owners. The past Federal Census records for Oakland for 1900 - 1910 - 1920 - 1930 indicate that the trend in per cent of home ownership is downward. With the uncertainty of the economic situation and the continued necessity for mobility of family units this trend can not be expected to be reversed in the near future.

The Federal Housing Administration is the governmental agency interested in guaranteeing loans for financial institutions to be occupied by

home owners. The province of the United States Housing Authority is confined to the provision of rental facilities. It was determined to concentrate all of the investigations of the City Planning Commission on the dwelling units now classified as rental and vacant. These rental facilities now comprise 53.9 per cent of all available occupied dwelling units. In comparison with the 64 cities surveyed in 1934 by the United States Department of Commerce the per cent of total dwelling units occupied by tenants averages 60.8 per cent or slightly higher than the per cent found in Oakland.

Tables Numbered Two, Three and Four present data for the rental units, the vacant units, and the composite of both the rental and vacant dwelling units. These tables classify the dwelling units by both rentals and by condition of unit. The terms employed are in the main self-explanatory with the possible exception of:-

1. "In need of Major Repair" means repairs to the roof, the foundation, or to the walls, renewal of woodwork as in the case of joists, window frames, door jambs or floors, plumbing or electrical replacements, the repair of bulging or sagging walls, reshingling, in general any repairs so essential that, if neglected much longer, would seriously impair the value of the property.
2. "Unfit for Use" applies to obsolete buildings, buildings in apparently dangerous condition, or those that cannot be repaired except at a cost out of all proportion to the value of the building.

TABLE NUMBER 2
CLASSIFICATION OF RENTAL DWELLING
BY RENTAL AND BY CONDITION
OAKLAND, CALIF.

Rental Range	In Good Condition	In Need of Minor Repair	In Need of Major Repair	Unfit For Use	Totals
Less \$ 5.00.....	2	6	14	12	34
\$5 to \$ 9.99.....	100	555	613	85	1353
\$10 to \$14.99.....	956	3519	2055	60	6590
\$15 to \$19.99.....	3268	6005	2081	19	11373
Sub-Total					
Under \$20,000.....	4326	10085	4763	176	19350
\$20 to \$24.99.....	4485	4635	741	8	9869
\$25 to \$29.99.....	4785	3354	388	2	8529
\$30 to \$39.99.....	6146	2073	192	2	8413
\$40 to \$49.99.....	2528	619	48	0	3195
\$50 to \$74.99.....	1694	373	33	2	2102
\$75 to \$99.99.....	290	44	7	0	341
\$100 and Over.....	166	7	0	0	173
Sub-Total					
Over \$20,00.....	20094	11105	1409	14	32622
Not Reported.....					53
Grand Total.....	24420	21190	6172	190	52025

TABLE NUMBER 3.
CLASSIFICATION OF VACANT DWELLING UNITS
BY RENTAL AND BY CONDITION
OAKLAND, CALIF.

Rental Range	In Good Condition	In Need of Minor Repair	In Need of Major Repair	Unfit For Use	Totals
Less \$5.00.....	0	1	8	29	38
\$5 to \$9.99.....	43	122	192	107	464
\$10 to \$14.99.....	129	509	515	86	1239
\$15 to \$19.99.....	290	626	444	29	1389
Sub-Total					
Under \$20,000.....	462	1258	1159	251	3130
\$20 to \$24.99.....	311	450	165	12	938
\$25 to \$29.99.....	327	252	79	2	660
\$30 to \$39.99.....	420	180	33	3	636
\$40 to \$49.99.....	169	55	10	0	234
\$50 to \$74.99.....	160	32	7	1	200
\$75 to \$99.99.....	40	7	0	1	48
\$100 and Over.....	17	5	2	1	25
Sub-Total					
Over \$20,00.....	1444	981	296	20	2741
Not Reported.....					91
Grand Total.....	1906	2239	1455	271	5962

TABLE NUMBER 4.
CLASSIFICATION OF RENTAL AND VACANT DWELLING UNITS
BY RENTAL AND BY CONDITION
OAKLAND, CALIF.

Rental Range	In Good Condition	In Need of Minor Repair	In Need of Major Repair	Unfit For Use	Totals
Less \$ 5.00.....	2	7	22	41	72
\$5 to \$ 9.99.....	143	677	805	192	1817
\$10 to \$14.99.....	1085	4028	2570	146	7829
\$15 to \$19.99.....	3558	6631	2525	48	12762
Sub-Total Under \$20.00.....	4788	11343	5922	427	22480
\$20 to \$24.99.....	4796	5085	906	20	10807
\$25 to \$29.99.....	5112	3606	467	4	9189
\$30 to \$39.99.....	6566	2253	225	5	9049
\$40 to \$49.99.....	2697	674	58	0	3429
\$50 to \$74.99.....	1854	405	40	3	2302
\$75 to \$99.99.....	330	51	7	1	389
\$100 and Over.....	183	12	2	1	198
Sub-Total Over \$20.00.....	21538	12086	1705	34	35363
Not Reported.....					144
Grand Total	26326	23429	7627	461	57987

This first analysis of rental and vacant dwelling units was prepared to show the relationship between the various rental levels and the condition of dwelling units. Of the total number of rental facilities (52,025) reports for both rental and condition were obtained for all except 53 dwelling units.

