

E X H I B I T C

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HOUSING AUTHORITY OF THE CITY OF SEATTLE

REAL PROPERTY SURVEY

SEATTLE, WASHINGTON

BASIC DATA CONCERNING PHYSICAL CONDITIONS AND OCCUPANCY OF SHACKS

1667, or 1.35% of the dwelling units in Seattle are shacks. Almost 80% of these, 1321, are concentrated in Area O (Tide Flats) and Area F (Interbay). Five of the nineteen areas have less than five shacks each.

OCCUPANCY: 138, or 8.2% of the shacks are vacant. Of the 1549 occupied shacks, four of each five are occupied by owners. Included in the owner-occupied units are the shacks of squatters, who have either built or brought their own shacks. Only half of the vacant shacks are in Area O and F as contrasted with four-fifths of the shacks being in these two Areas.

PLUMBING: 1436 shacks, or more than five of each six shacks, have no toilet facilities. Of each ten shacks, seven lack all plumbing facilities and less than one has adequate facilities. A larger proportion of the shacks in the O and F Areas lack plumbing facilities, for of the 1115 units in Area O, 968 have no plumbing equipment. Of the 206 units in Area F, 103 or 50% have no equipment, while of the 366 units in the other 17 areas, 128 or 35% lack all plumbing facilities.

LIGHTING: 1042 shacks, more than six of each ten, do not have electric lights. In Area O one of each four have electric lights, in Area F, two of each four have electric lights while in the remaining 17 Areas, three of each four have electric lights.

COOK IN SLEEPING ROOMS: In 937 of 1549 occupied shacks it is necessary to cook in the sleeping rooms. This represents six of each ten shacks. Again the conditions in Area O and F are worse than in the other areas combined, the proportion of occupants cooking in sleeping rooms being 60.5% for Area O, 40.4% for Area F, and in all other (17) Areas, 28.1%.

VALUE OF OWNER-OCCUPIED SHACKS: The values of the 1217 owner-occupied shacks were obtained. For the squatters, this includes only the value of the shacks, but for the other units it includes also the value of the land. The combined value of shacks and land is less than \$500 for 96% of the shacks, with the value being less than \$100 for a larger proportion of the units. For the five units with values over \$1500 it is the land which gives the value.

ADEQUACY: With the exception of 14 shacks, less than one percent, all of the occupied shacks are substandard. A larger proportion of the tenant-occupied units are standard; 2.7% for tenants, as compared with 0.4% for owners. 98, or 6.4% of the occupied units are overcrowded. Overcrowding in the tenant occupied units is over twice that of the owner-occupied; 105% for owners as compared with 5.2% for tenants. Overcrowding is also greater in the units occupied by non-white groups, being 15.1% of units occupancy substandard, occupied by non-white

groups, as contrasted with 5.5% for white groups. All of the 138 vacant units are substandard. Of the fourteen units classed as standard, one is in Area F, none in Area O, and thirteen in the remaining seventeen Areas.

RACE: Nine of each ten shacks are occupied by white groups. Only one in thirty is occupied by a negro. A larger proportion of the owners are non-white, 9.8% as compared with 3.9% for the tenants.

RENT: The rental value of shacks is very low, three out of four shacks having a monthly net of less than \$5.00. Six percent rent for \$10.00 or more per month. The proportions of both occupied and vacant units with a rental value of less than \$10.00 per month are the same. However, the vacant shacks have a greater proportion renting in the \$5.00 to \$9.00 group, 27% as opposed to 20%. For all dwelling units in the city, the rental value of owner-occupied group is greater than for tenant occupied. However, for the shacks, the situation changes and the tenant occupied have the greater rental value. Dividing the occupied shacks into three groups, the rents in Area O are lowest, in Area F, a little higher, and in the remaining 17 areas combined, considerably higher. One of each four in the "17 Areas" has a rental value of \$10.00 or over as compared with less than one in twenty for all Areas.

The median monthly rental value for all occupied shacks is \$3.56. For the tenant-occupied shacks, the amount is over twice that for the owner-occupied, \$6.49 as compared with \$2.96. The vacant units have a median monthly rental value of \$3.67.

PERSONS: There are 2065 persons living in shacks or an average of 1.3 persons in each dwelling unit. One person groups predominate with three out of each for shacks having only one person. Less than 100 shacks, 6.5% contain groups of three or more persons. The tenant groups are larger than the owner groups, 1.7 persons per dwelling unit, as compared with 1.2 persons for the owners. Of the 2065 persons, 1,514 are residing in owner-occupied shacks and 551 in tenant occupied units.