

RESIDENTIAL HOTELS IN DOWNTOWN OAKLAND

A Report Prepared for:

Office of Community Development
City of Oakland

by

Jeffrey P. Levin

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EXECUTIVE SUMMARY

This report has been prepared for the Office of Community Development of the City of Oakland as part of the Central District Housing Plan. The report focuses on residential hotels in the central district, and provides a profile of the hotels and the hotel tenants.

In recent years, single room occupancy (SRO) units have been removed from the housing stock at a very rapid rate as the result of both public and private redevelopment activities. Some cities have adopted strategies for preventing the further loss of low-rent SRO units.

Many of Oakland's residential hotel units have already been lost. Nearly 700 units were demolished to make way for the city's downtown redevelopment projects. In recent years, there have been a number of actual and proposed closings and conversions of residential hotels, arising from public and private activities alike.

The Chinatown and Central CD District contains at least 27 facilities which can be classified as residential hotels (i.e., at least 10% of the units being used for SRO housing). 25 of these hotels responded to the survey of hotel managers which was conducted for this report.

The 25 hotels contain a total of 2003 rooms. Not all of the rooms are available for occupancy; 142 are either in need of substantial rehabilitation or are being used for other purposes. The total supply of rooms available for rent is 1861.

Vacancy rates vary considerably from one hotel to another. There are 9 hotels with vacancy rates of less than 5%, and 8 hotels with vacancy rates greater than 15%. The average vacancy rate is 10%. Vacant rooms constitute 10.9% of all available rooms.

Rents also vary tremendously. Comparison is difficult because some hotels rent by the day, some by the week, and some by the month. Daily rents range from \$12 to \$30, with an average of \$18.50. Weekly rents range from \$40 to \$130, with an average of \$77. Monthly rents range from \$77 to \$505, with an average of \$246.50.

The proportion of transient occupants (less than 30 days) ranges from 0 to 100%, depending on the hotel, but transient occupants constitute only 21% of all hotel occupants. 36% of all occupants have stayed for 1 year or more, and 14% have lived in the same hotel for 5 years or more.

Only one-fourth of all transient occupants--less than 10% of all hotel occupants--are tourists or business visitors.

There are 11 units in 2 hotels with private kitchens. 99% of all units have no private kitchen. 7 out of 24 hotels have community kitchens.

One-third of all rooms have private baths. Residential hotels provide a variety of other services. All hotels provide mail service, and most have maid and linen service. Less than one-third of the hotels provide a common dining area, telephones in the rooms, or a fireproof safe. State law provides for exemption from landlord-tenant eviction procedures if a hotel provides all of the services listed above; none of the hotels meet this requirement.

Most rooms are occupied by a single person, but 8 hotels have at least 25% occupancy by two or more adults. There are some elderly residents in almost every hotel; in one-fourth of the hotels more than 25% of the rooms have elderly occupants. There are some children in over one-third of the hotels; only two hotels report more than 25% households with children. Nearly half of all hotels have some handicapped occupants; in two hotels over 50% of the rooms have handicapped occupants.

There is no information on income of hotel occupants. Slightly less than half the hotels have 50% or more employed occupants; in more than half the hotels, over 50% of the occupants are receiving some kind of public assistance.

35% of hotel occupants are white, 45% are black, 8% are Asian, 5% are Hispanic, and 7% are other or unknown race.

Out of 16 hotels responding, 6 indicated that they had increased the number of rooms available for rent, for a total of 112 rooms since 1980. It is not known what proportion of these rooms are available for long-term versus transient occupancy.

At the same time, several hotels have closed, and others have indicated a desire to upgrade their facilities in order to attract a higher proportion of business and tourist guests. At least one hotel has converted to student occupancy. A number of hotels are up for sale.

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INTRODUCTION

This report has been prepared for the Office of Community Development of the City of Oakland as part of the Central District Housing Plan. It focuses on one component of the downtown housing stock--residential hotels. The central purpose of the report is to provide much-needed information about both the hotels and the hotel tenants. Such information is vital for the effective development of policies and plans for low-income housing in the Central District.

There is very little information available regarding downtown residential hotels. The 1980 census does not distinguish residential hotel units from other housing units, although it does indicate that there are 2000 units in the Chinatown and Central Community Development District which have no complete kitchens--roughly half of all such units in the city. Unfortunately, the Census does not provide any cross-tabulations which would allow for identification of characteristics of either the units or the tenants.

In the summer of 1984, LaVerne Wells-Bowie prepared a brief report for the Office of Economic Development and Employment (OEDE) as part of the planning process for the Oakland Retail Center.¹ Based on interviews with the owners or managers of 4 hotels with a total of 458 units, the study did not draw on a representative sample, but it does provide a general impression of Oakland's SROs.

The OEDE study found that the hotels had a mix of long-term and transient tenants, and that the transient tenants were not

tourists or business visitors but people in need of temporary shelter. Rooms were occupied by both single individuals and small families, many on public assistance. Average room rents were \$50 - \$60 a week. All of the hotels planned to upgrade the structures and the rooms, and three of the hotels intended to accommodate only very short-term guests in the future. The report noted that "rising cost of facility rent, justified by remodeling costs, is seen as a means to this end."

The present report is the first comprehensive survey of residential hotels and hotel tenants in the Central District. The information presented here is based on a survey of hotel managers which was conducted between February and April of 1985. The survey methodology is described in Appendix A.

Part I provides a general overview of the issue both in the national context and with respect to Oakland in particular. Part II defines the study area and provides a list of the hotels which were included in the survey. Part III discusses characteristics of the hotels, including number of units, vacancy rates, services and facilities, room rates, and length of occupancy. Part IV deals with characteristics of hotel tenants, including household composition, age, race, sex, and source of income.

I. RESIDENTIAL HOTELS: AN OVERVIEW

Residential hotels are the most common form of what is known as single room occupancy (SRO) housing. SROs are also found in rooming houses, boarding houses, and other buildings in which people rent single, furnished rooms. Usually there are shared bathroom facilities down the hall, although private baths are not uncommon. Sometimes there are common kitchen or dining facilities, and many SROs include such services as 24-hour desk service, mail, telephone switchboards, and maid and linen service. Rents are generally much lower than in apartments, are often charged by the week as well as the month. Deposits are usually not required, which also enhances their affordability.

The National Context

SROs have traditionally been an important housing resource, especially for the poor, the elderly, itinerant workers, and people recently released from institutions. Since the advent of federal housing programs in the 1930s and 1940s, however, SROs have been ignored or attacked by planners and public officials alike. For several decades, HUD's minimum property standards defined SROs as substandard housing solely on the basis of a lack of separate bathroom and kitchen facilities, regardless of the actual condition of the units or the buildings. As a result, SROs have been ineligible for federal housing assistance.² This undoubtedly was a major contributing factor to the decline and deterioration of many SRO properties. In addition, thousands of SRO units were destroyed by the federal urban renewal program.

In recent years, there has been a growing perception that SROs constitute a significant and vital portion of the low-income housing stock. An information paper prepared in 1978 for the U.S. Senate Special Committee on Aging described SROs as an important housing resource and declared "a need for national concern."³ In 1982, a comprehensive paper prepared for the National Housing Law project reiterated the importance of SRO housing and outlined a variety of strategies for preserving and improving SROs for continued occupancy by low-income persons.⁴

At both the state and local levels, there has been some success in preserving and rehabilitating SROs, primarily in residential hotels.⁵ The California Department of Housing and Community Development has established a "Special User Housing Rehabilitation Program" which makes available long term, low interest, deferred loans to finance the rehabilitation of residential hotels.

Despite these efforts, SRO units continue to be removed from the supply at an alarming rate as the result of both public and private redevelopment activities. In New York City, tens of thousands of SROs have been converted or demolished, largely as a consequence of the city's J. 51 tax abatement ordinance which was intended to provide incentives for rehabilitation of deteriorated buildings.⁶ A 1979 report sponsored by the city characterized SROs as an "endangered species."⁷

A similar situation exists in other cities as well. Seattle has lost over 16,000 SRO units, nearly half its supply, since 1960. Portland and Denver have lost over 1000 units each.⁸

In San Francisco, where 4000 units were demolished for the Yerba Buena Project (now the site of the Moscone Convention Center), SRO units continue to be lost to demolition and conversion to office, apartment, or tourist hotel uses. A study prepared by the City Planning Department estimated that over 6000 SRO units were removed from the supply between 1975 and 1980.⁹

Residential Hotels in Oakland

There is now growing concern that a similar process may be underway in Oakland. As the city's long-awaited downtown revitalization begins to take place, with the many benefits which it brings, unintended and undesired consequences may also result. One of these is the loss of many of the remaining SRO units in the Central District.

Residential hotels were a more significant component of the downtown housing stock in earlier years. Many of these units were lost as a result of the urban renewal program. The Office of Community Development estimates that nearly 800 hotel and sleeping rooms (SROs) were demolished as part of the City Center, Victorian Row, Convention Center, and Chinatown redevelopment projects.¹⁰

More recently, there have been a number of actual and attempted closings and conversions of hotels due to private and publicly-assisted activities. In 1983, the City submitted an Urban Development Action Grant (UDAG) application for the conversion of the Claridge Hotel, which housed a large number of elderly residents. The application was later withdrawn. More recently, the City submitted a UDAG application for the upgrading

and conversion of the Sutter and Dragon Hotels. HUD held up that application because of a complaint filed by the Legal Aid Society dealing, among other matters, with the question of relocation of the existing low-income tenants. The owners of the Sutter/Dragon are reportedly moving ahead with the project, which envisions a luxury hotel with original artwork and computer terminals in every room (see Appendix B). The conversion of the Leamington Hotel from a residential/transient facility to an office building several years ago was also financed with a UDAG.

A number of hotels have been closed in recent years, although it is not known what new use is intended for the buildings. These include the Hotel Sherman (808 Webster), the Hotel Ebony (Franklin Street between 8th and 9th), the Maryland Hotel (587 8th Street), and the Hotel Madrone (477 8th Street). In addition, a number of rooming houses, mainly in the Chinatown area, have also been closed. Residents of the Hotel Fremont were also given notices to vacate, although the hotel continues to be occupied at present.

