



March 9, 2020

RE: Aggie Square Response

Dear Chancellor May and Mayor Steinberg,

Since the announcement in April 2018 of the UC Davis and City of Sacramento's partnership for the creation of Aggie Square, the neighbors and communities surrounding the UC Davis Health campus have looked forward to meaningful discussions and opportunities for significant input into the new development.

I am writing on behalf of the Tahoe Park Neighborhood Association to inform you that the community outreach that has taken place has lacked meaningful engagement, and questions raised during discussions have gone unanswered. We request that you ensure continued community outreach that is more vigorous and meaningful and that there is a commitment to listen to, and incorporate, the practical concerns of local residents. Specifically, we request the following items be addressed and answered:

- Members of the community have direct meaningful input with Wexford Science & Technology, UC Davis, and the City of Sacramento as they develop plans for Phase I of Aggie Square.
- Community input on any future Requests for Proposals (RFPs) which would include, but not be limited to, the types of businesses, structures, and business functions that will be tenants/partners in Aggie Square. UC Davis and the City should also include the affected neighborhoods in any announcements related to new projects/programs in the Aggie Square area, including advance information before any public announcement.
- A comprehensive plan which includes strategies and concrete steps both the City and UC Davis will take to reduce the number of employees and vendors who drive to the UC Davis Health campus in single-occupancy vehicles.
 - What is UC Davis doing now, and what will it do in the future, to incentivize staff who are daily car commuters to use other forms of transportation?
 - What will the City and UC Davis do to mitigate the impacts of additional traffic on the Broadway/Stockton Blvd. /14th Ave. corridors as Aggie Square develops and reaches its final build-out?
 - How is Sacramento Regional Transit involved in the planning?
 - A transportation demand management plan, with a schedule and timeline for the development and implementation of the plan.
- A specific plan to address housing and affordability for residents and neighbors of Aggie Square. The City and UC Davis have indicated the City will take responsibility for the development of affordable housing for residents/neighbors of Aggie Square. Lately, we have heard only of housing for UC Davis students and employees. While the affordable housing trust fund is an excellent first step and the money identified from the trust fund will alleviate current demand for affordable housing in the City, it will not accommodate the influx of new residents to the area.
 - What is the City and UC Davis' plan to ensure long-time residents of the surrounding neighborhoods, including Oak Park, South Oak Park, Tahoe Park, Elmhurst, Fruitridge Manor, and Colonial Heights are not displaced due to rent increases and the limited affordable housing inventory?

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- A definition of “gentrification” from the City and UC Davis. What specific measures will the City and UC Davis take to address the downsides of gentrification that will result from the development of Aggie Square?
- An overview and specific information about what efforts have been made to ensure local jobs result from Aggie Square and the specific actions the City and UC Davis will take to ensure jobs for local residents. During early Aggie Square meetings, representatives indicated neighbors/residents in the area most affected by the development would have access to jobs created by the project.
 - What efforts have been made to include jobs in the Aggie Square equation?
 - What specific actions will the City and UC Davis take to ensure jobs for residents?
 - What is being done to outreach with the community or potential employers for job matching?
 - Are the jobs temporary construction opportunities or long-term opportunities that have the potential for growth and higher wages?
 - What the City and UC Davis will do to support project labor agreements and prevent contracting out of union jobs?

We respectfully request a written response by April 15, 2020. Following your response, we would also like to meet with you to discuss how these commitments will be implemented and adhered to. We look forward to contributing to the success of Aggie Square and strengthening our communities through mutual efforts.

Sincerely,



Rose Cabral
President, Tahoe Park Neighborhood Association
P.O. Box 162162
Sacramento, CA 95816

c: Senator Richard Pan
Assemblymember Kevin McCarty
Councilmember Eric Guerra
Councilmember Jay Schenirer