



"The committee believes that when the university (or any other institution, including a municipality) contributes to creating a severe social problem, it has some responsibility for contributing to a solution of that problem. The committee does not share the view that Stanford can meet that obligation merely by offering ideas, expertise, and moral encouragement to the surrounding communities as they attempt to grapple with the difficulties. This is particularly the case when Stanford, through its land development operations, has received financial benefits from the industrial and commercial uses which are causing part of the problem."

From the Wright Committee Report

"How much of this housing should be built on Stanford land, where, and for whom are but a few of the questions that the Wright Committee has studied this year. Its recommendations will be made this spring to president Pitzer, studied by university officers and transmitted to the Trustees for action."

"Obviously more thought must be given to the impact of development upon the total community, and to the housing needs of low-income groups."

From "Questions and Answers About Stanford Land Use"  
by the University Relations Office

The recommendations of the Wright Committee called for the building of 600-2,000 units of low-moderate income housing. The Trustees have approved 200 and the construction has not yet begun. The \$40,000 Master plan for Stanford University submitted by Livingston and Blaney clearly emphasizes development of corporate, industrial and commercial use of the Stanford lands and the housing proposed will not even meet the present housing shortage.

The quotations are clear, the members of the Stanford University Community have no vote on the land issues that directly effect their lives. The power of decision lies with the president, the university administrators and finally with the veto power of the Trustees.

The fact that there is a critical shortage of low-moderate income housing in the Palo Alto-Stanford area is common knowledge. The Moulton Committee<sup>1</sup> report stated that there is a demand for at least 4,000 low-cost housing units. They attributed 70% of this need directly to Stanford University. The information that follows is an attempt to show how Stanford's policies have affected Mid-Peninsula development and have not only helped to create, but continue to aggravate the current low-moderate income housing shortage. (What is normally known as Stanford University includes an educational facility, an industrial park, a medical center, SLAC, the ownership of 8,833 acres, and \$204 million invested in stocks and bonds. We understand this to be a corporation, and hereafter the term Stanford shall be used to convey that understanding. This corporation also includes all the necessary elements of a town.)

Stanford has been instrumental in creating the Mid-Peninsula defense-oriented economy. The development of the applied-electronics laboratories and other physical science departments at Stanford has been a strong attraction for aerospace and electronics industries. Frederick Terman, former dean of the engineering school and former University Provost, stated, "It is not just a coincidence that most of this type of industry in the Bay Area lies within a 15 mile circle centered on Stanford."

There are three major factors involved in Stanford Corporation's contribution to the current low-moderate income housing shortage. The need for housing is generated by:

- 1) Stanford's land development program and the jobs this development creates
- 2) Stanford's faculty and staff
- 3) Stanford students.

Stanford's land development program employs 27,500 workers, or over 50% of Palo Alto's total employment, and generates a direct demand for well over 16,000 housing units, equivalent to 80% of Palo Alto's total housing inventory. Most of this demand comes from the workers at the Industrial Park, with an estimated 13,370 units needed by Industrial Park workers alone.<sup>2</sup> At Hewlett-Packard, a representative Park firm, 43% of the workers make less than \$8,000 per year. So a good deal of the housing demand created by the Industrial Park is for low-moderate income housing. The Industrial Park is only one of the many facets of Stanford's land development program. The workers of the many other

