

Sacramento Investment Without Displacement, Inc.

2324 L St, Ste. 405 Sacramento, CA 95816

9th March 2020

Matt Dulcich

Director, Environmental Planning, Campus Planning & Environmental Stewardship
University of California Davis
environreview@ucdavis.edu

RE: Notice of Preparation, EIR, UC Davis Sacramento Campus 2020 Long Range Development Plan Update

Dear Mr. Dulcich,

Sacramento Investment Without Displacement Inc. is taking this opportunity to comment on the referenced Notice of Preparation, including some of our concerns about the Aggie Square and Replacement Hospital Tower projects.

Sacramento Investment Without Displacement is a nonprofit corporation organized to support the health and stability of Sacramento communities impacted by major development projects.

Summary: As our leaders have indicated in a number of meetings and forums held with UC Davis planners, Sacramento Investment Without Displacement is concerned with the lack of inclusion of residents from neighborhoods adjacent to UC Davis Sacramento Campus, and the organizations that serve these residents, in the planning of Aggie Square and the Campus expansion. This inclusion of residents and community organizations is also absent from UC Davis' formal efforts to identify and plan neighborhood programs and projects that will mitigate the expected and the potential negative impacts of the Campus expansion.

Perhaps due to the lack of inclusion of these stakeholders, UC Davis does not appear to have specific mitigation plans for the expected community displacement that is expected to occur -- resident and small business displacement that commonly follows large development projects which attract out of area investors, large businesses and thousands of new long-term employees and consultants. No plans or programs have been provided by UC Davis Sacramento Campus planners to mitigate the following expected impacts on the neighborhoods:

- escalation in housing costs in neighborhoods adjacent to the Campus and subsequent increased homelessness and overcrowding;
- decreased access to homeownership by existing neighborhood renters;
- increased neighborhood parking and traffic congestion;
- increased hazards for bike riders and pedestrians;
- stress on limited neighborhood-level youth, senior and family services;
- proliferation of low-wage, low-benefit jobs in and around the Campus;

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- inequitable access for community members to secure jobs with career opportunities;
 - inequitable community access to healthy food options developed for Campus stakeholders;
 - movement of resources out of community level art in favor of non-local artists.
 - increased demand for UC Davis primary health services to MediCal-eligible neighborhood residents;
 - movement of resources out of community level art in favor of non-local artists; and
 - proliferation of chain businesses at the expense of locally owned businesses;

Note: Page references below refer to page numbers in the UC Davis Notice of Preparation Environmental Impact Report dated 2/7/20.

Community Engagement: Aggie Square planners have an established Community Engagement Advisory Committee which is primarily or exclusively a forum for updating community organizations and neighborhood associations with UC Davis' Aggie Square plans and partnerships. There exists a great deal of frustration among residents, neighborhoods association representatives and community organizations that their concerns about the Aggie Square development go unanswered. These stakeholders have not been included at a deep level in the planning of this significant development project which will impact vulnerable neighborhoods and families. A stated objective of the LRDP Amendment is to "Create an expansive and inclusive community of people focused on advancing health-contributing to the well-being of people in the communities we serve, propelling a more diverse and healthier economy and expanding the positive impact of UCDH through more expansive partnerships" (page A-3). Aggie Square planners' failure to respond to community concerns throughout the planning process by proposing programs to mitigate significant expected negative impacts on the adjacent neighborhoods indicates to these stakeholders that their health and quality of life concerns are not important to the responsible public entity, UC Davis.

Housing and Populations: "The SEIR will evaluate the potential for implementation of the 2020 LRDP Update to induce (directly or indirectly) substantial population growth or displace substantial housing or residents (page B-5)." The historical expansion of UC Davis Sacramento Campus at the edge of the vulnerable and diverse community of Oak Park created an out of balance housing market over the last several decades. The pressure of that expansion and more recent regional housing pressures has led to low rental vacancy rates, overcrowding and displacement in that neighborhood and neighborhoods to the south of Oak Park. Home sale prices and rental markets are out-of-balance with the incomes of long-time neighborhood residents. In addition, families who, over the last decade, settled in rental homes in Oak Park, Tahoe Park and other neighborhoods adjacent to the Campus, find that homeownership in their neighborhood is financially beyond their reach. Many are increasingly unable to renew rental leases due to large and frequent rent increases. To understand the current housing issues, UC Davis planners should hold listening sessions in adjacent neighborhoods with residents

experiencing homelessness, renters at risk of displacement and existing renter families in the neighborhoods who are ready but unable to afford to purchase homes.

