In addition to this, there has been an estimated increase in population of 49,117, or at the median family figure of 2.89 assigned by the Census Bureau, 16,993 additional families which have required housing. These figures do not take into consideration the additional family units which have accrued by reason of marriage, nor does it take into consideration the existing abnormal dual occupation of single-family residences.

It would seem, therefore, that from 35,000 to 40,000 additional family units would be a practical estimate of the need for housing. These figures, however, are far in excess of estimates made by informed sources, the highest estimate made being that of the Oakland Real Estate Board through its Secretary, Mr. Porter Giles, who states in his interview, "Based upon the recent occupancy survey of the East Bay made by the Post Office Department, in conjunction with the Chamber of Commerce and our Board, it is calculated that 14,000 new single-family homes and 3,000 dwelling units in multi-family residences are needed in the East Bay Area. This is believed to be the minimum requirement for this section."

Without greatly increased facilities, it will not be physically possible to construct the number of dwelling units potently needed in the community in less than from three to five years, and by that time the number of units needed will have increased materially. It is expected that an acute housing shortage will develop in the community within the next two years.

The lack of proper maintenance and, in many cases, the absolute neglect of it during the depression years, was very apparent during the course of this survey, and while a definite estimate of the need in this connection would be little better than guess work, it can be confidently stated that it would run into millions of dollars, as numerous places were observed which required not merely superficial repairs but structural rehabilitation.

While there is a need for additional multi-family units, the largest demand is for single-family houses of the two and three-bedroom size, the six-room bungalow being the most popular type.