The attention of the City Council must be directed to the fact that of this total 6172 dwelling units were found in need of major repair or unfit for use. Those figures are only for the occupied units. If we are to assume, and it seems only reasonable, that the dwelling units now vacant must also be included, the total units classified as in need of major repair and unfit for use are 7627 (In need of major repair) and 461 (unfit for use). This is 14.0 per cent of all of the rental and vacant and rented dwelling units for which reports are available. With such a high percentage of the rental facilities in poor condition it would seem that a need for some aggressive

plan for elimination and or renovation is necessary. The average per cent in need of major repairs or unfit for use considering all of the 96,505 dwelling units is 11.4 per cent which is slightly less than the average of the rental units.

As will be noted from Tables Numbered Two, Three and Four the classifications were made to permit a summary of the low-rental facilities separate from the totals and those of higher rentals.

The figure of \$20.00 per month was assumed as the division point. The condition of dwelling units within the rental group renting at less than \$20.00 per month shows that the per cent of those in need of major repair and unfit for use doubles, or that of the total of 22,480 dwelling units renting for less than \$20.00 per month a total of 6349 are in need of major repair or unfit for use. This is 28.2 per cent of all the present occupied and vacant units. The need for positive action in the lower rental brackets is obvious.

The investigation of the other factors outlined as criteria of inadequacy of housing could have been investigated for all of the dwelling units in the city or for all of the rental and vacant units, but the combined statistics would not have been indicative of the true conditions under which persons of low income are now living. After the compilation of numerous tables indicating the average conditions within all dwelling units and the summation of both rental and vacant, the City Planning Commission became convinced that the general averages were of little value since the fundamental purpose of the legislation is to improve the social and economic status of the low income groups.

A more detailed presentation of the available data for the dwelling units renting at less than \$20.00 per month is contained in the next section of this report.

II. Critical Analysis of Conditions in Low-Rent Dwelling Units.

It has been shown on Table Number Two and Four that a total of 19,350 dwelling units are occupied and in 1936 were renting for less than \$20.00 per month. In addition there are a total of 3130 vacant dwelling units in the same rental category. As outlined in "Statement of the Problem", the extent and character of sub-standard dwellings can be measured by certain definite standards. The following tables are presented as evidence of the conditions under which persons paying less than \$20.00 are now existing. The analysis has been made critical in an attempt to evaluate the actual need in Oakland.

A. Structural Condition of Dwelling Units

The structural condition of the dwelling units renting at less than \$20.00 per month has been commented upon. A total of 4939 dwelling units now occupied are in need of major repair or unfit for use. This is 25.5 per cent of all units in such rental classification. See Table Number Two for the detailed statistics. No further comment is required when more than one-quarter of all available and occupied facilities are in such a state.

Immediately certain other questions are evoked. What type of structures contain these dwelling units? How old are the buildings? What are the racial characteristics of the occupants? The answers to these questions are submitted on the following tables.

TABLE NUMBER 5.
CLASSIFICATION OF DWELLING UNITS RENTING FOR
\$20.00 OR LESS PER MONTH BY TYPE
OAKLAND, CALIF.

Dwelling Units In	R E N T A L				R A N G E	
	Loss Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99	Total	%
1. Single Family Buildings.....	19	538	2372	4674	7603	39.3
2. Two Family Structures.....	5	241	1131	1825	3202	16.6
3. Multiple-Family Dwellings	2	216	1151	2576	3945	20.4
4. Business with Res. Units.....	4	69	430	603	1106	5.7
5. Other Types.....	3	54	297	381	735	3.8
6. Converted Structures.....	1	235	1209	1314	2759	14.2
7. Not Reported....	—	—	—	—	—	—
Totals.....	34	1353	6590	11373	19350	100.0

Table Number Five indicates the classification of the rental dwelling units by type of structure within which they are located. The dwelling accommodations renting at less than \$20.00 per month are divided with 39.3 per cent in Single Family dwellings, 16.6 per cent in Two Family Structures, and 20.4 per cent in Multiple Family Dwellings. This division is no criteria of the fact that this is the desired method of housing. It is an indication that the "second hand" housing available to the low income group is as shown. Further investigation must be made into the most economic and satisfactory method of housing these persons since many of the structures enumerated are not adaptable to economic renovation or conversion to more intensive types of use. The present available data is not in such form as to permit of a direct correlation of the condition of these dwelling units by type of structure by rental groups.

