



SHA Board of
Directors

March 9, 2020

Cathy Creswell
Board President
At-Large

Matt Dulcich, AICP
Director of Environmental Planning
Campus Planning and Environmental Stewardship
University of California
One Shields Avenue
Davis, CA 95616
environreview@ucdavis.edu

Tyrone Buckley
Board Vice-President
Housing California

Paul Ainger
Treasurer
At-Large

Dear Mr. Dulcich,

Valerie Feldman
Secretary
At-Large

This letter provides comments from the Sacramento Housing Alliance (SHA) regarding the Notice of Preparation for the University of California, Davis (UC Davis) Sacramento Campus 2020 Long Range Development Plan (LRDP) Update.

LaShawnda Barker
At-Large

The Sacramento Housing Alliance is a coalition representing nonprofit affordable housing developers; service providers; community, labor, environmental and faith-based organizations; and community advocates for affordable housing, people experiencing homelessness and equitable community development.

Joan Burke
Sacramento Loaves &
Fishes

Ken Cross
At-Large

SHA respects the University of California system’s vision for continued growth as an anchor institution in Sacramento, but we are concerned with the development’s potential to exacerbate existing housing inequities and drive displacement. Much of the area around the UC Davis Sacramento Campus has been identified by UC Berkeley’s Urban Displacement Project as either already experiencing ongoing gentrification or at risk of doing so. According to tract-level five-year estimate data from American Community Survey (ACS) conducted by the U.S. Census Bureau, the neighborhoods surrounding the Sacramento Campus experienced significant demographic change between 2008 and 2017: overall median household income increased almost 12% from approximately \$39,700 to \$44,300 and the percentage of the population that is white and non-Hispanic/Latinx has increased from 38% to 41%, even as the percentage of the population that is white and non-Hispanic/Latinx in the city as a whole decreased. During the same time period these neighborhoods became less racially diverse and higher income, rents have increased, and the rental vacancy rate decreased from 5.3% to 3.7%, making it even more difficult for lower income households to find affordable homes in the area. Without significant mitigation, the Aggie Square project stands to accelerate these trends and exacerbate the widely acknowledged affordable home crisis plaguing Sacramento.

Stephan Daues
Mercy Housing

Tamie Dramer
Organize Sacramento

Jenn Fleming
Mercy Housing

John Foley
Sacramento Self Help
Housing

Roberto Jiménez
Mutual Housing California

Nur Kausar
Housing California

Stanley Keasling
Rural Community
Assistance Corporation

Paula Lomazzi
Sacramento Homeless
Organizing Committee

The proposed project will induce population growth while increasing local employment growth. The LRDP anticipates substantial growth in the population within the

Karen Naungayan
At-Large

Alicia Sebastian
California Coalition for
Rural Housing

surrounding area directly related to the project. The Notice of Preparation projects 5,572 new students and employees and only 200 additional housing units, expected to house 600 University-affiliated occupants. The environmental review must evaluate the impact of these additional 5,000 people and their housing need induced by the proposed project. The approximate income levels of the projected income levels of the new employees and students should be analyzed in comparison to current neighborhood incomes to further elucidate the potential impacts on the market for both for-sale and rental housing. Given the vulnerability of the surrounding neighborhoods to displacement and gentrification, the environmental review should also address the risk of displacement, particularly for existing lower-income communities of color. We urge you to include racial and economic equity as guiding values for the development.

Given the extensive growth-inducing impact of the projects contemplated by the LRDP, the environmental review should also identify commensurate requisite mitigation strategies. Mitigation strategies could include setting aside housing planned as part of the project for lower-income employees; direct University investment into an affordable home trust fund dedicated to the area surrounding Aggie Square; making University owned sites available for the development of multifamily rental affordable homes through the public surplus lands process; and working with the City of Sacramento to establish an inclusionary housing requirement or density overlay zone in the area surrounding Aggie Square. Demonstration of mitigations such as these will ensure the Aggie Square development supports affordable home opportunities for workers and neighborhood residents of all income levels so that University investments benefit and do not harm existing neighborhood residents, vulnerable populations, and the broader surrounding community.

Without a plan for additional homes at all income levels consistent with the population growth of the Sacramento Campus, this project will result in the displacement of lower income households as nearby housing becomes more expensive and less available, as well as increased commuting to and from the campus, leading to increased vehicle miles traveled (VMT), greenhouse gas emissions. This is dealt with in greater detail by our member organization, the Environmental Council of Sacramento, in a separate comment letter. As the environmental review process addresses these VMT and air quality impacts, it must consider mitigations that include additional affordable housing such as those addressed above and integrating the long-term growth of the campus with other planning efforts along Stockton Boulevard and the transit and active transportation improvements identified in those processes.

We believe the potential Aggie Square development effort can have a significant positive impact on the existing and surrounding neighborhoods and create affordable home and job opportunities for residents and communities too often excluded from the economic prosperity and investments elsewhere in the City. Careful and thoughtful planning and investments can also mitigate for displacement risks. One of the objectives of the LRDP Amendment is to “support access to jobs and services to a more diverse population, including **providing housing** and transportation opportunities and community-serving uses” (emphasis added). Prioritizing

and getting the affordable home piece right, especially for multifamily rental homes, is critical to creating equitable, vibrant, and economically strong communities.

Thank you for your consideration and the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Veronica Beaty". The signature is written in a cursive, flowing style.

Veronica Beaty, Policy Director
Sacramento Housing Alliance