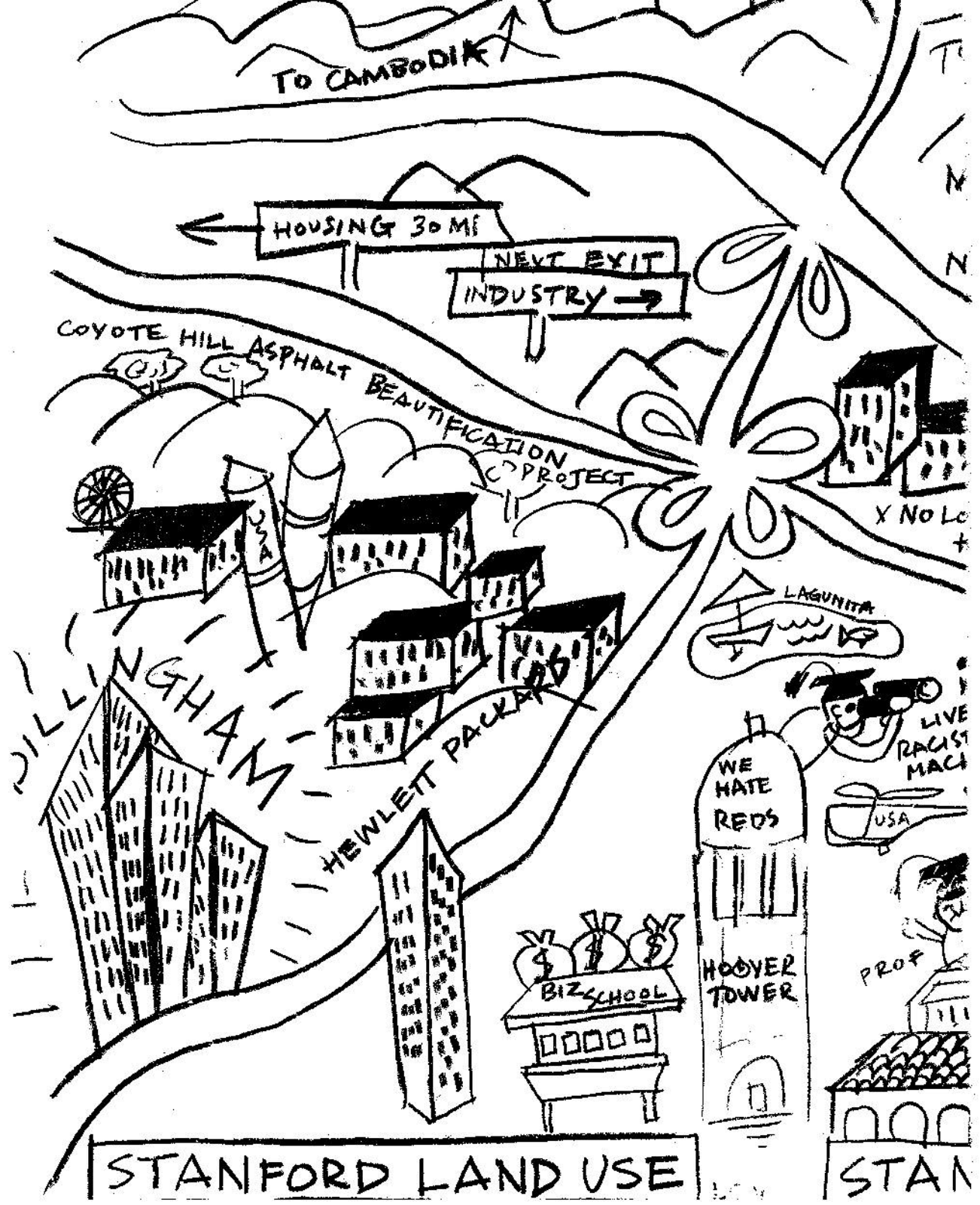
corporate and commercial facilities also create a demand for housing. The communities surrounding Stanford lands are upper-class communities, where there is little, if any, low-moderate housing being provided.

2) The educational facilities of Stanford University employ 12,000 faculty and staff, of which nearly 9,000 are full time. This makes the educational part of Stanford University alone the largest employer in the Palo Alto community, and second-largest only to Lockheed on the Peninsula. The housing provided by Stanford Corporation for its faculty and staff only accounts for upper-level faculty and staff. The junior faculty and most of the staff have to seek housing in the neighboring communities. There is a desperate housing shortage in the Palo Alto area, and much of this is a low-moderate income housing need. The vacancy rate in Palo Alto is at most .02%. Normal vacancy rates are at least .2%. Many of the faculty and staff who are forced to seek housing off Stanford Corporation's lands require low-moderate income housing. 50% of the staff make less than \$8,000 per year, and many are in the \$4,000-\$6,000 per year bracket.