B. Age of Structures.

How old are the buildings? Table Number Six presents a summary of the age of structures containing dwelling units renting for \$20.00 or less per month. Of the total number of 19350 dwelling units within this classification only one unit is not classified with respect to age.

TABLE NUMBER 6.
AGE OF STRUCTURES CONTAINING DWELLING UNITS
RENTING FOR \$20.00 OR LESS PER MONTH
OAKLAND,
CALIF.

Year Built	R E N T A L			R A N G E		Total	%
	Less than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99	Between \$20-\$24.99		
1925 - 1935.....	2	63	339	1236	1640	8.5	
1915 - 1924.....	3	121	769	2395	3288	16.9	
1905 - 1914.....	4	182	1249	2907	4342	22.4	
1895 - 1904.....	5	270	1593	2499	4367	22.6	
<hr/>							
1885 - 1894....	8	334	1535	1528	3405	17.6	
1884 - or Before...	12	382	1105	808	2307	12.0	
Not Reported.....	-	1	-	-	1	-	
Total.....	34	1353	6590	11373	19350	100.0	

The dwelling units occupied by the income group paying \$20.00 per month or less are in old buildings. Forty years is a reasonable economic life for the average wood building. The data contained in the 1936 Real Property Survey indicates that the greater percentage of the structures in the City (66.4%) are made of wood. The information shown on Table Number Six indicates that 29.5 per cent of the dwelling units are contained in structures more than forty years old. How much longer can these wood buildings be expected to serve?

With high cost of maintenance continuously applied they might be useful for a longer period, but there is little incentive to continue to expend necessary sums for maintenance in dwellings renting for \$20.00 per month or less. The fact that 25.5 per cent of these same dwelling units are in need of major repair or unfit for use would indicate that there is little incentive. It is interesting to note that these two percentages are almost identical.

What is the distribution of these low-rental dwelling units between the races. Table Number Seven, following, presents the data relative to racial occupancy of dwelling units renting for less than \$20.00 per month.

TABLE NUMBER 7.
NUMBER OF DWELLING UNITS RENTING FOR LESS
THAN \$20.00 PER MONTH CLASSIFIED BY
RACIAL OCCUPANCY
OAKLAND, CALIF.

Race	R E N T A L			R A N G E		Total
	Less Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99	Between \$20-\$24.99	
White.....	28	1088	5679	10467		17262
Negro.....	3	153	632	575		1363
Oriental.....	3	112	277	330		722
Not Reported...	-	-	2	1		3
Total.....	34	1353	6590	11373		19350

The above table indicates that the occupancy of low-rental facilities is in practically the same proportion as the city average. A comparison of these statistics follows:-

Race	City Average	Low-Rental
White.....	96.1%	
Negro.....	2.5%	89.2%
Oriental.....	1.4%	7.1%
Total	100.0%	3.7%
		100.0%

The per cent of white occupancy reduces slightly whereas corresponding increases are evident in both negro and oriental occupancy.

C. Overcrowding of Persons in Dwelling Units Renting at Less Than \$20.00 or Less Per Month.

A reasonable standard to measure the crowding and over-crowding of persons is as follows:-

- a. Crowding occurs when the density is in excess of one person per room.
- b. Over-crowding occurs when the density is in excess of two persons per room.

These criteria were used in the Real Property Inventories conducted by the U.S. Department of Commerce in 1934. In order to explore the present conditions with respect to dwelling units renting for less than \$20.00 per month separate tables were prepared.

The division of the present occupied dwelling units at definite rental ranges up to \$20.00 per month was first investigated. The conditions as found are indicated on Table Number Eight.

TABLE NUMBER 8.
CLASSIFICATION OF DWELLING UNITS RENTING AT LESS
THAN \$20.00 PER MONTH BY NUMBER OF ROOMS PROVIDED.

Rental Range	NUMBER OF ROOMS								Total
	1	2	3	4	5	6	7	8 or More	
Loss \$5.00..	4	12	10	5	1	1	0	1	34
\$5 to \$9.99..	182	405	357	266	108	27	4	4	1353
\$10 to \$14.99..	291	1811	1600	1560	989	243	55	40	6589
\$15 to \$19.99..	89	2035	2543	3087	2563	791	178	86	11372
Not Reported	-	-	-	-	-	-	-	-	2
Total	566	4263	4510	4918	3661	1062	237	131	19350
Per-cent	2.9	22.1	23.3	25.4	18.9	5.5	1.2	0.7	100.0

The present available dwelling units renting at less than \$20.00 per month are in the main distributed between two and five room accommodations. The two room comprise 22.1 per cent of the total, the three room 23.3 per cent of the total, the four room 25.4 per cent, and the five room 18.9 per cent. The average size of this low rental group of dwelling units is 3.6 rooms per unit.