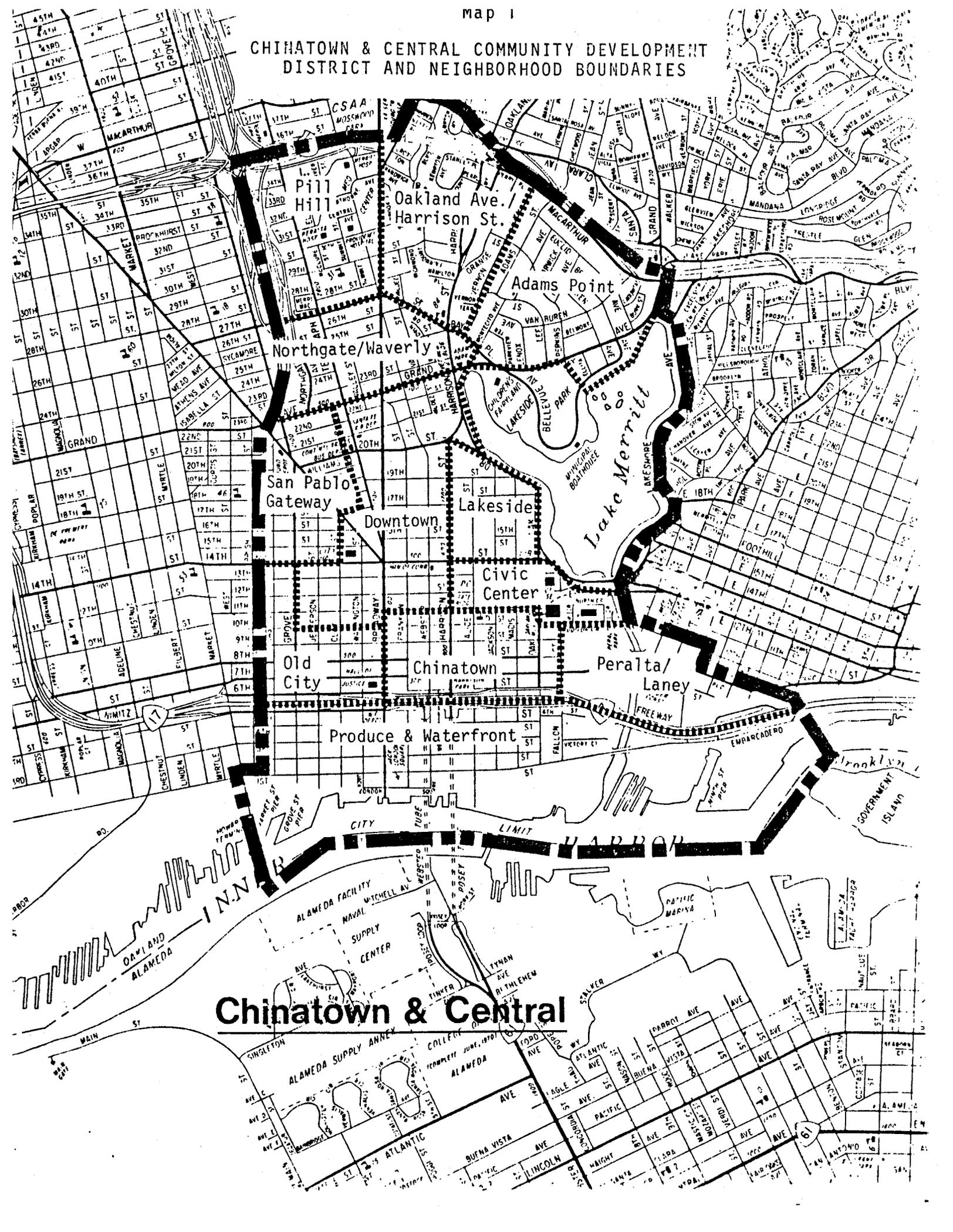
II. DESCRIPTION OF STUDY AREA AND HOTELS SURVEYED

The study area for this report is the Chinatown and Central Community Development District, as defined by the City of Oakland. The District is bounded, approximately, by the Grove-Shafter Freeway on the west, the MacArthur Freeway on the north, Lakeshore Avenue on the east, and the Oakland Estuary on the south. Precise boundaries of the area are shown in Map 1.

The study area contains 10 neighborhood areas, also indicated in Map 1, for which census data were compiled in 1980. This is particularly useful inasmuch as there is no direct correspondence between census tracts and the CD districts. The study area encompasses all of tracts 28 - 34 and portions of tracts 13, 20, 26, 27, and 35.

Twenty-five hotels were included in the survey of residential hotel managers. A discussion of the method used for identifying and selecting hotels for the study is provided in Appendix A. These twenty-five hotels are shown in Map 2 and are listed in table A.

CHINATOWN & CENTRAL COMMUNITY DEVELOPMENT DISTRICT AND NEIGHBORHOOD BOUNDARIES



Chinatown & Central

OAKLAND

CENTRAL DISTRICT DEVELOPMENT PROGRAM



Map 2

RESIDENTIAL HOTELS IN THE CENTRAL DISTRICT

Table A

RESIDENTIAL HOTELS IN THE CENTRAL DISTRICT

#	HOTEL NAME	NUMBER STREET	# OF ROOMS	# OF AVAILABLE ROOMS
1	ALEDAL GUEST HOME	278 JAYNE	10	10
2	ALICE CLUB HOTEL	1428 ALICE	76	76
3	AVONDALE HOTEL	540 28TH STREET	55	55
4	BALDWIN HOTEL	529 8TH STREET	50	49
5	CLARIDGE HOTEL	634 15TH STREET	198	135
6	FERN'S HOTEL	415 15TH STREET	32	31
7	FREMONT HOTEL	524 8TH STREET	33	31
8	HIREN HOTEL	583 8TH STREET	44	8
9	HARRISON HOTEL	1415 HARRISON	90	89
10	HOTEL MENLO	344 13TH	90	90
11	HOTEL PALM	641 W. GRAND	60	60
12	HOTEL SAN PABLO	1955 SAN PABLO	160	158
13	HOTEL TOURAINE	559 16TH STREET	108	106
14	HOTEL TRAVELERS	392 11TH STREET	87	87
15	HOTEL WESTERNER	1954 SAN PABLO	19	19
16	JACKSON RESIDENCE CLUB	1448 JACKSON	22	22
17	LAKE MERRITT LODGE	2332 HARRISON	147	147
18	LAKEHURST RESIDENCE CLUB	1569 JACKSON	72	72
19	LIBERTY HOTEL	805 WASHINGTON	55	45
20	MILTON HOTEL	1109 WEBSTER	58	58
21	SUTTER/DRAGON HOTEL	584 14TH STREET	167	162
22	WILL ROGERS HOTEL	371 13TH STREET	96	96
23	WILSON HOTEL	414 7TH STREET	39	38
24	WOODROW HOTEL	644 14TH STREET	75	75
25	YMCA	2101 TELEGRAPH AVE	160	142

NOTE: "Available rooms" are rooms which are currently available for rent; regardless of whether they are currently occupied.

"Total rooms" includes rooms which are not available for rent.

III. CHARACTERISTICS OF HOTELS

The hotel survey identified 25 facilities which may be characterized as residential hotels in the Central District. It must be stressed that this is not an exhaustive count. There are at least two hotels which are not included: the Hotel Royal (2000 San Pablo), which declined to participate, and the Wagner Hotel (Clay Street between 16th and 17th), which was not contacted in time to be included. In addition, it is very likely that additional SRO units may be found in boarding or rooming houses which have not been identified, particularly in the Chinatown area.

Number of Rooms and Vacancy Rates

Estimates of the number of rooms in residential hotels vary depending on the manner in which they are counted. The total number of rooms in the 25 hotels surveyed is 2003. Of these, 142 rooms are currently unavailable for occupancy, usually because they are in need of repair or are being used for other purposes, such as storage. The total supply of available units is 1861.

Calculation of vacancy rates is also affected by methods of measurement and definition. Frictional vacancies are vacant units which are available for rent; the frictional vacancy rate is computed by dividing frictional vacancies by the sum of occupied units and frictional vacancies (i.e., total available units). The overall frictional vacancy rate is 10.9%. In addition to frictional vacancies, there are also intended vacancies; that is, units which are vacant but are not available

for rent. As indicated in table 1, if the intended vacancies are included in the calculation of vacancy rates, the rate is approximately 17%.

Table 1

SUPPLY AND VACANCY RATES OF HOTEL ROOMS

	NUMBER	PERCENT
ALL ROOMS	2003	100.0%
OCCUPIED ROOMS	1659	82.8%
ALL VACANCIES	344	17.2%
ALL AVAILABLE ROOMS	1861	100.0%
FRictionAL VACANCIES	202	10.9%

These figures are averages, and tend to disguise a high degree of variation among hotels. Vacancy rates range from a low of 0% to a high of 28%, with an average vacancy rate of 10%. There are 8 hotels with vacancy rates in excess of 15%, and 9 hotels with vacancy rates of less than 5%. Since the hotels vary in the number of rooms they have, these rates do not provide as clear an indication of total vacancies as does table 1.

A comparison of the high-vacancy hotels (vacancy rate greater than 15%) to the low-vacancy hotels (vacancy rates less than 5%) suggests that hotels which cater more to short-term guests or are in the process of converting to primarily transient occupancy are more likely to have higher vacancy rates. This is not surprising, as transient hotels generally have higher vacancy rates than hotels which are predominantly residential in character.

In Oakland, the high-vacancy hotels have an average of 36% short-term (less than 30 days) occupants, as opposed to 22% for the low-vacancy hotels. The high-vacancy hotels also tend to have a lower proportion of elderly occupants, a higher proportion of employed occupants, and a lower proportion of occupants who are receiving public assistance. Lastly, while 6 of the 8 high-vacancy hotels offer daily rentals, only 3 of the 9 low-vacancy hotels do so. Conversely, 7 of the 9 low-vacancy hotels offer monthly rentals, while only 4 of the 8 high-vacancy hotels do so.

It should also be noted that the high-vacancy hotels include both of the hotels for which the City has submitted UDAG applications in recent years (the Claridge and the Sutter/Dragon), as well as the Touraine, which has stated that it is now catering primarily to transient guests. While these differences do suggest that the high-vacancy rates are primarily a characteristic of hotels in process of conversion, the low number of hotels involved dictates that this conclusion be considered only tentative at this time.

Bathroom and Cooking Facilities

One of the principal features distinguishing SRO units from other types of housing is the difference in the type and extent of facilities and services provided. Private cooking facilities are extremely rare in SRO units, but communal kitchen facilities are provided in many instances. There are 7 hotels, with a total of 369 rooms, which have community kitchens available for use by hotel residents. Only 2 hotels report allowing the use of hotplates in rooms. Other hotels indicate that while hotplates

are not allowed (due to code regulations and fire risk), residents frequently attempt to use them in violation of hotel regulations, indicating a need for some sort of cooking facilities.

It is generally thought that SRO units do not have private baths. While most residents must make use of shared bathrooms, there are private baths in slightly more than one-third of all rooms, and over 70% of the hotels have some rooms with private baths. In addition, a large number of the rooms without private baths do have small sinks in the room.

Table 2

KITCHEN AND BATH FACILITIES

	HOTELS		ROOMS	
	NUMBER	PERCENT	NUMBER	PERCENT
PRIVATE KITCHENS	2	8.3%	11	7.3%
COMMUNITY KITCHENS	7	29.2%	369	20.0%
HOTPLATES ALLOWED	2	8.7%	191	10.4%
PRIVATE BATHS	17	70.8%	630	34.2%

Note: Percentages are calculated on the basis of the number of hotels responding to that item.

Other Services and Facilities

In addition to kitchen and bath facilities, residential hotels frequently offer an array of services including common dining areas, mail service, maid and linen service, telephones in the rooms, check cashing, a fireproof safe for storing residents' property, and recreation facilities (usually a lounge or a game room). As table 3 indicates, with the exception of mail service, which is provided everywhere, there is considerable variation in the services provided.

Table 3

SERVICES AND FACILITIES OFFERED BY HOTELS

TYPE OF SERVICE	PERCENT	NUMBER RESPONDING
COMMON DINING AREA	25.0%	24
MAIL SERVICE	100.0%	23
TELEPHONES IN ROOMS	22.7%	22
FIREPROOF SAFE	31.8%	22
MAID AND LINEN	83.3%	24
RECREATION ROOM	45.8%	24
ALL OF THE ABOVE	0.0%	22

As can be seen from table 3, none of the hotels offer the full complement of services listed. This is particularly important because state law provides for exemption from landlord-tenant law for hotels which do provide the full range of services (actually, the law is somewhat stricter, as it requires room service and recreation services as well). None of the hotels surveyed currently meets the requirement for exemption.

Rents

Measurement and analysis of rent levels for SRO units is made difficult by two factors. First, there is no standard rental period. Some hotels rent by the day, some by the week, and others by the month. Many hotels offer two of these rental periods, but it is extremely rare to find a hotel which will offer all three. Second, within each hotel there is a range of rents for a particular rental period, reflecting differences in

quality and size of the rooms, the presence or absence of a private bath, and surcharges for more than one occupant.

Tables 4, 5, and 6 provide a summary of the rates charged for rooms on a daily, weekly, and monthly basis, respectively. Each hotel was asked to indicate both the minimum and the maximum rate it charges for each rental period. The first row of each table indicates the lowest minimum rate reported by any hotel, the highest minimum rate reported, and the average of all minimum rates reported. Similar figures are provided for the maximum rates reported and for the average rates within a particular hotel. The number in the lower right corner of the tables is the average of the average rates reported by each hotel.