The further expansion of the Campus and increasing employee and academic populations will further exacerbate the housing accessibility and affordability crisis for residents in adjacent neighborhoods. Low and moderate wage employees and UC students will compete with existing residents in an already tight housing market. This competition will exacerbate existing inequities and and given the history of racial discrimination in housing, households of color will be disproportionately displaced from adjacent neighborhoods.

As it's sole housing proposal in Aggie Square Phase I, UC Davis proposes 200 units of multifamily housing for students, faculty and University staff. One stated objective of Aggie Square Phase I is to "provide housing that meets affordability goals for students in the professional schools (page A-9)." Given the expected influx of new employees, this housing objective is insufficient. Without a commitment to setting aside a large portion of these units for *low income* individuals and setting affordable rents, and also planning housing for the other Campus employers' *low wage* workers, these more vulnerable students and employees could find themselves experiencing homelessness, much like many of their peers on the UC Davis campus in Davis.

With the Campus expansion plan prioritizing acreage for academic and commercial uses over residential uses, creating a severe jobs-housing imbalance, it is imperative that UC Davis take the lead in creating an affordable housing plan for low income households, both those working and studying on the Campus and those residents at risk of displacement in adjacent neighborhoods. This can be achieved through a number of methods such as the University and Aggie Square developers paying into a City-controlled affordable housing trust fund, in addition to purchasing properties in the community and donating the properties to the City of Sacramento or affordable housing developers for use as affordable housing for low income households.

The Plan document should include a projection (for Phase I and the Hospital expansion) of the increase in the population of both students and University and non-university employees BY PROJECTED HOUSEHOLD INCOME and provide a plan for providing sufficient new housing options affordable to the new students and employees that reflect their numbers in those projections.

Parking and Traffic Congestion: UC Davis Sacramento Campus users have already had a significant impact on traffic and parking congestion in the neighborhoods surrounding the Campus. The Plan should ensure that the Campus expansion alleviates and solves existing neighborhood traffic and parking congestion issues, as well as create a plan to minimize further auto usage and plan for any increased Campus-user parking on-site rather than on public streets. The intersection of Broadway and Stockton Blvd is already one of the City's most dangerous intersections. As more students, employees, businesses and patients access the new uses at the proposed Aggie Square and the expanded Hospital, the streets surrounding the Campus will pose higher risks for pedestrians, bicyclists and automobile drivers alike. Before developing the plan to mitigate existing and expected issues related to automobiles, planners should hold

listening sessions with existing residents and small business representatives in adjacent neighborhoods to understand the current traffic and parking challenges and the stress and risk that these challenges place on families and their quality of life.

Public Spaces and Recreation: One stated objective of the Aggie Square Phase I project is to “establish public spaces for a wide-range of public activities that serve UC Davis Sacramento Campus employees and residents, as well as the broader community to provide venues for people from diverse communities of interest to meet, interact, share ideas, and spark new partnerships (page A-9).” We would expect an analysis of how the most vulnerable and least resourced members of surrounding neighborhoods will be able to access proposed new public spaces and recreational facilities on campus, given the historic physical and cultural separation of the UC Davis Med Center and neighborhood residents.

Given the expected influx of over 5,000 new students and workers on the Campus, those who chose to reside in surrounding neighborhoods will put pressure on existing schools, community centers, and youth, senior and family services and programs. We would expect an analysis of the expected need for new and expanded community based services as well as a discussion of services and public spaces that are not currently available but needed in the community. For example, young people have noted the lack of neighborhood-based youth-run spaces where students can study, have access to computers and printers for homework and develop their own programs. We encourage Aggie Square planners to conduct listening sessions with young people, seniors and parents who reside in neighborhoods adjacent to the Campus to assist in their analysis and planning for public spaces, public services and recreational facilities and programs.