Immediately upon determining the number of rooms available in terms of rentals paid, it becomes pertinent to ask "How many persons occupy what sized facilities?". Table Number Nine includes the answer to this question and at the same time indicates the extent of crowding and overcrowding.

TABLE NUMBER 9
SIZE OF FAMILY RELATED TO NUMBER OF ROOMS
IN ALL DWELLING UNITS RENTING AT LESS THAN \$20.00 PER MONTH

Size of Family	NUMBER OF ROOMS								Total
	1	2	3	4	5	6	7	8 or More	
1 Persons...	450	1617	748	450	188	47	15	6	3501
2 Persons...	116	2028	1903	1435	831	180	30	24	6547
3 Persons...	14	470	1136	1336	850	191	37	15	4049
4 Persons...	4	96	515	928	766	201	44	19	2573
5 Persons...	2	32	136	433	497	180	35	15	1330
6 Persons...	0	8	48	204	264	113	19	13	669
7 Persons...	0	3	15	71	136	77	22	14	338
8 Persons...	0	3	4	32	68	42	16	7	172
9 Persons...	0	1	1	15	30	18	6	8	79
10 Persons...	0	0	0	7	16	10	9	5	47
11 or More...	0	0	0	6	14	12	3	5	40
Not Reported	-	-	-	-	-	-	-	-	5
Total	566	4258	4506	4917	3660	1071	236	131	19350

The above table in addition to indicating the division of family size in accord with number of rooms occupied also is a measure of adequacy.

A heavy red line has been added to this table. This is the division between adequate and inadequate housing, accepting the standard of not more than one person per room.

A total of 2975 dwelling units or 15.4 per cent of all dwelling units renting at less than \$20.00 per month are crowded or over-crowded; a total of 16,370 or 84.6 per cent are satisfactorily housed from the standpoint of number of rooms available for use.

Similar computations for all dwelling units in the city indicate that 7.7 per cent of the dwelling units are crowded or over-crowded. A total of 6934 units are occupied at a density in excess of one person per room.

Table Number Nine also affords a criteria of family size in the low-rental facilities. In all of the dwelling units renting for less than \$20.00 per month the family size is shown on Table Number Ten.

TABLE NUMBER 10.
FAMILY SIZE AND NUMBER OF PERSONS ACCOMMODATED
IN DWELLING UNITS RENTING AT
LESS THAN \$20.00 PER MONTH.
OAKLAND Calif.

Size Family	Number Families	Number Persons
1 Person	3501	
2 Persons.....	6547	3501
3 Persons.....	4049	13094
4 Persons.....	2573	12147
5 Persons.....	1330	10292
6 Persons.....	669	6650
7 Persons.....	338	1314
8 Persons.....	172	2366
9 Persons.....	79	1376
10 Persons.....	47	711
11 or More.....	40	470
Not Reported	5	440
Total.....	19350	54061

Average family size in dwelling units
renting at less than \$20.00 per month..... 2.79 Persons.

Average family size for City of Oakland
1930 Federal Census..... 3.42 Persons.

D. Lack of Essential Facilities.

Sub-standard housing can also be measured in terms of lack of essential facilities. These essential items include lighting, private toilet, private bathing accommodations, running water, private cooking accommodations and in some localities adequate heating equipment. All of the above mentioned items with the exception of heating equipment are reported upon in the succeeding tables. Heating facilities may or may not be considered as essential because of the equable climate in Oakland. At times some heat is almost necessary to maintain reasonable comfort.

TABLE NUMBER 11.
NUMBER OF DWELLING UNITS RENTING AT LESS THAN
\$20.00 PER MONTH WITHOUT GAS OR ELECTRICITY
OAKLAND CALIF.

Type of	R E N T A L				R A N G E
	Less Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99	Total
Lighting					
Gas.....	1	29	49	50	128
Electricity.....	18	1250	6496	11309	19073
Other.....	16	74	44	14	148
Not Reported.....	-	-	1	-	1
Total.....	34	1353	6590	11373	19350

The per cent of low-rental dwelling units within which lighting is provided by gas or other means other than electricity is negligible.

The adequacy of plumbing facilities is presented on Table Number Twelve following.

TABLE NUMBER 12.
ADEQUACY OF PLUMBING EQUIPMENT IN DWELLING ACCOMMODATIONS
RENTING FOR \$20.00 OR LESS PER MONTH
OAKLAND,
CALIF.

