

Unless the Assessor makes a fair valuation and submits to the Council assessment rolls keeping pace with the growth and development of the city, municipal development must be throttled as the assessment is the lifeblood of the city's progress. I consider the assessment condition in Oakland today as very serious, and recommend that the Council give serious consideration to a re-assessment of the entire city, to the end that certain inequalities now existing be removed and that full recognition be given to the recent growth and development of Oakland, which should be and is not now reflected in the assessment roll.

Over two years ago I called together a committee consisting of prominent real estate men in Oakland and those familiar with property values for the purpose of discussing the inequalities of the assessments. After a careful discussion of the situation the Assessor flatly refused to make any changes whatsoever in the assessment rolls or in his method of assessing, although it is a well known fact that the assessment rolls do not reflect correct values throughout the city.

A man who will wilfully hold the assessments at a figure lower than their actual value is depriving the city of revenues which are justly due it. It would seem to me that the only solution and remedy is to be found in the election of a new Assessor, one who is not bound to or part of any political machine or organization, but one who has at heart only the best interests of the city as a whole.

Article VI, Section 23, of the Charter provides that "The Mayor shall annually and from time to time give the Council information relative to the affairs of the city and **recommend to its consideration such matters as he may deem expedient.**"

It is in accordance with this section of the charter that I have presented the foregoing data and recommendations to your honorable body.

Oakland today faces a future which is bright with promise. Our city is growing as it has never grown before. Federal statistics show it to be one of the most rapidly growing cities in the United States. Our healthful climate, our unexcelled transportation and dockage facilities,



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