3) Of the 11,740 students enrolled fallquarter '69, Stanford provided housing for 6,600. The remaining 5,140 students found housing elsewhere. Much of the housing occupied by students not living on Stanford lands is low-moderate income, since Stanford students in general choose or are required to live in low-moderate income units. Students living off Stanford lands generally choose or are required, through economic necessity, to live in groups. And since 2-3 Stanford students can generally afford slightly more than a low-moderate income family, the effect of this is to raise the price of low-moderate income housing in the area.

So not only has Stanford significantly added to the local low-moderate income housing shortage by providing inadequate housing for its own staff, faculty and students, Stanford's land development program has been responsible for an influx of around 27,500 workers, many of whom are in the low-moderate income group.

The Moulton Committee Report found that there is a direct correlation between the amount one makes and the distance one lives from Stanford lands. Stanford is surrounded by upper-class communities such as Palo Alto, Woodside and Los Altos, which provide little, if any, low-cost housing. A recent survey showed that 45% of the Industrial Park workers lived north of Redwood City or south of Mountain View, where housing is cheaper.



TO CAMBODIA

HOUSING 30 MI

NEXT EXIT  
INDUSTRY

COYOTE HILL ASPHALT BEAUTIFICATION PROJECT

DILLINGHAM

HEWLETT PACKARD

BIZ SCHOOL

WE HATE REDS  
HOOVER TOWER

LAGUNITA

LIVE RACIST MACH

USA

PROF

STANFORD LAND USE

STAN

LAOS

VIETNAM

MORE WAR PARK

NO HOUSING HERE X



SLAC

NO HOUSING HERE X

WILLOW EXPRESSWAY \$\$\$\$

OAK CREEK APTS.

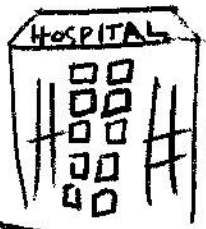
NO LOW-INCOME HOUSING HERE X



MORE WAR PARK

NO LOW-INCOME HOUSING HERE

NO LOW-INCOME HOUSING HERE X



WE ALL  
IN A  
WAR  
ZONE



BLAH  
IVORY TOWER  
BLAH BLAH

COMPUTER CENTER



DONT THROW MISSILES

WAR RESEARCH



IFORD UNIVERSITY ENTER AT YOUR OWN RISK

Not only do workers assume higher costs of transportation, they receive none of the benefits of the tax base which their labor creates in adding revenue to the communities directly surrounding Stanford land.

On February 15 of 1971 the \$40,000 Master Plan for Stanford Corporation was submitted to the Board of Trustees by Livingston and Blaney. The proposal, in short, is to continue expanding corporately, commercially, and industrially. The proposals contained in the Master Plan for low-moderate income housing are inadequate even in terms of present needs and grossly inadequate in view of the proposed corporate, commercial and industrial expansion. The following is a chart\* showing the proposed employment resulting from industrial expansion, versus the proposed residential expansion of Stanford lands.

<u>PROJECTED EMPLOYMENT</u>	<u>PROJECTED # OF EMPLOYEES</u>	
	<u>Low</u>	<u>High</u>
ElCamino-Page Mill (offices; Billingham lease)	1,500	1,500
Willow Road (Offices)	2,000	2,000
Page Mill-Foothill(industrial park)	-	1,725
Webb Ranch East (industrial park)	-	3,125
Webb Ranch West (industrial park)	-	10,075
Sand Hill-SLAC (industrial park)	3,600	3,600
Guernsey Field (industrial park)	-	3,125
	<u>8,825</u>	<u>25,150</u>

<u>PROJECTED RESIDENTIAL UNITS</u>	<u>PROJ. # LOW-MOD. INCOME UNITS</u>	
	<u>Low(1)</u>	<u>High(2)</u>
Webb Ranch East	415	540
Webb Ranch West (with industrial park)	1,107 (406)	1,400 (520)
Guernsey Field	532	680
Interdale 135 acres (45 acres)	452 (160)	580 (200)
	<u>2,506</u>	<u>3,200</u>

(1) Assumes 25% apartments

(2) Assumes 50% apartments.