Plumbing Equipment	R E N T A L				Total
	Less Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	R A N G E Between \$15-\$19.99	
A. At least 2 toilets & 2 Bathing Units....	-	1	13	24	38
B. At least 2 toilets & 1 Bathing Unit.....	-	3	26	131	160
C. At least 1 toilet & 1 Bathing Unit.....	6	663	4876	10371	15916
<hr/>					
D. At least 1 toilet & Less 1 Bathing Unit..	14	315	294	99	722
E. Shared toilet & Running Water.....	6	338	1359	741	2444
F. Shared Toilet No Running Water.....	2	-	4	-	6
G. No toilet but With Running Water.....	4	25	17	6	52
H. No toilet No Running Water.....	2	8	1	-	11
J. Not Reported.....	-	-	-	1	1
Total.....	34	1353	6590	11373	19350

The total below the heavy line is inadequate from a health and moral standpoint. The accepted standards are one toilet and one bath for each one family accommodation. The matter of individual bath for each family accommodation is debatable. The facilities which are considered inadequate under the accepted standards represent 3235 dwelling units or 16.7 per cent of all of the dwelling units renting for less than \$20.00 per month. If the standard is adjusted to include only items E, F, G and H above, there are a total of 2513 dwelling units in such classification. This is 12.9 per cent of all of the units included in Table Number Twelve.

Table Number Thirteen following presents an analysis of the cooking facilities available in the low-rent dwelling accommodations.

TABLE NUMBER 13.
NUMBER OF DWELLING UNITS RENTING
FOR \$20.00 OR LESS PER MONTH
NOT EQUIPPED WITH SEPARATE COOKING FACILITIES
OAKLAND CALIF.

Type of Cooking	R E N T A L			R A N G E	Total
	Less Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99	
Electric.....	-	10	25	59	94
Gas.....	12	1092	6197	11136	18437
Other Installed....	10	200	310	151	671
None Installed.....	12	51	67	27	147
Not Reported.....	-	-	1	-	1
Total.....	34	1353	6590	11373	19350

From the information contained in Table Number Thirteen there appears to be adequate separate cooking facilities available to all but a very small percentage of the dwelling units renting at less than \$20.00 per month.

E. Environmental Factors.

The factors of environmental conditions as expressed by light and air available to each structure, area of individual site covered by building, proximity to place of employment, adequacy and convenience to school and recreational areas, convenience to transportation, character of land use, provision of public utilities, proximity to shopping, church and other centers can not be judged at this time. All of these and others not enumerated must be considered when a definite site or sites are selected. This report merely recognizes that these important considerations can not be overlooked in the preliminary consideration of the need for a low-rent housing project.

The value of such a project to Oakland will to a large extent be dependent upon the selection of a site, properly located to be most adaptable to the low income group requirements and at the same time to forestall the further extension of blighted areas in the districts contiguous to the project.

III. OTHER PERTINENT DATA.

Necessary basic information to present all of the phases of the housing problem are either not now readily available or in such form that conclusions drawn may be subject to question. In order to adhere to the original intentions of this report, these controversial points are merely enumerated and the source of available data given.

A. Present Availability of Satisfactory Low-Rental Dwelling Units.

The available information as to the division of the total population classified in accord with individual or family income groups is meagre. Limited data is contained in the Federal Census Reports, and in the Census of Manufactures conducted by the Department of Commerce. The City Planning Commission believes the available data is insufficient to base any conclusions as to the distribution of incomes within definite limits. Such information is essential to evaluate the present satisfactory low-rental facilities in terms of the need. The market for decent, safe and sanitary dwelling units renting at less than \$20.00 per month could not be over supplied by any U.S.H.A. Project. The previous data indicates a need today for not less than 2975 units to eliminate those which are now sub-standard in one respect or another.

B. Family Income and Expenditures for Various Items.

There is little information available to indicate the amount of family income expended for rent and other essential items. In investigating this angle the Commission arrived at the conclusion that more information must be assembled to justify definite conclusions.

One source of reference:- "Money Disbursements of Workers in California" published by the Bureau of Labor Statistics of the United States Department of Labor, presents a limited amount of data taken from a sampling of workers in the San Francisco-Oakland Region. The Number of families studied (446) is inadequate to justify any statement as to the amount of money expended for rent within various income brackets. It is a start but the volume of data must be expanded and segregated in accordance with the family and individual income levels.

C. Social Conditions Attendant With Areas of Sub-Standard Housing.

In the "1936 Real Property Survey" a limited number of studies of social conditions were presented. These included a detailed investigation of the geographic location of persons and cases with respect to:-

- 1:- Racial Occupancy.
- 2:- Number of Juvenile Delinquents - 1931 - 1935. (Inclusive).
- 3:- Number of Tuberculosis Deaths - 1931 - 1935. "
- 4:- Cases of Contagious Diseases - 1935.
 - a) Scarlet Fever.
 - b) Diphtheria.
 - c) Infantile Paralysis.
 - d) Typhoid Fever.

