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**Subject:** comments about your plans  
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MTC stands for Metropolitan - which is where your \$\$\$\$ seem to be going.

The 'burbs/main street cannot meet your needs, as you say, due to green house emissions and it is NOT where the jobs are. So, how are you helping the tax payers from main street???

One other observation/comment: Your figures on jobs created vs. housing unit created has a very vague correlation:

1. The displaced working class moving from Mission or Oakland to Manteca will COMMUTE on overcrowded infrastructure to the jobs in SF and Oakland.
2. They will take their extended family of 16 (likely with 8 under the radar jobs) and a gentrification family of 2 will move in, with two jobs.

The above example in your figures will show a total of 10 jobs and no added housing units. The correlation between housing units and jobs is too vague and needs to be better analyzed to make sound policy decisions.

Creating higher density housing in the burbs will not help anyone - higher crime, traffic, a strain on decaying infrastructure - tough problems.

Ferenc Kovac