\*Please note that as the development of industrial expansion goes up, the development of housing units goes down, due to the fact that many of the projected sites are the same. By the same token, development of housing units will eliminate some of the sites being considered for industrial expansion. In other words, if industrial expansion is developed to its fullest extent, the highest number of housing units possible would be 1200 (assuming 50% apartments.)

The present housing needs in the Palo Alto area are already greater than the maximum amount of housing proposed in the Master Plan. This fact does not take into account the probable corporate, commercial and industrial expansion proposed in the Master Plan.

A specific example of Stanford's priorities is the stand Stanford has taken on the proposed Willow Expressway. The long-term effect of the Willow Expressway will be to drive housing costs still higher, decrease the vacancy in L-M income housing and add significantly to the number of individuals commuting and the time they spend on the road. (Also more pollution, increased working time, etc.) Its advantage to Stanford Corp. will be to provide the necessary access for future development of Stanford lands in accordance with the Stanford Master Plan. The short-term effect will be to knock out 433 units of L-M income housing, some verbal concern has been indicated.

Stanford Corp. has shown little effective concern for solving the housing problems it has played a major role in creating. Stanford Corp.'s Master Plan promises to aggravate the problem further. Nevertheless Stanford Corp. is in the best position to solve the current housing shortage. Stanford has the largest tract of undeveloped land in the area suitable for this purpose. President Pitzer appointed a 15-man Housing Advisory Committee, known as the Wright Committee, to investigate the shortage of low-moderate income housing. This committee, after studying the issue intensively, recommended "that the University adopt plans for the phased development of 600-2,000 low-moderate units, to be interspersed (on certain sites) with some middle-income units: that the first phase begin at the earliest possible date, and that further development toward the goal continue as rapidly as feasible." (The Wright Committee's recommendations were based on the current needs in 1969. As far as future needs are concerned, the Committee recommended that plans for industrial expansion of lands not presently leased for development should not be approved until plans for houses to accommodate the previous year's increase in employment be approved.) The Wright Committee's recommendations were inadequate even in view of the current housing shortage--not to mention the needs that proposed corporate, commercial and industrial expansion creates. The Trustees approved the construction of 200 of such units. Construction has not yet begun.

STANFORD CORPORATION HAS A MORAL, ETHICAL AND LEGAL RESPONSIBILITY TO PROVIDE LOW TO MODERATE INCOME HOUSING. STANFORD HAS GENERATED MOST OF THE PRESENT HOUSING SHORTAGE AND HAS THE NECESSARY FACILITIES AND LAND TO PROVIDE SUCH HOUSING. THE STANFORD MASTER PLAN, RELEASED FEB. 15, 1971, IN EFFECT STRONGLY ADVOCATES THE INCREASE OF INDUSTRIES, COMMERCIAL AND CORPORATE DEVELOPMENT ON STANFORD LANDS; THEREFORE PERPETUATING THE DESPERATE HOUSING SHORTAGE. THE MOULTON COMMITTEE REPORT STATED, "STANFORD HAS A MORAL OBLIGATION TO BE ACTIVELY INVOLVED IN SOLVING PROBLEMS INVOLVING ITS COMMUNITY."

#### Sources

1. The Moulton Committee. A committee appointed by acting President Glaser to determine "the magnitude of the need for low-moderate income housing" in the Stanford area, and to give "special attention to the possibility of certain Stanford lands being made available for such housing."
2. Patty Witson's report on low-moderate income housing.
3. The Wright Committee. A committee appointed by President Pitzer to study and advise him on "The many complicated and sensitive issues surrounding the development of low-moderate income housing in Stanford lands."
4. "The Promised Land" put out by the Grass Roots organization
5. "The Palo Alto Tenants Union Pamphlet."
6. "Questions and Answers About Stanford Land Use" put out by the University Relations Office.
7. The Master Plan for Stanford University submitted by Livingston and Blaney.