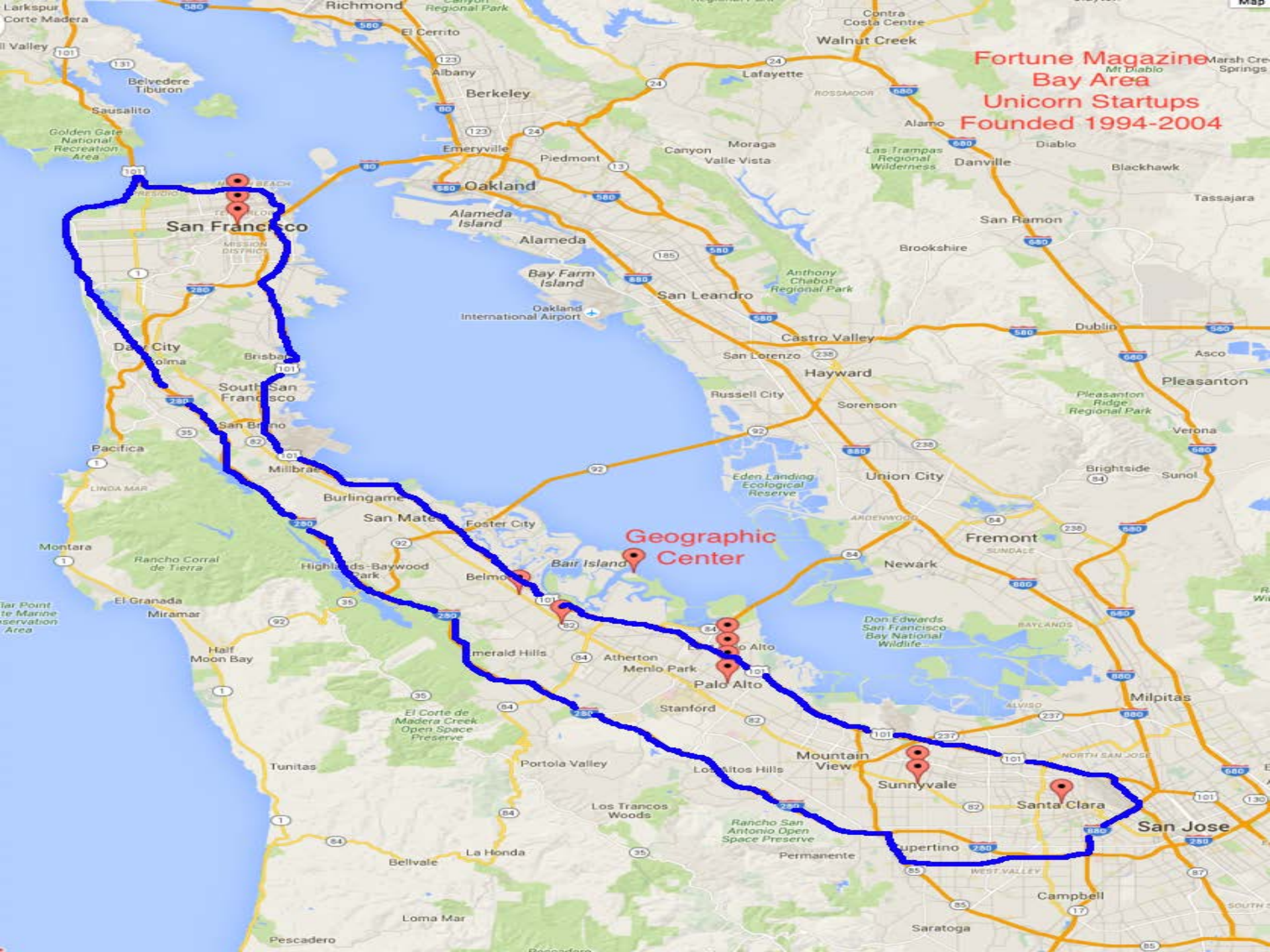


Greg Schmid

Palo Altans for Sensible Zoning

A More Realistic Plan Bay Area



Fortune Magazine
Bay Area
Unicorn Startups
Founded 1994-2004

Geographic
Center

HOW HAS THE PLAN BEEN DOING?

(average annual job growth)

	Projected	Actual (2010-2017)
SF + SV	10,113	30,969
Oakland/San Jose	7,755	5,044

WEST BAY DOMINATES JOB GROWTH

	New jobs	Ratio
		New jobs/ new employed residents
West Bay	252,000	2.1:1
Rest of Bay Area	107,000	0.4:1

CRITICAL ISSUES THAT RESULT FROM EXCESSIVE JOB GROWTH

- * High land costs;
- * High housing costs;
- * Income inequality;
- * Congestion;
- * Failure of transit;

HIGHEST HOUSING COSTS IN THE COUNTRY

	Median housing prices (\$1000)	Monthly apartment rentals (\$/month)
San Francisco	955	3,448
San Jose	1,230	3,547
Seattle	491	2,232
Boston	468	2,391
New York	440	2,419
Washington DC	407	2,172

Source: Zillow

ALL BAY AREA HOUSING PRICES ARE UP

(Annual percent increase in median family home prices,
2010-2018)

The Core

Silicon Valley(6)	10.4
San Francisco	10.2

Surrounding communities

San Jose	10.1
Milpitas	12.9
Fremont	10.3
Hayward	10.4
Oakland	12.9
Concord	10.4

Source: siconvalleymls.com

CONGESTION IS RISING

(Average annual increase in time spent in congestion in the Bay Area)

10% per year

Source: Vital Signs

CRITICAL ISSUES THAT RESULT FROM JOB GROWTH

- * Tax burden on residents;
- * Impact on families;
- * Threat to Silicon Valley
- * Sustainability goals;
- * The future of local democracy.

MTC/ABAG METHODOLOGY

- The staff
- Their consultant
- Their 'Technical Advisory Committee
- Self appointed Advisory Boards
- Selected "experts"
- In-house models

WHAT SHOULD BE DONE

- Confront the mistakes
- Eliminate the 'jobs-based model'
- Realistic exploration of the impacts of additional variables
- Public presentation of alternate models and impacts.