As indicated by table 4, minimum daily rates range from a low of \$12.00 at the Avondale Hotel to a high of \$21.00 at the Travelers Hotel; maximum daily rates range from a low of \$15.00 at the Avondale to a high of \$30.00 at the Sutter/Dragon; and average daily rates range from a low of \$13.50 at the Avondale to a high of \$25.00 at the Sutter/Dragon, with an overall mean of \$18.46.

Table 4

DAILY RENT LEVELS

RENT RANGE WITHIN HOTELS	ALL HOTELS		
	LOWEST	HIGHEST	AVERAGE
MINIMUM	\$12.00	\$21.00	\$16.25
MAXIMUM	15.00	30.00	20.67
AVERAGE	13.50	25.00	18.46

N = 12 hotels

Table 5 provides similar figures for weekly rates. Minimum weekly rates range from a low of \$40.00 at the Westerner to a high of \$130.00 at the Travelers; maximum weekly rates range between \$48.00 at the Will Rogers and \$130.00 at the Travelers; and average weekly rates range between \$48.00 at the Will Rogers and \$130.00 at the Travelers, with an overall mean of \$77.08.

Table 5

WEEKLY RENT LEVELS

RENT RANGE WITHIN HOTELS	ALL HOTELS		
	LOWEST	HIGHEST	AVERAGE
MINIMUM	\$40.00	\$130.00	\$68.56
MAXIMUM	48.00	130.00	85.61
AVERAGE	48.00	130.00	77.08

N = 18 hotels

Table 6 provides figures for monthly rates. Minimum monthly rates range from a low of \$77.00 at the Liberty to a high of \$400.00 at the Lakehurst Residence Club; maximum monthly rates are between \$120.00 at the Libery and \$505.00 at the YMCA; and average monthly rates range between \$98.50 at the Liberty and \$400.00 at the Lakehurst, with an overall mean of \$246.59.

Table 6

MONTHLY RENT LEVELS

RENT RANGE WITHIN HOTELS	ALL HOTELS		
	LOWEST	HIGHEST	AVERAGE
MINIMUM	\$77.00	\$400.00	\$223.76
MAXIMUM	120.00	505.00	269.41
AVERAGE	98.50	400.00	246.59

N = 17 hotels

The figures for room rates should be viewed with a certain degree of caution. The figures reflect the rates charged by hotels, and do not have any adjustment for the number of units available at a given rate. In particular, the average rates reflect only the average rate among hotels; differences in the size of the hotels means that the average rates for all rooms will be different.

The relatively low rates charged do not fully explain the attraction of SRO units for low-income households. Apart from relative affordability, the ability to pay by the day or week, and the lack of a requirement for deposits are also important factors.

Length of Occupancy

Oakland's downtown residential hotels vary considerably in the length of time that occupants stay in the hotel. Some hotels have a very high proportion of long-term occupants, while others are characterized by a large clientele of short-term occupants. Moreover, there is a great deal of variance in the extent to which even the short-term occupants can be classified as either

business or tourist visitors to Oakland, as opposed to persons needing short-term housing or persons who have recently moved into the hotel at the time the survey was conducted.

Table 7 shows the variation among hotels in the proportion of occupants staying for less than 30 days (these people are generally characterized as transient guests), more than one year, and more than five years. While there are some hotels at both extremes of the scale, on the average a hotel has 26% transient occupancy and 74% long-term occupancy. Table 7 also indicates that on the average a hotel has over one-third of its occupants staying for more than one year, with a significant proportion (13.9%) staying for 5 years or longer.

Table 7

LENGTH OF STAY OF OCCUPANTS, BY HOTEL
(AS A PROPORTION OF TOTAL HOTEL OCCUPANTS)

	MINIMUM	MAXIMUM	AVERAGE
LESS THAN 30 DAYS	0.0%	100.0%	26.0%
AT LEAST ONE YEAR	0.0%	100.0%	37.6%
AT LEAST FIVE YEARS	0.0%	82.2%	13.9%

N = 24 hotels

In order to adjust these figures for differences in hotel size, length of occupancy was calculated on the basis of rooms rather than hotels. The results of this recalculation are shown in table 8. As can be seen, short-term occupants comprise only 21% of all hotel occupants. Moreover, nearly 37% of all occupants stay for at least one year, with over 14% remaining for five years or longer.

Table 8

LENGTH OF OCCUPANCY OF ROOMS

	NUMBER	PERCENT
LESS THAN 30 DAYS	346	21.1%
BUSINESS/TOURIST VISITORS	89	5.4%
AT LEAST ONE YEAR	601	36.6%
AT LEAST FIVE YEARS	236	14.4%

N = 1643 rooms

Table 8 also provides further information regarding the short-term occupants of the hotels. Managers were asked specifically to identify the proportion of short-term occupants who could be considered business or tourist visitors to Oakland; that is, persons for whom the hotel is not the primary residence. Such persons comprise anywhere from 15% to 100% of short-term occupants, depending on the hotel. More significantly, as a proportion of total hotel occupants, business and tourist visitors account for less than 6% of the total hotel population. Even allowing for the possibility that some long-term occupants may be business or tourist visitors, it is clear that over 90% of all hotel occupants are using the hotels as housing rather than temporary lodging while away from home.

Recent Changes in Supply and Services

A number of hotels indicated that they had rehabilitated a number of rooms in the past 5 years, thereby increasing the supply of available units. Out of sixteen hotels responding, 2 hotels had decreased the supply by a total of 3 rooms, while 6

hotels had added a total of 115 rooms, yielding a net increase of 112 rooms. The remaining 8 hotels reported no change. It is not known whether these rooms were placed in service for tourist/business occupancy or long-term residency, although it appears that there are instances of both. It is also not known what changes have taken place in the hotels which did not respond to this question (non-response was usually due to the fact that the hotel had been purchased within the last few years and there was no knowledge of the number of available rooms in 1980). Most importantly, these increases must be offset by the units lost due to several hotel closures which have occurred in recent years.

Several hotels also reported some kind of change in services and facilities since 1980. By far the most common change reported was ongoing repair and improvement of the rooms and common areas. One or two hotels have discontinued a lounge or TV room. Several hotels reported successful efforts to reduce the number of prostitutes, drug dealers, and persons under the influence of drugs or alcohol.

IV. CHARACTERISTICS OF HOTEL TENANTS

Information about the tenants of residential hotels is difficult to obtain. As noted earlier, the information provided by the Census is not sufficiently detailed to distinguish between hotel tenants and other persons residing in the Central District.

Because of the difficulties which would be encountered in obtaining a reliable sample and gaining access to the tenants themselves, hotel residents were not surveyed directly. Instead, hotel managers were asked to provide information about the characteristics of the people staying in the hotel. As a result, the data provided in this section cannot be considered to be a precise measure of tenant characteristics. However, managers are generally quite knowledgeable about the people staying in the hotel, and the figures provided here can be reliably interpreted as a general description of the hotel population.

Household Composition

Most hotel rooms are occupied by single males, but it is not uncommon to find rooms occupied by more than one person. In most instances these rooms contain two adults, but there are a significant number of children in the hotels as well. In a few instances, there may be two or more children staying in a room with one or more adults. It is not known what proportion of the households with two adults are same sex versus mixed.

As shown in table 9, the proportion of households with more than one adult ranges from 0 to 100%. On the average, more than

25% of all rooms contain more than one adult, and in 20% of the hotels more than half the rooms are occupied by at least two adults.

Table 9

PROPORTION OF HOUSEHOLDS WITH TWO OR MORE ADULTS
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	24
NONE	7
< 25%	8
25 - 50%	4
50 - 75%	3
75 - 100%	2

As indicated in tables 10 and 11, over one-third of all the hotels have tenants with children. In most cases these households occupy fewer than 25% of the rooms, but there are 2 hotels (the Fremont and the Wilson) in which households with children account for more than 25% of the occupied rooms. Households with more than one child are less common, yet one-fourth of the hotels report at least some rooms are occupied by tenants with two or more children.

Table 10

PROPORTION OF HOUSEHOLDS WITH CHILDREN
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	24
NONE	15
< 25%	7
25 - 50%	1
50 - 75%	1
75 - 100%	0

Table 11

PROPORTION OF HOUSEHOLDS WITH MORE THAN ONE CHILD
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	24
NONE	18
< 25%	5
25 - 50%	0
50 - 75%	1
75 - 100%	0

Elderly Tenants

Studies of residential hotels in other cities have shown that a high proportion of hotel residents are elderly persons, often living on fixed incomes. These residents tend to constitute the most stable segment of the residential hotel population. Many have lived in the same hotel for 10, 15, or 20 years.

In Oakland, elderly persons are by no means the majority of all hotel tenants, but they probably comprise a higher proportion of the hotel population than they do for the city as a whole. As shown in table 12, most hotels have some elderly tenants, and in one-fourth of the hotels over 25% of the rooms have at least one elderly occupant. This figure may be compared to the 1980 census, which showed elderly persons to be 13.2% of the citywide population and 22% of the population in the Chinatown and Central CD district.

Table 12

PROPORTION OF HOUSEHOLDS WITH ELDERLY PERSONS
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	24
NONE	2
<25%	16
25 - 50%	2
50 - 75%	2
75 - 100%	2

Handicapped Tenants

A small but significant proportion of hotel tenants are characterized by hotel hotel managers as physically handicapped. A large number of these tenants are elderly, but there are non-elderly handicapped persons living in the hotels as well. As indicated in table 13, half of the hotels have handicapped tenants, but only in two cases is the proportion of handicapped tenants greater than 25%. Both of these hotels also have a high proportion of elderly tenants.

Table 13

PROPORTION OF HOUSEHOLDS WITH HANDICAPPED PERSONS
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	23
NONE	12
< 25%	9
25 - 50%	0
50 - 75%	2
75 - 100%	0

Race

The racial composition of residential hotels varies considerably from one hotel to the next. White tenants constitute anywhere from 0% to 70% of a hotel's tenants, with an average of 34.3%. Black tenants are more heavily represented in the hotel population, with the proportion ranging from 0% to 100% and an average of 50%. Asians and Hispanics rarely constitute more than 10% of a hotel's tenants, with an average of 6.9% and 3.2% respectively. The proportion of Asians exceeded 10% only in one hotel--the Fremont Hotel, with 100%--but it is likely that the highest concentrations of Asian tenants are in rooming and boarding houses, mainly in Chinatown, which could not be identified for this study.

1990 census
total pop
43910 B
2896 W

There are a few hotels in which the managers report a number of tenants as "Other Race" or "Unknown". In some cases these categories account for over one-third of all tenants, but on the average they account for less than 5% each.

Because hotels vary in size, the average racial composition of hotels is not the same as the racial composition of the hotel population as a whole. Table 14 provides information on the racial breakdown for all hotel tenants. However, it should be viewed with caution, as the figures were computed by applying the percentages provided by managers to the total population of the hotel, and this latter figure is not always entirely reliable.

Table 14

RACIAL/ETHNIC BACKGROUND OF HOTEL OCCUPANTS

WHITE	35.4%
BLACK	45.0%
ASIAN	8.0%
HISPANIC	4.8%
OTHER	5.5%
UNKNOWN	1.2%

N = 1896 persons

Sex

Male tenants comprise anywhere from 30% to 100% of a hotel's tenants, with an average of 74%. Female tenants, on the other hand, comprise 26% to 70% of a hotel's tenants, with an average of 26%. Nearly 68% of all hotel tenants are male, while less than 33% are female.

Employment and Income

Without interviewing tenants directly, it is not possible to determine their incomes. Few managers have knowledge of tenants' incomes, and it is likely that both managers and tenants would consider it an invasion of privacy if managers were to disclose such information. However, some conclusions can be drawn on the basis of the information provided regarding source of income.

