

came necessary for Mr. Maxwell to obtain his own franchise in order to provide street car transportation for the homes he was building. A large area in East Oakland lying between High Street and 35th Avenue, Hopkins Street and Foothill Boulevard, has been building up very rapidly, and is without adequate transportation. This is also true of the territory along Foothill Boulevard from Seminary Avenue easterly to the city limits, and the Rockridge district north and east of College Avenue. Residents in all of these districts have requested improvements in their local transportation as it has resulted in serious inconvenience to people in these portions of the city.

The action of the Administration in establishing a municipal safety coach motor bus line encouraged applications from other transportation organizations for permission to operate motor bus lines between portions of East Oakland and the downtown district. It is interesting to note that following these applications filed by a competing company the Traction Company also filed applications for the establishment of motor bus lines. The important difference between the application of the independent companies and the Traction Company is that the Traction Company applications are only for extensions on feeders to their existing lines and would necessitate transferring to and from the street cars in order to come downtown, while the applications of the independent companies provides direct service to and from the rapidly growing portion of Oakland to the downtown districts at a five-cent fare.

ASSESSMENT PROBLEM.

Oakland's rapid growth and development has also emphasized another very serious condition facing our city. As the city has grown so have its needs increased, and we are today faced with the need of additional police and fire protection, street improvement, street lights, in fact, all of the needs of the people of a rapidly growing city. Plans have been prepared for the erection of two additional fire houses to serve the East Oakland territory, one to be located near 50th Avenue, another near 73rd Avenue. These fire houses should be completed and in service early this year.

In spite of the rapid growth and development of the city and the increase in values of the property, the assessed valuation of the city has remained practically the same. In the face of building permits aggregating from twenty to thirty million dollars per year, the assessment rolls furnished the Council by the City Assessor have failed miserably to keep pace with this development. The assessment roll of the city for the fiscal year 1921-1922 was \$169,992.655; for 1922-1923, \$181,176.265; and for the current year 1923-1924, \$192,221.225.

For several years past the annual increase in the assessment roll has been not over \$11,000,000 in any year. This is in spite of the fact that building permits have been over \$20,000,000 per year in the same periods. For example, in the period between February 1, 1922, and February 1, 1923, building permits totaling over \$24,000,000 were issued, and yet the assessment roll for this same period showed an increase of only \$11,000,000.

The only source of the city's revenue is from taxes. Consequently a low assessment means one of two things, either a high tax rate to provide the necessary revenues, or if a low tax rate is to be maintained essential features in the city's development cannot be supplied by the