Here again, the beginning has been made. The thinking of the local housing authority and others interested in social phenomena must be expanded to include more detailed analysis of all of the social aspects of the problem. There is no limit as to the ramifications of the housing problem but what is needed now is the correlation of the outstanding social and economic criteria to determine whether or not the sub-standard housing is productive of deleterious social and economic conditions.

Many cities have prepared estimates showing that areas of sub-standard housing actually cost the city for maintenance and service items far in excess of the revenue produced. Similar investigations and studies might be attempted here after definite areas have been designated as desirable for low-rent housing sites.

D. Volume of Construction and Extent of Demolition 1930-1938.

The City Planning Commission requested information from Mr. E. U. Roussell, Building Inspector, relative to demolition of buildings, construction of new residential units and a summary of city ordinances pertaining to condemnation:- His report follows:-

"In reply to your request for information relative to the demolition of decrepit and unsafe dwellings, the volume of new residential construction, and a summary of the present and proposed city ordinances pertaining to condemnation of buildings, I wish to submit the following:

Date.	Dwelling Units	Buildings Demolished
1930	1007	50
1931	765	27
1932	259	30
1933	181	19
1934	148	27
1935	361	43
1936	812	124
1937	1003	112
	<hr/> 4536	<hr/> 432

You will note from the foregoing that the number of buildings demolished has seemingly increased greatly in the past two years. This is due, however, to a change in the ordinance requiring permits for the demolition of buildings. Before 1936 it was only required to obtain a permit for buildings demolished within the Fire Limits; all other buildings being demolished without a permit.

The ordinance relating to the condemnation of buildings (Sections 2-4.01 to 2-4.10 of the Oakland Municipal Code) are not effective from either a practical or legal viewpoint. They have not been actively enforced during the past several years because of the exigencies of the depression and adverse court decisions.

A considerable volume of demolition work has been accomplished by persuasive methods through the Fire Marshal's office and this Department.

Under the provisions of the Proposed Building Code, the Building Inspector may determine that a structure is unsafe or dangerous from a structural standpoint. The Building Inspector may issue orders for the remedy of such conditions and order the structure placed in a safe condition. The owner is required to commence operations for such compliance within forty-eight (48) hours after receiving such notice. In the event of failure to comply within that time limit, a second notice may be served. If the second notice is not complied with within thirty (30) days, the City Council may order the prosecution of the owner or agent for failure to comply with the Building Code, and in addition order the Building Inspector to proceed with the necessary work. The City Council shall order the work paid for and attach a lien against the property. The proposed procedure is believed to offer an effective and practical means to destroy or remedy unsafe and dangerous building conditions."

E. Per cent of Vacancy - 1937.

There has been a material reduction in the per cent of vacancy in all types of structures since 1936. The Oakland Real Estate Board published periodic tables showing the change in vacancy. The last available statistics (October 15, 1937) indicate an acute housing shortage in all classes of structures. The occupancy status at that time for all residential housing in the Eastbay Urban Area (exclusive of Richmond and Hayward) was 98.6 per cent of Single-Family houses occupied and 95.6 per cent of the dwelling units in Multiple Family structures occupied. A doubling-up was reported in 6.7 per cent of the single-family dwelling. These reports represent a total of 101,751 dwelling units in the single family classification 100,321 of which are occupied, 6719 which are occupied by families doubled-up. A total of 43,793 dwelling units in multiple dwellings were investigated by this survey, 41,859 were occupied.

These general statistics indicate a much more acute housing shortage than found in the Spring of 1936, when the data for the "1936 Real Property Survey was assembled.

Specific surveys should be undertaken in areas of low-cost housing to determine the present condition of occupancy. If these conditions of acute housing shortage, revealed in October 1937, are still true the statistics relative to housing in the low-rental facilities are considerable worse than the data contained in this report would indicate.

F. Miscellaneous Statistical Information.

In the preparation of this report numerous studies were completed which are of interest but not clearly indicative of the need for a low-rent housing project. These statistics are summarized on the following pages. Included are tables showing:-

Table Number 14:- Duration of Occupancy in Dwelling Units
Renting for less Than \$20.00 Per Month.

Table Number 15:- Classification of all Occupied Dwelling
Units by Density of Occupancy.

Table Number 16:- Classification of All Occupied Dwelling
Units by Density of Occupancy and Number
of Children.

TABLE NUMBER 14
DURATION OF OCCUPANCY IN DWELLING UNITS
RENTING FOR LESS THAN \$20.00 PER MONTH
OAKLAND CALIF.