Table 15 indicates the proportion of occupied rooms which have at least one employed person. In just less than half of the hotels, over 50% of the rooms are occupied by employed persons, while in slightly more than half the rooms, fewer than 50% are

occupied by employed persons. More importantly, over one-third of the hotels have fewer than 25% employed, while another third of the hotels have more than 75% employed. This suggests a clear distinction between hotels catering to employed persons and those catering to unemployed persons. In part this is probably an effect of different rents charged, but it may also be due to differences in hotel policy.

Table 15

PROPORTION OF HOUSEHOLDS WITH EMPLOYED PERSONS
BY NUMBER OF HOTELS

PERCENTAGE	NUMBER OF HOTELS
N =	22
NONE	1
< 25%	7
25 - 50%	4
50 - 75%	2
75 - 100%	8

The relative proportion of employed and unemployed tenants is mirrored in the proportion of tenants receiving public assistance. Half the hotels report over 50% occupancy by households receiving some form of public assistance (Social Security, SSI, General Assistance, Disability, AFDC, etc.); the remaining hotels report less than 50% occupancy by public assistance recipients.

Table 16

PROPORTION OF HOUSEHOLDS WITH INDIVIDUALS
RECEIVING PUBLIC ASSISTANCE
BY NUMBER OF HOTELS

<u>PERCENTAGE</u>	<u>NUMBER OF HOTELS</u>
N =	23
NONE	2
< 25%	6
25 - 50%	3
50 - 75%	7
75 - 100%	5

Sixteen of the hotels were able to provide information on the type of public assistance received by their tenants. The most common forms of assistance are SSI and General Assistance, followed by Disability and Social Security. AFDC and other forms of public assistance are received by a very small proportion of hotel tenants. The data provided in table 17 actually understate the true proportions of these types of assistance, as all of the hotels which have no public assistance recipients are included there, while all of the hotels which were unable to respond to this question had high proportions of public assistance recipients.

Table 17

PROPORTION OF HOUSEHOLDS RECEIVING PUBLIC ASSISTANCE,
BY TYPE OF ASSISTANCE

TYPE OF ASSISTANCE	LOW	HIGH	AVERAGE
SSI	0.0%	91.0%	21.5%
GENERAL ASSISTANCE	0.0%	100.0%	18.7%
SOCIAL SECURITY	0.0%	45.0%	12.9%
DISABILITY	0.0%	100.0%	10.7%
AFDC	0.0%	28.0%	3.3%
OTHER	0.0%	31.0%	5.1%

N = 16 hotels

Summary

For the most part, hotel tenants tend to be single males, although households with two adults and/or with children are not uncommon. Elderly persons make up a significant percentage of the hotel population, and tend to be over-represented in the hotels relative to their proportion in the citywide population. The racial composition of the hotel population is roughly the same as for the city as a whole. A large proportion of tenants are low-income households, as indicated by the very large percentages who are living on some type of fixed income.

These quantitative measures do not fully capture the variation among hotels. Different hotels appear to cater to different types of people. In part this is simply due to differences in affordability, but not entirely.

For example, one hotel, the Travelers Hotel, reports that most of their tenants are merchant seamen who are in port for several weeks to a few months before shipping out again.

According to the manager, hotels are their only place of residence, and the same people tend to return to the hotel after absences of as long as 12 to 18 months.

The Hotel Harrison reports that a large proportion of its tenants are divorced men. The Jackson Residence Club, which previously housed a number of long-term residents, was recently converted to a hotel catering to students. Other hotels, including the Alice Club, the Lakehurst Residence Club, and the Woodrow Hotel, cater almost exclusively to the elderly.

CONCLUSION

Residential hotels are an important element in the downtown housing stock. The hotels serve a diverse group of people, including the elderly, single men, and small families. With rents averaging \$250 per month for a furnished room, often with other services included, the hotels are a vital part of the City's low-income housing. At a time when there is a critical shortage of housing for low-income persons, the City should make efforts to protect existing tenants from displacement, preserve the supply, and encourage the rehabilitation of those facilities in need of repair and improvement.

The Residential Hotel Task Force, through the Planning Commission, has already recommended several policies for mitigating the negative impact of displacement resulting from the conversion of hotels to non-residential use, including longer notice provisions, establishment of a voucher system to secure a replacement unit for persons displaced, and provision of relocation benefits in the event that no replacement unit can be found. These measures should be implemented.

Apart from protecting tenants against displacement, however, the City should explore options for maintaining the existing supply of SRO units so as to avoid increasing the pressures on the low-income housing market, which already has a very low vacancy rate supply. Such measures might include financial and regulatory incentives for the continued operation of hotels as residential hotels, or the implementation of a conditional use

for review of any proposed conversion or demolition.

The purpose of preservation measures is to ensure the continued existence of SRO units. This does not imply a commitment to preserving units which are not suitable for habitation. Preservation provides the City with the assurance that there will be units which in turn can be brought up to basic standards of safety and habitability. Such rehabilitation requires subsidized financing if the units are to remain affordable. The City should explore potential sources of financial assistance, including City sources such as tax increment revenues, mortgage revenue bonds, and the transient occupancy tax, as well as state and federal sources.

FOOTNOTES

1. LaVerne Wells-Bowie, preliminary report prepared for OEDE, September 1984.
2. Frances E. Werner and David B. Bryson, "A Guide to the Preservation and Maintenance of Single Room Occupancy Housing: Parts I and II," Clearinghouse Review 15:12 (April 1982), pp. 1005-1006.
3. U.S., Congress, Senate, Special Committee on Aging, Single Room Occupancy: A Need for National Concern, information paper, 95th Cong., 2d Sess., (Washington, D.C.: Government Printing Office, June 1978).
4. Werner and Bryson, pp. 999-1009, and Werner and Bryson, "A Guide to the Preservation and Maintenance of Single Room Occupancy Housing: Parts III, IV, and V," in Clearinghouse Review 16:1 (May 1982), pp. 1-25.
5. Papers presented at the Conference : Residential Hotels, A Vanishing Resource, San Francisco, 6/11/81.
6. Werner and Bryson, Part I, p. 1003.
7. Office of Crisis Intervention Services, Special Housing Services, Lower Priced Hotels in New York City (1979), cited in Werner and Bryson, Part I, p. 1003.
8. Werner and Bryson, *ibid.*
9. San Francisco Department of City Planning, The Conversion and Demolition of Residential Hotel Units, November 1980.
10. Estimate prepared by Martha Kitchen, Housing Relocation Officer, Office of Community Development, January 1985.

APPENDIX I: METHODOLOGY

Identification of Hotels

Hotels were identified on the basis of 3 sources: the telephone directory; a list of hotels in the downtown area which pay transient hotel tax; and city staff and community and housing groups working in the downtown area. Motels were excluded from the list, as were two obvious high-rent transient hotels: the Hyatt and the Lake Merritt Hotels.

This list contained 31 hotels. Three of these--the Hotel Maryland, the Hotel Madrone, and the Sherman Hotel--were discovered to be closed. One hotel--the Hill Castle Apartment Hotel--was surveyed but excluded because it actually operates as an apartment facility. Interviews were conducted with the managers of all but two hotels--the Royal and the Wagner. The remaining 25 hotels were all included in the survey, but not all managers answered all questions. The tables indicate the number of hotels or rooms to which the figures apply.

The Residential Hotel Survey

Information was obtained in personal interviews with hotel managers. Managers were selected as the most reliable source of information regarding hotel operation. In some instances, the manager was also the owner.

The questionnaire was developed with the assistance of Professor Martin Gellen of the Department of City and Regional Planning and Professor Paul Groth of the Departments of Architecture and Landscape Architecture at the University of

California. The questionnaire was then pre-tested and revised slightly.

Interviews were conducted by both the author and city staff. In some cases, follow-up interviews were necessary in order to clear up internal inconsistencies in the survey responses. All interviews were conducted between February 15 and April 15, 1985.

The surveys were coded and then entered onto an IBM PC computer. Data analysis was performed with the Lotus 123 program.

A copy of the survey follows this page, along with a complete copy of the data set and a coding key.

RESIDENTIAL HOTEL STUDY--SURVEY OF HOTEL MANAGERS

=====

BASIC IDENTIFYING INFORMATION:

Name of Hotel: _____

Address: _____

Number Street Zip code

Date of Interview: _____

Month Date Year

INFORMATION ABOUT THE HOTEL MANAGER:

1. Manager's name: _____
- Last name First name
2. How long have you managed this hotel? _____ years
3. Did you manage any other hotels before working here? ___yes ___no
4. Do you live in the hotel? ___yes ___no
5. How long have you lived in Oakland? _____ years
6. How long have you lived in California? _____ years
7. Where did you live before you came to California? _____
- State Country

INFORMATION ABOUT THE HOTEL:

8. How many rooms are there in the hotel? _____ rooms
9. How many rooms are currently vacant? _____ rooms
10. How many vacant rooms are currently available for rent? _____ rooms
11. How many people are currently staying here? _____ persons
12. How many floors are there in the hotel? _____ floors
13. Do you have an elevator? ___yes ___no
14. Is the elevator working right now? ___yes ___no

The next set of questions asks about the rates you charge for rooms. If you have more than one rate, please tell me both the highest and the lowest rate you charge.

15. How much do you currently charge for rooms?

- (a) per day: _____
- (b) per week: _____
- (c) per month: _____

16. In 1980, how much did you charge for rooms?

- (a) per day: _____
- (b) per week: _____
- (c) per month: _____

Now I am going to ask you about the kinds of facilities and services which are available to your guests.

- 17. Are there kitchens in any of the rooms? yes no
- 18. If yes, in how many rooms? _____rooms
- 19. Do you allow people to use hotplates in their rooms? yes no
- 20. Is there a common kitchen available for use by the people staying in the hotel? yes no
- 21. Is there a central dining room where people can eat meals together? yes no
- 22. Can people receive mail here? yes no
- 23. Are there telephones in the rooms? yes no
- 24. Do you have a fireproof safe where people can keep their personal property? yes no
- 25. Do you provide maid and/or linen service? yes no
- 26. Is there a recreation room in the hotel? yes no
(for example: a game room; play area for children; a lounge)
- 27. How many rooms have their own bathroom? _____
- 28. Do you provide check cashing services? yes no

29. What other services and/or facilities do you provide?

30. Have there been any changes, since 1980, in the facilities and/or services which are provided? yes no

Please describe these changes:

The next 3 questions ask about how long rooms are occupied by the same person or persons. Please answer these questions on the basis of current information, and not on the basis of what is the average for your hotel.

31. How many rooms are currently occupied by persons who have stayed for LESS than 30 days? _____rooms

32. How many rooms are currently occupied by persons who have stayed for MORE than 1 year? _____rooms

33. for MORE than 5 years? _____rooms

34. Of the rooms which have been occupied by the same person for LESS than 30 days, how many are occupied by people who are in Oakland as tourists or business visitors? _____rooms

INFORMATION ABOUT THE PEOPLE STAYING IN THE HOTEL:

These questions are about the people who are currently staying in the hotel. Please answer these questions on the basis of who is here now, and not on the basis of what is "average" or "normal" for your hotel.

35. How many rooms are occupied by more than one adult (adult means anyone who is 18 years old or older)?

_____ Less than 25% _____ rooms
_____ 25 - 50%
_____ 50 - 75%
_____ More than 75%

36. How many rooms have at least one person who is 65 years old or older?

_____ Less than 25% _____ rooms
_____ 25 - 50%
_____ 50 - 75%
_____ More than 75%

37. How many rooms have at least one child staying there (child means anyone under age 18)?

_____ Less than 25% _____ rooms
_____ 25 - 50%
_____ 50 - 75%
_____ More than 75%

38. How many rooms have more than one child staying there?

_____ Less than 25% _____ rooms
_____ 25 - 50%
_____ 50 - 75%
_____ More than 75%

39. How many rooms have at least one adult (over 18) who is physically handicapped?

_____ Less than 25% _____ rooms
_____ 25 - 50%
_____ 50 - 75%
_____ More than 75%

The next questions ask about the source of income of the households who are staying in the hotel right now. By household, I mean any individual who is staying in a room alone, or any group of people who are sharing a room, whether or not they are related to one another.

