

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.