Duration of Occupancy	R E N T A L			R A N G E		Total	%
	Loss Than \$5.00	Between \$5-\$9.99	Between \$10-\$14.99	Between \$15-\$19.99			
Loss than							
6 Months.....	9	297	1481	2423	4210	21.8	
6 Months to							
11 Months.....	2	193	1001	1619	2815	14.6	
1 Year to 1							
Year 11 Months....	5	252	1323	2274	3854	19.8	
2 Years to 2							
Years 11 Months...	6	201	928	1614	2749	14.2	
3 Years to 4							
Years 11 Months...	4	135	893	1747	2829	14.6	
5 Years to 9							
Years 11 Months...	2	135	583	1053	1773	9.2	
10 Years to 19							
Years 11 Months...	4	66	293	520	883	4.6	
Over 20 years.....	2	24	87	121	234	1.2	
Not Reported.....	-	-	1	2	3	-	
Total.....	34	1353	6590	11373	19350	100.0	

TABLE NUMBER 15.
CLASSIFICATION OF ALL OCCUPIED
DWELLING UNITS BY DENSITY
OF OCCUPANCY
OAKLAND CALIF.

	No. Dwelling Units	% Of Total Dwelling Units
<u>A. Adequate</u>		
1. Less Than $\frac{1}{2}$ Person Per Room	34,835	38.47
(Very spacious)		
2. Between $\frac{1}{2}$ and $\frac{3}{4}$ Persons Per Room.....	25,192	27.82
3. Between $\frac{3}{4}$ and 1 Person Per Room.....	23,479	25.93
Total Adequate and Spacious	83,506	92.22
<u>B. Crowded and Overcrowded</u>		
4. Between 1 and $1\frac{1}{2}$ Per- sons per Room.....	5,582	6.17
(Crowded)		
5. Between $1\frac{1}{2}$ and $1\frac{3}{4}$ Persons per Room.....	1,168	1.30
(Crowded)		
6. Over 2 Persons Per Room.....	184	0.20
(Over-crowded)		
Total Crowded and Overcrowded.	6,934	7.67
Total No Report Available.....	103	0.11
Grand Total.....	90,543	100.0

Note:- % Classified as inadequate and crowded - 7.67% of All Dwelling Units.

Note:- Standards established by U.S. Department of Commerce classify a density of less than 1 person per room as adequate; over one person per room are inadequate; over 2 persons per room are overcrowded.

TABLE NUMBER 16.
CLASSIFICATION OF ALL OCCUPIED DWELLING
UNITS BY DENSITY OF OCCUPANCY AND
NUMBER OF CHILDREN
OAKLAND, CALIF.

A. Adequate	No. Dwelling Units %	NUMBER OF CHILDREN				
		None	One	Two	Three or Four	Five or More
1. Less than $\frac{1}{2}$ Per- son Per Room.....	34,835 38.47	32,398	2,207	306	23	1
(ory Spacious)						
2. Between $\frac{1}{2}$ and $\frac{3}{4}$. Persons per Room ..	25,192 27.82	15,333	7,689	1921	248	1
(Spacious)						
3. Between $\frac{3}{4}$ and 1 Person per Room....	23,479 25.93	10,906	5,536	5247	1733	57
(Adequate)						
Total Adequate	83,506 99.22	58,537 70.09	15,432 18.48	7474 8.95	2004 2.40	59 0.08
B. Crowded and Overcrowded						
4. Between 1 and $1\frac{1}{2}$ Persons per Room....	5,582 6.17	859	1374	1501	1556	2292
(Crowded)						
5. Between $1\frac{1}{2}$ and 2 Persons per Room....	1,168 1.30	221	106	225	368	248
(Crowded)						
6. Over 2 Persons Per Room.....	184 0.20	16	21	21	55	71
(Overcrowded)						
Total Crowded and Over- crowded.....	6,934 7.67	1096 15.31	1501 21.65	1747 25.19	1979 23.54	611 8.81
Total No Report Avail- able	103 0.11	-	-	-	-	-
Grand Total.....	90,543 100.00	58,633 64.83	16,933 18.73	9221 11.96	3983 4.40	670 0.08

F. D. COURNEEN

1515 Financial Center Bldg
Glencourt 2511

Oakland, Calif.

March 31, 1938.

City Planning Commission,
City Hall,
Oakland, California

ATTENTION: John G. Marr, City Planning Engineer:

Gentlemen:

The Board of Directors of the Oakland Real Estate Board, at a regular meeting thereof, adopted a Resolution favoring the passage of the California Housing Authorities Law, and recommended to the California Real Estate Association that the Board of Directors of that Association take similar action.