40. How many households have persons who are employed?

_____ Less than 25% _____ households
 _____ 25 - 50%
 _____ 50 - 75%
 _____ More than 75%

41. How many households are receiving some kind of public assistance (public assistance means payments from the government, such as Social Security, SSI, Disability, Unemployment, AFDC, or General Assistance)?

_____ households
 _____ Less than 25%
 _____ 25 - 50%
 _____ 50 - 75%
 _____ More than 75%

42. How many households are receiving the following kinds of public assistance? If a household is receiving more than one kind, it should be counted in all categories which apply.

(a)	Social Security:	_____ households
(b)	SSI:	_____ households
(c)	Disability:	_____ households
(d)	General Assistance:	_____ households
(e)	AFDC:	_____ households
(f)	Unemployment Insurance:	_____ households
(g)	Other (specify):	_____ households

43. What proportion of the people staying in the hotel are:

(a)	White:	_____ %
(b)	Black:	_____ %
(c)	Asian:	_____ %
(d)	Hispanic:	_____ %
(e)	Other:	_____ %
(f)	Don't know:	_____ %

44. What proportion of the people staying in the hotel are:

(a)	Male:	_____ %
(b)	Female:	_____ %

FINALLY, I WOULD LIKE TO ASK YOU A COUPLE OF QUESTIONS ABOUT CHANGES IN YOUR BUSINESS SINCE 1980:

45. How many rooms were available for rent in this hotel in 1980? _____rooms

46. In 1980, how many rooms were mainly occupied by persons who stayed for 30 days or longer?

_____ A lot fewer than today _____rooms
_____ A little bit fewer than today
_____ No change
_____ A little bit more than today
_____ A lot more than today

47. What plans do the owners have for the hotel in the next couple of years?

48. What actions have they already taken to carry out these plans?

CODING KEY FOR RESIDENTIAL HOTEL SURVEY

#	NAME	VARIABLE	CODING
51	PPERM	% OF OCCUPANTS WHO ARE NOT BUS./TOURIST	
52	TWOADULT	% OF ROOMS WITH > 1 ADULT	QUARTILES
53	ELDERLY	% OF ROOMS WITH ELDERLY TENANT	QUARTILES
54	CHILD	% OF ROOMS WITH ANY CHILDREN	QUARTILES
55	TWOCHILD	% OF ROOMS WITH > 1 CHILD	QUARTILES
56	HANDICAP	% OF ROOMS WITH HANDICAPPED	QUARTILES
57	EMPLOYED	% OF ROOMS WITH EMPLOYED PERSON	QUARTILES
58	PUBAID	% OF ROOMS W/PUBLIC AID RECIPIENT	QUARTILES
59	SSA	% OF OCCUPANTS RECEIVING SOC. SEC.	
60	SSI	% RECEIVING SSI	
61	DISAB	% RECEIVING DISABILITY BENEFITS	
62	GA	% RECEIVING GENERAL ASSISTANCE	
63	AFDC	% RECEIVING AFDC	
64	OTHAID	% RECEIVING OTHER ASSISTANCE	
65	WHITE	% OF TENANTS WHO ARE WHITE	
66	NWHITE	# OF WHITES	
67	BLACK	% OF TENANTS WHO ARE BLACK	
68	NBLACK	# OF BLACKS	
69	ASIAN	% ASIAN	
70	NASIAN	# OF ASIANS	
71	HISPANIC	% HISPANIC	
72	NHISPAN	# OF HISPANIC	
73	OTHRACE	% OTHER RACE	
74	NOTHER	# OF OTHER RACE	
75	UNKNOWN	% RACE UNKNOWN	
76	NUNKNOWN	# OF RACE UNKNOWN	
77	MALE	% MALE	
78	NMALE	# OF MALES	
79	FEMALE	% FEMALE	
80	NFEMALE	# OF FEMALES	
81	ROOMS 80	# OF RENTABLE ROOMS IN 1980	
82	CROOMS	CHANGE IN # OF ROOMS, 1980-1985	
83	PCROOMS	% CHANGE IN # OF ROOMS	
84	CLENGTH	% OF NON-TRANSIENTS, TODAY VS. 1980	

-2 = A LOT FEWER
 -1 = A BIT FEWER
 0 = NO CHANGE
 1 = A BIT MORE
 2 = A LOT MORE

QUARTILE CODING:

0 = NONE
 1 = <25%
 2 = 25% - 50%
 3 = 50% - 75%
 4 = 75% - 100%

NO/YES CODING:

0 = NO
 1 = YES

CODING KEY FOR RESIDENTIAL HOTEL SURVEY

#	NAME	VARIABLE	CODING
0	MANLENG	MANAGER: TIME EMPLOYED	YEARS
1	TOTROOMS	TOTAL ROOMS	
2	VACROOMS	NUMBER OF VACANT ROOMS	
3	AVROOMS	NUMBER OF RENTABLE VACANT ROOMS	
4	OCCUPIED	NUMBER OF OCCUPIED ROOMS	
5	SUPPLY	NUMBER OF RENTABLE ROOMS	
6	VACRATE	VACANCY RATE	
7	PERSONS	NUMBER OF PEOPLE IN HOTEL	
8	ELEVATOR	PRESENCE OF ELEVATOR	NO/YES
9	ELEVWORK	WORKING ELEVATOR	NO/YES
10	LDRENT85	LOWEST DAILY RENT IN 1985	DOLLARS
11	HDRENT85	HIGHEST DAILY RENT IN 1985	DOLLARS
12	ADRENT85	AVERAGE DAILY RENT IN 1985	DOLLARS
13	LWRENT85	LOWEST WEEKLY RENT IN 1985	DOLLARS
14	HWRENT85	HIGHEST WEEKLY RENT IN 1985	DOLLARS
15	AWRENT85	AVERAGE WEEKLY RENT IN 1985	DOLLARS
16	LMRENT85	LOWEST MONTHLY RENT IN 1985	DOLLARS
17	HMRENT85	HIGHEST MONTHLY RENT IN 1985	DOLLARS
18	AMRENT85	AVERAGE MONTHLY RENT IN 1985	DOLLARS
19	LDRENT80	LOWEST DAILY RENT IN 1980	DOLLARS
20	HDRENT80	HIGHEST DAILY RENT IN 1980	DOLLARS
21	ADRENT80	AVERAGE DAILY RENT IN 1980	DOLLARS
22	LWRENT80	LOWEST WEEKLY RENT IN 1980	DOLLARS
23	HWRENT80	HIGHEST WEEKLY RENT IN 1980	DOLLARS
24	AWRENT80	AVERAGE WEEKLY RENT IN 1980	DOLLARS
25	LMRENT80	LOWEST MONTHLY RENT IN 1980	DOLLARS
26	HMRENT80	HIGHEST MONTHLY RENT IN 1980	DOLLARS
27	AMRENT80	AVERAGE MONTHLY RENT IN 1980	DOLLARS
28	KITCHEN	ANY ROOMS WITH OWN KITCHEN?	NO/YES
29	NKIT	NUMBER OF ROOMS WITH OWN KITCHEN	
30	HOTPLATE	HOTPLATES ALLOWED?	NO/YES
31	COMKIT	COMMUNITY KITCHEN?	NO/YES
32	DINING	COMMON DINING AREA?	NO/YES
33	MAIL	CAN TENANTS RECEIVE MAIL?	NO/YES
34	PHONES	PHONES IN ROOMS?	NO/YES
35	SAFE	FIREPROOF SAFE AVAILABLE?	NO/YES
36	MAID	MAID AND LINEN SERVICE?	NO/YES
37	RECROOM	IS THERE A RECREATION ROOM?	NO/YES
38	NBATH	NUMBER OF PRIVATE BATHS	
39	PBATH	% OF UNITS WITH PRIVATE BATH	
40	CHECK	CHECKCASHING SERVICES?	NO/YES
41	SERVCHAN	CHANGE IN SERVICES SINCE '80	NO/YES
42	NTRANS	NUMBER OF TRANSIENT OCCUPANTS	
43	PTRANS	% OF OCCUPANTS WHO ARE TRANSIENT	
44	NONEYR	# OF OCCUPANTS STAYING > 1 YEAR	
45	PONEYR	% OF OCCUPANTS STAYING > 1 YEAR	
46	NFIVEYR	# OF OCCUPANTS STAYING > 5 YEARS	
47	PFIVEYR	% OF OCCUPANTS STAYING > 5 YEARS	
48	NTOUR	# OF TRANSIENTS WHO ARE BUS./TOURIST VISITORS	
49	PTOUR	% OF TRANSIENTS WHO ARE BUS./TOURIST VISITORS	
50	NPERM	# OF OCCUPANTS WHO ARE NOT BUS./TOURIST	

NAME	0	1	2	3
	MANLENG	TOTROOMS	VACROOMS	AVROOMS
ALEDAL GUEST HOME	7	10	1	1
ALICE CLUB HOTEL	3	76	0	0
AVONDALE HOTEL	14	55	12	12
BALDWIN HOTEL	2	50	4	3
CLARIDGE HOTEL	0.5	198	88	25
FERN'S HOTEL	15	32	1	0
FREMONT HOTEL	0.25	33	5	3
HARRISON HOTEL	1	90	2	1
HIREN HOTEL	6	44	36	0
JACKSON RESIDENCE CLUB	0.33	22	2	2
LAKE MERRIT LODGE	1.5	147	16	16
LAKEHURST RESIDENCE CLUB	6	72	0	0
LIBERTY HOTEL	23	55	20	10
MENLO HOTEL	0.08	90	8	8
MILTON HOTEL	2	58	2	2
PALM HOTEL	8	60	15	15
SAN PABLO HOTEL	7	160	20	18
SUTTER/DRAGON HOTEL	1.5	167	32	27
TOURAINÉ HOTEL	1.5	108	21	19
TRAVELERS HOTEL	2	87	24	24
WESTERNER HOTEL	34	19	3	3
WILL ROGERS HOTEL	0.8	96	6	6
WILSON HOTEL	2	39	1	0
WOODROW HOTEL	15	75	2	2
YMCA	4	160	23	5

Number of responses:	25	25	25	25
Average:	6.30	80.12	13.76	8.08
(column total / column count)				
Minimum:	0.08	10	0	0
Maximum:	34	198	88	27
Total:		2003	344	202

GLOBAL AVERAGE:

NAME	4 OCCUPIED	5 SUPPLY	6 VACRATE	7 PERSONS
ALEDAL GUEST HOME	9	10	10%	13
ALICE CLUB HOTEL	76	76	0%	91
AVONDALE HOTEL	43	55	22%	47
BALDWIN HOTEL	46	49	6%	85
CLARIDGE HOTEL	110	135	19%	110
FERN'S HOTEL	31	31	0%	31
FREMONT HOTEL	28	31	10%	74
HARRISON HOTEL	88	89	1%	94
HIREN HOTEL	8	8	0%	23
JACKSON RESIDENCE CLUB	20	22	9%	25
LAKE MERRIT LODGE	131	147	11%	217
LAKEHURST RESIDENCE CLUB	72	72	0%	100
LIBERTY HOTEL	35	45	22%	35
MENLO HOTEL	82	90	9%	82
MILTON HOTEL	56	58	3%	60
PALM HOTEL	45	60	25%	45
SAN PABLO HOTEL	140	158	11%	190
SUTTER/DRAGON HOTEL	135	162	17%	155
TOURAINÉ HOTEL	87	106	18%	150
TRAVELERS HOTEL	63	87	28%	63
WESTERNER HOTEL	16	19	16%	20
WILL ROGERS HOTEL	90	96	6%	90
WILSON HOTEL	38	38	0%	100
WOODROW HOTEL	73	75	3%	
YMCA	137	142	4%	149