Workforce and Employment: One of the stated objectives of the LRDP Amendment is to “support growth in workforce development and lifelong learning, including the Continuing and Professional Education program (page A-3).” Workforce development and lifelong learning on the Campus presupposes a stable workforce with employees that continue to grow with their jobs and are eligible for further on-Campus employment opportunities. As the Campus expands to include private industry employers, the nature of work and employment on the Campus will change. UC Davis, as a State employer, has public sector, unionized employees with labor protections, living wage or better wages and family supporting benefits. Inviting private industry employers to lease a substantial amount of commercial space will result in a proliferation of on-campus low wage employees with fewer protections, job stability and critical benefits. We would expect an analysis of this expected cultural change and a plan for supporting worker protections, workforce development, lifelong learning and career pathways on Campus for both the public and private sector employees. The stability and health of the private workforce will greatly impact the health and stability of the surrounding community where many of these employees will be residing.

Neighborhood residents, adults and youth, deserve a pathway to public and private sector jobs on campus--entry level jobs that pay a living wage and that lead to career and income growth. The Plan should provide an analysis of how this can occur, how it will be carried out and what

educational supports are needed at the K - 12, community college and State University level to support a school to career pipeline for residents of adjacent neighborhoods.

Food Access and Security: One of the stated objectives of the Aggie Square Phase I project is to “develop physical structures to support the University's involvement in enhancing regional workforce development, addressing food access and security... (page A-9).” The LRDP should provide an analysis of historical and expected barriers to access to Campus, physical and cultural, by vulnerable populations residing in neighborhoods including Oak Park and those further south that share lack of access to full service grocery stores and healthy and affordable food options. The Plan should include UC Davis support of partnerships that will address food insecurity and lack of access to healthy, affordable food in these neighborhoods.

Health Access Equity: One objective of the LRDP Amendment is to “provide additional state-of-the-art inpatient and outpatient capacity to keep pace with community health care needs and to support the UCDH System's teaching, research and community engagement missions (page A-2).” Primary care for homeless and low-income residents is a critical and growing community need. Sacramento County lacks a County-run general hospital and the local community looks to UC Davis Med Center to fill this role as the only public hospital. As of December 2019, 424,000 Sacramento County residents were enrolled in MediCal. UC Davis contracts for its doctors to provide primary care services to just 5,000 MediCal enrollees--at the Sacramento County Primary Care Center. The Plan should provide an equity analysis of income levels of patients currently served by the Hospital and primary care doctors and a proposal for UC Davis to substantially increase the number of MediCal enrollees it serves from the Oak Park and South Sacramento neighborhoods.

Local Economy: One of the most impactful ways that UC Davis can “propel a more diverse and healthier economy and expand the positive impact of UCDH through more expansive partnerships (page A-3) is to support community institutions including local nonprofits, small neighborhood-based and resident owned businesses and local artists. By providing grant support, vendor contracts and performance agreements with these local institutions and stakeholders, the UC Davis Sacramento Campus administrators and staff and those of the private industry employers to be located on Campus will be helping the local economy thrive. UC Davis Sacramento Campus administrators and vendor contracting staff and the private corporations located on Campus will make day-to-day purchasing and contracting choices. Without incentives and/or requirement to hire and contract locally, our local small businesses and artists may lose out to businesses that contracting staff have become accustomed to purchasing from. The LRDP should provide an analysis of contracting and purchasing opportunities and options for incentives and requirements to “buy local.”

Conclusion: Recent decades of Campus expansion and increased population of students and employees on Campus have impacted the health and stability of residents of surrounding neighborhoods, both negatively and positively. Given the current regional and local housing crisis, adding an additional over 5,000 employees and students on Campus through the Aggie Square Phase I development threatens to displace vulnerable existing residents in surrounding

neighborhoods. As UC Davis approaches the preparation of the LRDP Amendment, its planners have the opportunity to engage at a deeper and more thoughtful level with neighborhood residents and small businesses and the community organizations that work with them to identify risks to neighborhood and family health and stability and plan thoughtful mitigations. As a public institution, UC Davis has a responsibility to ensure that its resources are used in a manner that promotes equity, fair access and community security.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabby Trejo". The signature is fluid and cursive, with the first name "Gabby" written in a larger, more prominent script than the last name "Trejo".

Gabby Trejo
for Sacramento Investment Without Displacement