Prior to the adoption of the Resolution the President of the Board appointed a Special Committee to investigate the need for a Housing Authority in the City of Oakland. This Committee was comprised in the main of realtors particularly engaged in the subdividing of Tracts in areas and the construction of homes thereon that would be adaptable to that percentage of our population which, while classed as a low income group, could nevertheless be profitably served by private enterprise.

The report of the Committee to the Board of Directors was to the effect -

- (a) That there exists in the City of Oakland unsanitary or unsafe dwelling accommodations in which persons of low income are forced to reside.
- (b) That the rental that a large percentage of this group could afford to pay was not commensurate with the cost of providing adequate housing and, therefore, private enterprise could not hope to engage in the activity of providing housing to this group.
- (c) That there does exist in this City the necessity for clearance, re-planning and reconstruction of certain areas, and the provision of adequate housing to the submarginal income or under-privileged group.
- (d) That the provision of such housing is a Governmental function of City concern.

Therefore, in accordance with the provisions of Section 4 of the Housing Authorities Law, Assembly Bill No. 4, California Laws 1938, we recommend that your honorable body take such action as may be necessary to call to the attention of the City Council of the City of Oakland the necessity for the creation of a "Housing Authority" and that the said City Council declare by proper resolution that there is a need for such an Authority to function in the City of Oakland.

March 31, 1938.

And we further recommend that when, as and if, such an Authority is created that in accordance with the provisions of the Housing Authorities Act, it immediately investigate into living, dwelling and housing conditions in the City of Oakland and into the means and methods of improving such conditions, and that it engage in research, studies and investigations on the subject of housing, as provided for in said Act.

It is our belief that through proper compilation and correlation of data on the subject of housing and the dissemination of this data to all housing interests, much can be done in this City toward providing for an orderly development and the elimination of blighted or "twilight" areas.

Respectfully,

(Signed) F. D. COURNEEN, President, -
OAKLAND REAL ESTATE BOARD

fdc-c.

BUILDING TRADES COUNCIL

OF ALAMEDA COUNTY

2111 Webster Street

Oakland, California

April 7th, 1938

Mr. J. G. Marr,
City Planning Engineer
City Hall
Oakland, Calif.

Dear Sir:

The Building Trades Council of Alameda county representing thirty-seven affiliated unions with an approximate membership of twenty-two thousand, unanimously endorse the Housing Act of 1937.

Oakland at the present time is lacking adequate low-priced housing facilities. A housing program put into effect would do much to eliminate this serious condition; also it would be the means of employing a large number of building trades mechanics, thereby decreasing the large unemployment rolls among building trades workers.

The Council also requests that you use your good offices to have appointed on the housing commission a representative from the building trades unions.

Hoping the housing program is put into effect immediately and that you comply with our request, we are

Respectfully yours,

ALAMEDA COUNTY BUILDING TRADES COUNCIL

(Signed)

By: Chas. R. Gurney
Secretary-Treasurer.

owpa-20744
AFL (20)

APPENDIX D

RESOLUTION NO. _____

A RESOLUTION DECLARING THE NEED FOR A HOUSING
AUTHORITY IN THE CITY OF OAKLAND, CALIFORNIA.

BE IT RESOLVED BY THE CITY COUNCIL OF OAKLAND, CALIFORNIA:

That the City Council of the City of Oakland, California, after report by the City Planning Commission dated April 5th, 1938, and entitled "Need for A Low-Rent Housing in Oakland, California," hereby determines, finds and declares, in pursuance of the "Housing Authorities Law" of the State of California, that:

1. Insanitary and unsafe inhabited dwelling accommodations exist in the City of Oakland, California;
2. There is a shortage of safe or sanitary dwelling accommodations in the City of Oakland, California, available to persons of low income at rentals they can afford;
3. There is a need for a Housing Authority in the City of Oakland, California;
4. The City Clerk promptly notify the Mayor of the City of Oakland, California, of the adoption of this resolution;
5. The Mayor be and he hereby is directed to file in the office of the City Clerk of the City of Oakland, California, the necessary certificate of appointment of the Commissioners of the Housing Authority, designating their terms of office and designating the First Chairman of the Housing Authority, pursuant to Section 5 of the "Housing Authorities Law" of the State of California; and
6. This resolution is hereby declared to be an urgency measure necessary for the immediate preservation of the public peace, health and safety and shall therefore go into immediate effect. A statement of the facts constituting such necessity is as follows:

Unemployment and the existence of unsafe, unsanitary and congested dwelling accommodations in the City of Oakland, California, have produced an alarming economic and social condition therein. The immediate adoption of this resolution will enable housing projects to be undertaken in this city and furnish employment to many persons now idle, and enable them to become self-supporting, and will alleviate the aforesaid housing conditions.