Number of responses:	25	25	25	24
(column total / column count)				
Average:	66.36	74.44	10%	85.375
Minimum:	8	8	0%	13
Maximum:	140	162	28%	217
Total:	1659	1861		2049

GLOBAL AVERAGE: 10.9%

NAME	8 ELEVATOR	9 ELEVWORK	10 LDRENT85	11 HDRENT85
ALEDAL GUEST HOME	0			
ALICE CLUB HOTEL	1	1		
AVONDALE HOTEL	0		12	15
BALDWIN HOTEL	0			
CLARIDGE HOTEL	1	1	20	20
FERN'S HOTEL	0			
FREMONT HOTEL	0			
HARRISON HOTEL	1	1		
HIREN HOTEL	0			
JACKSON RESIDENCE CLUB	0			
LAKE MERRIT LODGE	1	1		
LAKEHURST RESIDENCE CLUB	1	1		
LIBERTY HOTEL	0			
MENLO HOTEL	1	1	16	16
MILTON HOTEL	0		12	15
PALM HOTEL	0		17	17
SAN PABLO HOTEL	1	1	17	20
SUTTER/DRAGON HOTEL	1	1	20	30
TOURAINÉ HOTEL	1	1	15	27
TRAVELERS HOTEL	1	1	21	21
WESTERNER HOTEL	0			
WILL ROGERS HOTEL	1	1	14	23
WILSON HOTEL	0		18	18
WOODROW HOTEL	1	1		
YMCA	1	1	13	26

Number of responses:	25	13	12	12
Average: (column total / column count)	52.0%	100.0%	16.25	20.67
Minimum:	0	1	12	15
Maximum:	1	1	21	30
Total:	13	13		

GLOBAL AVERAGE:

NAME	12 ADRENT85	13 LWRENT85	14 HWRENT85	15 AWRENT85
ALEDAL GUEST HOME		65	80	72.5
ALICE CLUB HOTEL				
AVONDALE HOTEL	13.5	65	115	90
BALDWIN HOTEL				
CLARIDGE HOTEL	20	80	80	80
FERN'S HOTEL		52	65	58.5
FREMONT HOTEL				
HARRISON HOTEL		51	83	67
HIREN HOTEL		70	90	80
JACKSON RESIDENCE CLUB				
LAKE MERRIT LODGE		125	125	125
LAKEHURST RESIDENCE CLUB				
LIBERTY HOTEL				
MENLO HOTEL	16	69	69	69
MILTON HOTEL	13.5	65	85	75
PALM HOTEL	17	60	60	60
SAN PABLO HOTEL	18.5	55	75	65
SUTTER/Dragon HOTEL	25	75	95	85
TOURAINÉ HOTEL	21	70	105	87.5
TRAVELERS HOTEL	21	130	130	130
WESTERNER HOTEL		40	60	50
WILL ROGERS HOTEL	18.5	48	48	48
WILSON HOTEL	18	50	50	50
WOODROW HOTEL				
YMCA	19.5	64	126	95

Number of responses:	12	18	18	18
Average:	18.46	68.56	85.61	77.08
(column total / column count)				
Minimum:	13.5	40	48	48
Maximum:	25	130	130	130
Total:				

GLOBAL AVERAGE:

NAME	16 LMRENT85	17 HMRENT85	18 AMRENT85	19 LDRENT80
ALEDAL GUEST HOME	260	300	280	
ALICE CLUB HOTEL	200	250	225	
AVONDALE HOTEL				12
BALDWIN HOTEL	160	190	175	
CLARIDGE HOTEL	250	250	250	
FERN'S HOTEL	180	240	210	
FREMONT HOTEL	110	170	140	
HARRISON HOTEL				
HIREN HOTEL				
JACKSON RESIDENCE CLUB	260	315	287.5	
LAKE MERRIT LODGE	385	385	385	
LAKEHURST RESIDENCE CLUB	400	400	400	
LIBERTY HOTEL	77	120	98.5	
MENLO HOTEL				
MILTON HOTEL	250	300	275	10
PALM HOTEL	240	240	240	12
SAN PABLO HOTEL	215	295	255	17
SUTTER/DRAGON HOTEL				20
TOURAINÉ HOTEL				
TRAVELERS HOTEL				19
WESTERNER HOTEL	160	200	180	
WILL ROGERS HOTEL				
WILSON HOTEL	200	220	210	12
WOODROW HOTEL	200	200	200	
YMCA	257	505	381	9

Number of responses:	17	17	17	8
Average:	223.76	269.41	246.59	13.88
(column total / column count)				
Minimum:	77	120	98.5	9
Maximum:	400	505	400	20
Total:				

GLOBAL AVERAGE:

NAME	20 HDRENT80	21 ADRENT80	22 LWRENT80	23 HWRENT80
ALEDAL GUEST HOME			65	80
ALICE CLUB HOTEL				
AVONDALE HOTEL	16	14	50	100
BALDWIN HOTEL				
CLARIDGE HOTEL				
FERN'S HOTEL			38	55
FREMONT HOTEL				
HARRISON HOTEL			33	53
HIREN HOTEL				
JACKSON RESIDENCE CLUB				
LAKE MERRIT LODGE				
LAKEHURST RESIDENCE CLUB				
LIBERTY HOTEL				
MENLO HOTEL				
MILTON HOTEL	10	10	45	55
PALM HOTEL	12	12	45	45
SAN PABLO HOTEL	20	18.5	55	75
SUTTER/Dragon HOTEL	30	25	75	95
TOURAINÉ HOTEL				
TRAVELERS HOTEL	19	19		
WESTERNER HOTEL				
WILL ROGERS HOTEL				
WILSON HOTEL	12	12	40	40
WOODROW HOTEL				
YMCA	16	12.5	43	80

Number of responses:	8	8	10	10
Average:	16.88	15.38	48.90	67.80
(column total / column count)				
Minimum:	10	10	33	40
Maximum:	30	25	75	100
Total:				

GLOBAL AVERAGE:

NAME	24 AWRENT80	25 LMRENT80	26 HMRENT80	27 AMRENT80
ALEDAL GUEST HOME	72.5	260	300	280
ALICE CLUB HOTEL		200	250	225
AVONDALE HOTEL	75			
BALDWIN HOTEL				
CLARIDGE HOTEL				
FERN'S HOTEL	46.5	130	185	157.5
FREMONT HOTEL				
HARRISON HOTEL	43			
HIREN HOTEL				
JACKSON RESIDENCE CLUB				
LAKE MERRIT LODGE				
LAKEHURST RESIDENCE CLUB				
LIBERTY HOTEL		67	110	88.5
MENLO HOTEL				
MILTON HOTEL	50	180	200	190
PALM HOTEL	45	180	180	180
SAN PABLO HOTEL	65	215	295	255
SUTTER/DRAGON HOTEL	85			
TOURAINÉ HOTEL				
TRAVELERS HOTEL				
WESTERNER HOTEL				
WILL ROGERS HOTEL				
WILSON HOTEL	40	160	160	160
WOODROW HOTEL		150	150	150
YMCA	61.5	172	320	246

Number of responses:	10	10	10	10
Average:	58.35	171.40	215.00	193.20
(column total / column count)				
Minimum:	40	67	110	88.5
Maximum:	85	260	320	280
Total:				

GLOBAL AVERAGE:

NAME	28 KITCHEN	29 NKIT	30 HOTPLATE	31 COMKIT
ALEDAL GUEST HOME	0	0	0	1
ALICE CLUB HOTEL	0	0	0	0
AVONDALE HOTEL	1	10	0	0
BALDWIN HOTEL	0	0	1	1
CLARIDGE HOTEL	0	0	0	0
FERN'S HOTEL	0	0	0	0
FREMONT HOTEL	0	0	0	1
HARRISON HOTEL	0	0	0	0
HIREN HOTEL	0	0		0
JACKSON RESIDENCE CLUB	0	0	0	1
LAKE MERRIT LODGE	0		0	1
LAKEHURST RESIDENCE CLUB	0		0	1
LIBERTY HOTEL	0		0	0
MENLO HOTEL	0		0	0
MILTON HOTEL	0	0	0	0
PALM HOTEL	0	0	0	0
SAN PABLO HOTEL	0	0	0	0
SUTTER/Dragon HOTEL	0	0	0	0
TOURAIN HOTEL	0	0	0	0
TRAVELERS HOTEL	0	0	0	0
WESTERNER HOTEL				
WILL ROGERS HOTEL	1	1	0	0
WILSON HOTEL	0	0	0	1
WOODROW HOTEL	0		0	0
YMCA	0		1	0

Number of responses:	24	18	23	24
(column total / Average:	8.3%	0.61	8.7%	29.2%
column count)				
Minimum:	0	0	0	0
Maximum:	1	10	1	1
Total:	2	11	2	7
GLOBAL AVERAGE:		0.5%	10.5%	

NAME	32 DINING	33 MAIL	34 PHONES	35 SAFE
ALEDAL GUEST HOME	1	1	0	0
ALICE CLUB HOTEL	0	1	0	0
AVONDALE HOTEL	0	1	1	0
BALDWIN HOTEL	1	1	0	0
CLARIDGE HOTEL	1	1	0	1
FERN'S HOTEL	0	1	0	0
FREMONT HOTEL	0	1	0	0
HARRISON HOTEL	0			
HIREN HOTEL	0	1	0	0
JACKSON RESIDENCE CLUB	0	1	1	0
LAKE MERRIT LODGE	1	1	0	1
LAKEHURST RESIDENCE CLUB	1	1	0	1
LIBERTY HOTEL	0	1	0	0
MENLO HOTEL	0	1	1	0
MILTON HOTEL	0	1	0	0
PALM HOTEL	0	1	0	0
SAN PABLO HOTEL	0	1	1	1
SUTTER/Dragon HOTEL	0	1	0	0
TOURAINÉ HOTEL	0	1	1	1
TRAVELERS HOTEL	0	1		
WESTERNER HOTEL				
WILL ROGERS HOTEL	0	1	0	1
WILSON HOTEL	1	1	0	0
WOODROW HOTEL	0	1	0	0
YMCA	0	1	0	1

Number of responses:	24	23	22	22
Average:	25.0%	100.0%	22.7%	31.8%
(column total / column count)				
Minimum:	0	1	0	0
Maximum:	1	1	1	1
Total:	6	23	5	7

GLOBAL AVERAGE:

NAME	36 MAID	37 RECROOM	38 NBATH	39 PBATH
ALEDAL GUEST HOME	1	1	0	0.0%
ALICE CLUB HOTEL	1	1	38	50.0%
AVONDALE HOTEL	1	0	22	40.0%
BALDWIN HOTEL	0	0	0	0.0%
CLARIDGE HOTEL	1	1	12	6.1%
FERN'S HOTEL	1	0	0	0.0%
FREMONT HOTEL	0	0	3	9.1%
HARRISON HOTEL	1	0	42	46.7%
HIREN HOTEL	0	0	0	0.0%
JACKSON RESIDENCE CLUB	0	0	4	18.2%
LAKE MERRIT LODGE	1	1	73	49.7%
LAKEHURST RESIDENCE CLUB	1	1	72	100.0%
LIBERTY HOTEL	1	1	0	0.0%
MENLO HOTEL	1	0	48	53.3%
MILTON HOTEL	1	0	1	1.7%
PALM HOTEL	1	0	0	0.0%
SAN PABLO HOTEL	1	0	40	25.0%
SUTTER/DAGON HOTEL	1	1	72	43.1%
TOURAINÉ HOTEL	1	1	72	66.7%
TRAVELERS HOTEL	1	1	87	100.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	1	1	6	6.3%
WILSON HOTEL	1	0	0	0.0%
WOODROW HOTEL	1	0	36	48.0%
YMCA	1	1	2	1.3%

