3. Need for Housing.

The population record of the city shows an estimate of present population which is 106,368 greater than that given by the 1930 Census. Upon the basis of a median family of 2.61 assigned to San Francisco by the Census Bureau, this increased population would require approximately 42,000 additional dwelling units.

The record of "San Francisco Building Permits" on Appendix Page 51-A shows that 7,884 permits for new residences of all types containing 10,365 family units were issued between January 1, 1930 and April 1, 1937. The record on Appendix Page 6-A shows there were issued by the Marriage License Bureau of the County Recorder's Office in San Francisco more than 40,000 marriage licenses during the seven years from 1930. This is undoubtedly partially reflected in the population figures, but even taking that into consideration, this number of marriages would inevitably swell the need for family dwelling units.

Without taking into consideration these factors of additional need, it would seem reasonable that in a city as old as San Francisco, having 106,361 single-family dwellings, that there should be an annual average construction of at least 8,000 new single-family dwellings to care for a normal rate of obsolescence, depreciation, and other destructive elements. This is at a rate which has not been obtained in San Francisco since 1929. The record shows that in 1927 the total family units provided for by residential construction was 8,674. From that time, new construction steadily declined until it reached a minimum in 1934 of 346 new family units, and while there has been a steady rise since then to an estimated 2,500 for 1937 at the current rate of residential construction permits, this does not appear to meet the needs of the city.

A carefully considered estimate of the need for single-family dwellings in San Francisco to care for the additional requirements of increased population, etc., and to overcome the ravages of destructive elements and obsolescence is 40,000, and in addition to this, the construction of new multi-family residences to care for 10,000 families.

This estimate is based upon 14,000 single-family dwellings to partially