Number of responses:	24	24	24	24
(column total / Average:	83.3%	45.8%	26.25	27.7%
column count)				
Minimum:	0	0	0	0
Maximum:	1	1	87	1
Total:	20	11	630	

GLOBAL AVERAGE: 31.5%

NAME	40 CHECK	41 SERVCHAN	42 NTRANS	43 PTRANS
ALEDAL GUEST HOME	0	1	9	100.0%
ALICE CLUB HOTEL	0	0	0	0.0%
AVONDALE HOTEL	0	0	30	69.8%
BALDWIN HOTEL	1	0	2	4.3%
CLARIDGE HOTEL	0	1	10	9.1%
FERN'S HOTEL	1	0	0	0.0%
FREMONT HOTEL	0	0	3	10.7%
HARRISON HOTEL	0	0	3	3.4%
HIREN HOTEL	0	0	8	100.0%
JACKSON RESIDENCE CLUB	0	1	0	0.0%
LAKE MERRIT LODGE	0	0	26	19.8%
LAKEHURST RESIDENCE CLUB	0	0	0	0.0%
LIBERTY HOTEL	0	0	0	0.0%
MENLO HOTEL	1	0	5	6.1%
MILTON HOTEL	1	0	20	35.7%
PALM HOTEL	0	0	10	22.2%
SAN PABLO HOTEL	1	1	28	20.0%
SUTTER/DRAGON HOTEL	0	0	19	14.1%
TOURAINÉ HOTEL	0	1	35	40.2%
TRAVELERS HOTEL	1	0	61	96.8%
WESTERNER HOTEL				
WILL ROGERS HOTEL	1	0	12	13.3%
WILSON HOTEL	1	0	3	7.9%
WOODROW HOTEL	1	1	7	9.6%
YMCA	1	0	55	40.1%

Number of responses:	24	24	24	24
Average:	0.42	0.25	14.42	25.97%
(column total / column count)				
Minimum:	0	0	0	0
Maximum:	1	1	61	1
Total:	10	6	346	

GLOBAL AVERAGE: 21.1%

NAME	44 NONEYR	45 PONEYR	46 NFIVEYR	47 PFIVEYR
ALEDAL GUEST HOME	1	11.1%	0	0.0%
ALICE CLUB HOTEL	76	100.0%	61	80.3%
AVONDALE HOTEL	13	30.2%	5	11.6%
BALDWIN HOTEL	40	87.0%	8	17.4%
CLARIDGE HOTEL	20	18.2%	3	2.7%
FERN'S HOTEL	13	41.9%	8	25.8%
FREMONT HOTEL	20	71.4%	0	0.0%
HARRISON HOTEL	30	34.1%	2	2.3%
HIREN HOTEL	0	0.0%	0	0.0%
JACKSON RESIDENCE CLUB	0	0.0%	0	0.0%
LAKE MERRIT LODGE	70	53.4%	14	10.7%
LAKEHURST RESIDENCE CLUB	62	86.1%	50	69.4%
LIBERTY HOTEL	0	0.0%	0	0.0%
MENLO HOTEL	15	18.3%	0	0.0%
MILTON HOTEL	25	44.6%	5	8.9%
PALM HOTEL	30	66.7%	5	11.1%
SAN PABLO HOTEL	14	10.0%	3	2.1%
SUTTER/DAGON HOTEL	13	9.6%	0	0.0%
TOURAIN HOTEL	5	5.7%	0	0.0%
TRAVELERS HOTEL	0	0.0%	0	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	25	27.8%	0	0.0%
WILSON HOTEL	28	73.7%	0	0.0%
WOODROW HOTEL	60	82.2%	60	82.2%
YMCA	41	29.9%	12	8.8%

Number of responses:	24	24	24	24
(column total / Average:	25.04	37.59%	9.83	13.89%
column count)				
Minimum:	0	0.00%	0	0
Maximum:	76	100.00%	61	82.19%
Total:	601		236	
GLOBAL AVERAGE:		36.6%		14.4%

NAME	48 NTOUR	49 PTOUR	50 NPERM	51 PPERM
ALEDAL GUEST HOME	2	22.2%	7	77.8%
ALICE CLUB HOTEL	0	0.0%	76	100.0%
AVONDALE HOTEL	10	33.3%	33	76.7%
BALDWIN HOTEL	0	0.0%	46	100.0%
CLARIDGE HOTEL	0	0.0%	110	100.0%
FERN'S HOTEL	0	0.0%	31	100.0%
FREMONT HOTEL	0	0.0%	28	100.0%
HARRISON HOTEL	0	0.0%	88	100.0%
HIREN HOTEL	0	0.0%	8	100.0%
JACKSON RESIDENCE CLUB	0	0.0%	20	100.0%
LAKE MERRIT LODGE	0	0.0%	131	100.0%
LAKEHURST RESIDENCE CLUB	0	0.0%	72	100.0%
LIBERTY HOTEL	0	0.0%	35	100.0%
MENLO HOTEL	0	0.0%	82	100.0%
MILTON HOTEL	10	50.0%	46	82.1%
PALM HOTEL	0	0.0%	45	100.0%
SAN PABLO HOTEL	0	0.0%	140	100.0%
SUTTER/DAGON HOTEL	19	100.0%	116	85.9%
TOURAIN HOTEL	35	100.0%	52	59.8%
TRAVELERS HOTEL	0	0.0%	63	100.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	0	0.0%	90	100.0%
WILSON HOTEL	0	0.0%	38	100.0%
WOODROW HOTEL	3	42.9%	70	95.9%
YMCA	10	18.2%	127	92.7%

Number of responses:	24	24	24	24
Average:	3.71	15.27%	64.75	94.62%
(column total / column count)				
Minimum:	0	0.00%	7	59.77%
Maximum:	35	100.00%	140	100.00%
Total:	89		1554	
 GLOBAL AVERAGE:		25.7%		94.6%

NAME	52 TWOADULT	53 ELDERLY	54 CHILD	55 TWOCHILD
ALEDAL GUEST HOME	2	0	0	0
ALICE CLUB HOTEL	1	4	0	0
AVONDALE HOTEL	1	1	1	0
BALDWIN HOTEL	3	1	1	1
CLARIDGE HOTEL	0	1	0	0
FERN'S HOTEL	0	2	0	0
FREMONT HOTEL	4	1	2	1
HARRISON HOTEL	1	1	1	0
HIREN HOTEL	4	3	0	0
JACKSON RESIDENCE CLUB	1	0	0	0
LAKE MERRIT LODGE	2	1	0	0
LAKEHURST RESIDENCE CLUB	2	4	0	0
LIBERTY HOTEL	0	1	0	0
MENLO HOTEL	0	2	0	0
MILTON HOTEL	1	1	0	0
PALM HOTEL	0	1	0	0
SAN PABLO HOTEL	1	1	1	1
SUTTER/DRAGON HOTEL	1	1	1	0
TOURAINÉ HOTEL	3	1	0	0
TRAVELERS HOTEL	0	1	0	0
WESTERNER HOTEL				
WILL ROGERS HOTEL	0	1	0	0
WILSON HOTEL	3	1	3	3
WOODROW HOTEL	2	3	1	1
YMCA	1	1	1	1

Number of responses:	24	24	24	24
Average:	1.38	1.42	0.5	0.33
(column total / column count)				
Minimum:	0	0	0	0
Maximum:	4	4	3	3
Total:				

GLOBAL AVERAGE:

NAME	56 HANDICAP	57 EMPLOYED	58 PUBAID	59 SSA
ALEDAL GUEST HOME	0	4	1	20.0%
ALICE CLUB HOTEL	1	2	3	
AVONDALE HOTEL	0	4	1	7.0%
BALDWIN HOTEL	0	1	3	30.0%
CLARIDGE HOTEL	1	4	1	
FERN'S HOTEL	0	2	2	45.0%
FREMONT HOTEL	0		3	
HARRISON HOTEL	1	4	1	0.0%
HIREN HOTEL	0	0	4	0.0%
JACKSON RESIDENCE CLUB	0	4	0	0.0%
LAKE MERRIT LODGE	1	3	3	
LAKEHURST RESIDENCE CLUB	3	1	4	
LIBERTY HOTEL	0	1	3	9.0%
MENLO HOTEL	1	2	2	
MILTON HOTEL	0	4	1	16.0%
PALM HOTEL	0	1	4	0.0%
SAN PABLO HOTEL	1	3	3	15.0%
SUTTER/DRAGON HOTEL	0	4	1	
TOURAINÉ HOTEL				
TRAVELERS HOTEL	1	4	0	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	1	1	4	25.0%
WILSON HOTEL	0	1	4	5.0%
WOODROW HOTEL	3	1	3	25.0%
YMCA	1	2	2	9.0%

Number of responses:	23	22	23	16
(column total / Average:	0.65	2.41	2.30	12.9%
column count)				
Minimum:	0	0	0	0.0%
Maximum:	3	4	4	45.0%
Total:				

GLOBAL AVERAGE:

NAME	60 SSI	61 DISAB	62 GA	63 AFDC
ALEDAL GUEST HOME	20.0%	0.0%	0.0%	0.0%
ALICE CLUB HOTEL				
AVONDALE HOTEL	2.0%	2.0%	0.0%	0.0%
BALDWIN HOTEL	30.0%	2.0%	37.0%	9.0%
CLARIDGE HOTEL				
FERN'S HOTEL	45.0%	0.0%	6.0%	0.0%
FREMONT HOTEL				
HARRISON HOTEL	10.0%	5.0%	0.0%	0.0%
HIREN HOTEL	0.0%	100.0%	100.0%	0.0%
JACKSON RESIDENCE CLUB	0.0%	0.0%	0.0%	0.0%
LAKE MERRIT LODGE				
LAKEHURST RESIDENCE CLUB				
LIBERTY HOTEL	9.0%	26.0%	34.0%	0.0%
MENLO HOTEL				
MILTON HOTEL	0.0%	0.0%	0.0%	0.0%
PALM HOTEL	91.0%	0.0%	7.0%	0.0%
SAN PABLO HOTEL	15.0%	2.0%	25.0%	15.0%
SUTTER/DRAGON HOTEL				
TOURAINÉ HOTEL				
TRAVELERS HOTEL	0.0%	0.0%	0.0%	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	25.0%	25.0%	25.0%	0.0%
WILSON HOTEL	18.0%	0.0%	18.0%	28.0%
WOODROW HOTEL	50.0%	0.0%	25.0%	0.0%
YMCA	29.0%	7.0%	22.0%	1.0%

Number of responses:	16	16	16	16
(column total / Average:	21.5%	10.6%	18.7%	3.3%
column count)				
Minimum:	0.0%	0.0%	0.0%	0.0%
Maximum:	91.0%	100.0%	100.0%	28.0%
Total:				

GLOBAL AVERAGE:

NAME	64 OTHAID	65 WHITE	66 NWHITE	67 BLACK
ALEDAL GUEST HOME	0.0%	31.0%	4	23.0%
ALICE CLUB HOTEL		60.0%	55	10.0%
AVONDALE HOTEL	0.0%	50.0%	24	50.0%
BALDWIN HOTEL	0.0%	5.0%	4	95.0%
CLARIDGE HOTEL		30.0%	33	60.0%
FERN'S HOTEL	0.0%	60.0%	19	40.0%
FREMONT HOTEL		0.0%	0	0.0%
HARRISON HOTEL	0.0%	48.0%	45	48.0%
HIREN HOTEL	0.0%	0.0%	0	100.0%
JACKSON RESIDENCE CLUB	0.0%	60.0%	15	50.0%
LAKE MERRIT LODGE		30.0%	65	25.0%
LAKEHURST RESIDENCE CLUB		55.0%	55	20.0%
LIBERTY HOTEL	0.0%	15.0%	5	82.0%
MENLO HOTEL		10.0%	8	70.0%
MILTON HOTEL	0.0%	38.0%	23	35.0%
PALM HOTEL	0.0%	7.0%	3	93.0%
SAN PABLO HOTEL	3.0%	45.0%	86	45.0%
SUTTER/DRAGON HOTEL		30.0%	47	60.0%
TOURAINÉ HOTEL				
TRAVELERS HOTEL	0.0%	60.0%	38	30.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	0.0%	70.0%	63	20.0%
WILSON HOTEL	31.0%	20.0%	20	79.0%
WOODROW HOTEL	25.0%	25.0%		75.0%
YMCA	22.0%	40.0%	60	40.0%

Number of responses:	16	23	22	23
Average:	5.1%	34.3%	30.55	50.0%
(column total / column count)				
Minimum:	0.0%	0.0%	0	0.0%
Maximum:	31.0%	70.0%	86	100.0%
Total:			672	
GLOBAL AVERAGE:			35.4%	

NAME	68 NBLACK	69 ASIAN	70 NASIAN	71 HISPANIC
ALEDAL GUEST HOME	3	8.0%	1	0.0%
ALICE CLUB HOTEL	9	10.0%	9	10.0%
AVONDALE HOTEL	24	0.0%	0	0.0%
BALDWIN HOTEL	81	0.0%	0	0.0%
CLARIDGE HOTEL	66	5.0%	6	5.0%
FERN'S HOTEL	12	0.0%	0	0.0%
FREMONT HOTEL	0	100.0%	74	0.0%
HARRISON HOTEL	45	1.0%	1	3.0%
HIREN HOTEL	23	0.0%	0	0.0%
JACKSON RESIDENCE CLUB	13	0.0%	0	0.0%
LAKE MERRIT LODGE	54	10.0%	22	10.0%
LAKEHURST RESIDENCE CLUB	20	10.0%	10	10.0%
LIBERTY HOTEL	29	0.0%	0	3.0%
MENLO HOTEL	57	6.0%	5	5.0%
MILTON HOTEL	21	8.0%	5	2.0%
PALM HOTEL	42	0.0%	0	0.0%
SAN PABLO HOTEL	86	5.0%	10	5.0%
SUTTER/DRAGON HOTEL	93	0.0%	0	0.0%
TOURAINÉ HOTEL				
TRAVELERS HOTEL	19	10.0%	6	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	18	0.0%	0	10.0%
WILSON HOTEL	79	0.0%	0	1.0%
WOODROW HOTEL		0.0%		0.0%
YMCA	60	2.0%	3	10.0%

Number of responses:	22	23	22	23
(column total / Average:	38.82	7.6%	6.91	3.2%
column count)				
Minimum:	0	0.0%	0	0.0%
Maximum:	93	100.0%	74	10.0%
Total:	854		152	
GLOBAL AVERAGE:	45.0%		8.0%	

NAME	72 NHISPAN	73 OTHRACE	74 NOTHER	75 UNKNOWN
ALEDAL GUEST HOME	0	0.0%	0	38.0%
ALICE CLUB HOTEL	9	10.0%	9	0.0%
AVONDALE HOTEL	0	0.0%	0	0.0%
BALDWIN HOTEL	0	0.0%	0	0.0%
CLARIDGE HOTEL	6	0.0%	0	0.0%
FERN'S HOTEL	0	0.0%	0	0.0%
FREMONT HOTEL	0	0.0%	0	0.0%
HARRISON HOTEL	3	0.0%	0	0.0%
HIREN HOTEL	0	0.0%	0	0.0%
JACKSON RESIDENCE CLUB	0	35.0%	9	0.0%
LAKE MERRIT LODGE	22	25.0%	54	0.0%
LAKEHURST RESIDENCE CLUB	10	5.0%	5	0.0%
LIBERTY HOTEL	1	0.0%	0	0.0%
MENLO HOTEL	4	0.0%	0	9.0%
MILTON HOTEL	1	0.0%	0	17.0%
PALM HOTEL	0	0.0%	0	0.0%
SAN PABLO HOTEL	10	0.0%	0	0.0%
SUTTER/DRAGON HOTEL	0	10.0%	16	0.0%
TOURAINÉ HOTEL				
TRAVELERS HOTEL	0	0.0%	0	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	9	0.0%	0	0.0%
WILSON HOTEL	1	0.0%	0	0.0%
WOODROW HOTEL				
YMCA	15	8.0%	12	0.0%

Number of responses:	22	23	22	23
(column total / Average:	4.14	4.0%	4.77	2.8%
column count)				
Minimum:	0	0.0%	0	0.0%
Maximum:	22	35.0%	54	38.0%
Total:	91		105	
GLOBAL AVERAGE:	4.8%		5.5%	

NAME	76 NUNKNOWN	77 MALE	78 NMALE	79 FEMALE
ALEDAL GUEST HOME	5	75.0%	10	25.0%
ALICE CLUB HOTEL	0	70.0%	64	30.0%
AVONDALE HOTEL	0			
BALDWIN HOTEL	0	40.0%	34	60.0%
CLARIDGE HOTEL	0	77.0%	85	23.0%
FERN'S HOTEL	0	88.0%	27	12.0%
FREMONT HOTEL	0	65.0%	48	35.0%
HARRISON HOTEL	0	85.0%	80	15.0%
HIREN HOTEL	0	100.0%	23	0.0%
JACKSON RESIDENCE CLUB	0	50.0%	13	50.0%
LAKE MERRIT LODGE	0			
LAKEHURST RESIDENCE CLUB	0	50.0%	50	50.0%
LIBERTY HOTEL	0	100.0%	35	0.0%
MENLO HOTEL	7	96.0%	79	4.0%
MILTON HOTEL	10	92.0%	55	8.0%
PALM HOTEL	0	100.0%	45	0.0%
SAN PABLO HOTEL	0	40.0%	76	60.0%
SUTTER/DRAGON HOTEL	0	65.0%	101	35.0%
TOURAINÉ HOTEL		65.0%	98	35.0%
TRAVELERS HOTEL	0	100.0%	63	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	0	85.0%	77	15.0%
WILSON HOTEL	0	30.0%	30	70.0%
WOODROW HOTEL		85.0%		15.0%
YMCA	0	70.0%	104	30.0%

Number of responses:	22	22	21	22
Average:	1	74.0%	57	26.0%
(column total / column count)				
Minimum:	0	30.0%	10	0.0%
Maximum:	10	100.0%	104	70.0%
Total:	22		1197	
GLOBAL AVERAGE:	1.2%		67.8%	

NAME	80 NFEMALE	81 ROOMS80	82 CROOMS	83 PCROOMS
ALEDAL GUEST HOME	3	9	1	11.1%
ALICE CLUB HOTEL	27	76	0	0.0%
AVONDALE HOTEL		55	0	0.0%
BALDWIN HOTEL	51			
CLARIDGE HOTEL	25			
FERN'S HOTEL	4	9	22	244.4%
FREMONT HOTEL	26			
HARRISON HOTEL	14	90	-1	-1.1%
HIREN HOTEL	0			
JACKSON RESIDENCE CLUB	13			
LAKE MERRIT LODGE		147	0	0.0%
LAKEHURST RESIDENCE CLUB	50	72	0	0.0%
LIBERTY HOTEL	0	20	25	125.0%
MENLO HOTEL	3			
MILTON HOTEL	5	58	0	0.0%
PALM HOTEL	0	60	0	0.0%
SAN PABLO HOTEL	114	160	-2	-1.3%
SUTTER/DRAGON HOTEL	54	138	24	17.4%
TOURAINÉ HOTEL	53	90	16	17.8%
TRAVELERS HOTEL	0	87	0	0.0%
WESTERNER HOTEL				
WILL ROGERS HOTEL	14			
WILSON HOTEL	70			
WOODROW HOTEL		75	0	0.0%
YMCA	45	115	27	23.5%

Number of responses:	21	16	16	16
(column total / Average:	27.2	78.81	7.00	27.3%
column count)				
Minimum:	0	9	-2	-1.3%
Maximum:	114	160	27	244.4%
Total:	571	1261	112	
GLOBAL AVERAGE:	32.4%			8.9%

NAME	84 CLENGTH
ALEDAL GUEST HOME	1
ALICE CLUB HOTEL	0
AVONDALE HOTEL	
BALDWIN HOTEL	
CLARIDGE HOTEL	
FERN'S HOTEL	0
FREMONT HOTEL	
HARRISON HOTEL	-1
HIREN HOTEL	1
JACKSON RESIDENCE CLUB	
LAKE MERRIT LODGE	
LAKEHURST RESIDENCE CLUB	0
LIBERTY HOTEL	
MENLO HOTEL	
MILTON HOTEL	1
PALM HOTEL	0
SAN PABLO HOTEL	2
SUTTER/DRAGON HOTEL	1
TOURAINÉ HOTEL	
TRAVELERS HOTEL	0
WESTERNER HOTEL	
WILL ROGERS HOTEL	-1
WILSON HOTEL	
WOODROW HOTEL	2
YMCA	-2

Number of responses:	14
(column total / Average:	0.29
column count)	
Minimum:	-2
Maximum:	2
Total:	

GLOBAL AVERAGE:

APPENDIX II: CONVERSIONS AND CLOSINGS OF HOTELS IN OAKLAND

1. Excerpt from memorandum to Oakland Planning Commission from Residential Hotel Task Force members Bob Chastain, Ed Lee, Lynette Lee, and Mike Rawson.
2. Advertisement for Jefferson Plaza Hotel (currently the Sutter/Dragon Hotel).

RESIDENTIAL HOTEL ROOMS LOST
or in the PROCESS OF BEING LOST

February 19, 1985

I. Those Recently or Currently Being Vacated

1. Hotel Sherman, 808 Webster Street, 71 rooms, transient hotel but many permanent residents, many elderly who had lived there for years such that the hotel manager took care of funeral arrangements for those who passed away, all tenants moved out and all furniture removed by October 31, 1984.
2. 809 Webster Street, 26 rooms, all permanent residents, some had lived there as long as 7 years all tenants given final notice to vacate by February 15, 1985, or the building owner will "knock it down", as stated in their notice.
3. 371 -12th Street, 24 rooms, permanent residents, all tenants evicted by January 1985.
4. Hotel Fremont, 524 -8th Street, 36 rooms and 1 apartment, all permanent residents, all tenants given notice to vacate by March 1, 1985.
5. Hotel Sutter, on 14th Street. Owners have given notice that they plan to convert to a tourist hotel in mid 1985.
6. The Leamington Hotel, had become a residential/transient hotel in its later years. The new owners received City assistance in getting a UDAG to convert it to an office building. All tenants moved out prior to construction.
7. 1448 Jackson, 25 rooms, majority permanent residents, new owners evicted all tenants, did some remodelling, and now being rented as student housing.

II. Attempts

1. The Claridge Hotel- In 1983 the owner sought City assistance in getting a UDAG to upgrade and convert to a tourist hotel. The City Council voted against it.

III. Less Recent Evictions and Conversions

1. The Hotel Ebony, Franklin Street between 8th and 9th, approximately 24 rooms, vacated years ago, new plans to convert in to office space.
2. 337 -12th Street, 24 unit rooming house, tenants vacated in

1977, converted to office space.

3. In addition to these, there are many others lost over the years. For example, it is suspected that the offices above Wonder Bakery, on Webster at the corner of 8th, were once a rooming house. So was the empty building next to the Moulin Rouge Theatre. This building has been purchased by a lawyer who plans to eventually convert it into his law office.

We do not know for what reason the California Hotel, representing 143 rooms and six apartments, was vacated.

Chinatown alone, over the last three decades, has suffered a net loss of 534 units, (not counting those stated in Section I above, we have not had time to research how many of these were rooming houses or hotels) while downtown Oakland has suffered a net loss of over 1500 units in the area including Chinatown, Old Oakland, and the area near City Hall, during that same time period.

No replacement housing was provided for the units lost through the Victorian Row/Old Oakland project, the Convention Center, development of BART Stations, Nimitz Freeway, etc..