



June 17, 2020

Ms. Rose Cabral
President
Tahoe Park Neighborhood Association

Dear Ms. Cabral:

Thank you for your letter of March 9, 2020, outlining concerns regarding Aggie Square. As you know, our efforts to respond to these concerns were interrupted by challenges of historic significance, and these challenges still demand our time and attention. We sincerely appreciate your patience.

We have worked diligently and in good faith to build relationships on a community-by-community basis to discuss this project. The City of Sacramento and UC Davis formed two committees to help share information and gather input. We have attended neighborhood-specific meetings and held several community meetings on the UC Davis Medical Center Campus. Since the COVID-19 pandemic compelled restrictions on public gatherings, we have moved meetings online and continue to work on solutions that solicit feedback and address concerns.

Many people have rightfully asked pointed questions about Aggie Square's final disposition and impact, and they have understandably cited the history of the neighborhoods' relationships with the City and the University as context. We hear the frustration. Aggie Square remains a work in progress. More specific answers to many questions will emerge as this process moves forward. We remain committed to open channels of communication, and we hope you will continue to express concerns, ask questions, and provide input.

To that end, please find our response to your letter and questions on the next page, as well as a broader Aggie Square Community Questions document that may help frame our continued discussions. You will see that we have also incorporated your questions and our responses to them in this community resource, indicated by asterisks. We appreciate your continued interest and engagement on Aggie Square, and we look forward to connecting again soon.

Best regards,

Darrell Steinberg
Mayor
City of Sacramento

Gary S. May
Chancellor
UC Davis

/am

Enclosures

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

Responses to TPNA letter

- 1) *Is there a comprehensive plan which includes strategies and concrete steps that 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?*

UC Davis has just completed a comprehensive Transportation Demand Management (TDM) Plan for the Sacramento campus. This plan identifies suites of measures to reduce commuting from single occupancy vehicles by 10%, 20% or more. For the entire University of California system, UC Sustainable Practices Policy requires campuses to reduce their drive-alone commuters by 10%. UC Davis is looking at ways to meet and exceed this target. Measures include commute shuttles (such as the newly launched, all-electric Causeway Connection buses), carsharing and vanpooling, bicycling and incentive programs, along with gradual increases in the cost of parking. Many people expect the short-term effects of COVID-19 sheltering in place to result in a large segment of the population driving alone once work begins to return more normal protocols this summer. However, those same people also predict that the long-term effects of COVID-19 may result in significant numbers of people retaining some portion of their week in a telework mode, which would reduce the commute pressure on the campus and surrounding streets. Beyond the Transportation Demand Management (TDM) strategy of UC Davis, the City has recently undertaken transportation plans near the UC Davis Sacramento campus including Envision Broadway, Vision Zero Top 5 Corridors, and Stockton Boulevard Transportation Study which all prioritize access to active transportation and transit and safety for all travelers.

- 2) *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?*

UC Davis currently offers a Green Commuter program and promotes a wide range of accessible public transportation options for employee commuting. The Green Commuter program provides incentives (transit subsidies, free emergency rides home, courtesy parking, and prizes) to encourage employees to use carpools, bikes, vanpools, walking and transit for their daily commute.

Expansion of these transportation measures are currently underway. UC Davis has just completed a comprehensive Transportation Demand Management (TDM) Plan for the Sacramento campus. This plan identifies suites of measures to reduce commuting from single occupancy vehicles by 10%, 20% or more. For the entire University of California system, UC Sustainable Practices Policy requires campuses to reduce their drive-alone commuters by 10%. UC Davis is looking at ways to meet and exceed this target. Measures include commute shuttles (such as the newly launched, all electric Causeway Connection buses), carsharing and vanpooling, bicycling and incentive programs, along with gradual increases in the cost of parking. Many people expect the short-term effects of COVID-19 sheltering in place to result in a large segment

of the population driving alone once work begins to return more normal protocols this summer. However, those same people also predict that the long-term effects of COVID-19 may result in significant numbers of people retaining some portion of their week in a telework mode, which would reduce the commute pressure on the campus and surrounding streets. As the COVID-19 situation progresses, UC Davis anticipates further adjustments to the employee commute options and incentives.

3) *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?*

With the current COVID-19 pandemic creating shortfalls in city funds, the City will not imminently be able to issue a Housing Bond and expand local resources, as previously envisioned. The City hopes to revisit this conversation once local revenues stabilize and, in the meantime, is reviewing program opportunities within existing and new funding streams. Supporting existing residents of Stockton Boulevard and surrounding neighborhoods is a priority for the City and the main focus area of its Neighborhood Development Action Team. City staff continues to evaluate and pursue the following types of actions to expand and preserve the inventory of affordable housing in this area:

- Facilitate the development of new affordable housing by reducing regulatory barriers; having a \$0 development impact fee for affordable housing; working with developers on potential sites; and providing incentives for affordable infill housing, particularly along major corridors like Stockton Boulevard, where there is greater access to transit and services.
- Consideration of new models to preserve affordable ownership and rental opportunities in existing neighborhoods, like low-income home repair, energy efficiency, and accessibility programs; first-time homebuyer programs; community land trust models; and low-income rent assistance/homeless prevention programs.
- The City's existing commercial/residential tenant eviction moratorium, pending landlord-tenant mediation services (free through December 2020), and the existing Tenant Protection and Rental Inspection Programs also offer added protection to this area, particularly during the current COVID-19 response.
- Citywide efforts to incentivize housing development for all income levels, resulting in an increased housing stock in this area and throughout the City, helps to supply housing for expanded uses in Aggie Square and to reduce local market pressures. An example of this is the City's ministerial housing ordinance, being considered by the City Council on June 16th, which provides a 90-day staff level review option to projects with 2-200 units. Staff initiatives to increase production of Accessory Dwelling Units and process City surplus sites for housing development also contribute towards the goal of more housing options at a range of levels.

4) *What efforts have been made to include jobs in the Aggie Square equation?*

The variety of workforce needs for this project has been a vital component from the onset. The Aggie Square team has worked with City staff (particularly through the MWC) to understand the workforce needs of the surrounding communities and neighborhoods that encompass the Aggie Square project.

UC Davis, Sacramento State University, Los Rios Community College and SMUD leaders have been convening as an Anchor Institution Coalition to identify actions to better align existing workforce programs to meet job and community needs. Each institution is also represented on the MWC and the City's Workforce Subcommittee of the Investment Committee and are highly involved in collaborating with the City and other critical partners, to ensure that opportunities for job training and placement are accessible and available for the surrounding residents and community. Several opportunities have emerged to bridge gaps across the three institutions, including nursing programs, biotech training and capstone courses directed at community benefit.

In addition, life science industry partners of UC Davis have already expanded job training by donating equipment and curriculum to the UC Davis regenerative medicine program, which includes Sacramento State University students. UC Davis is finding that many industry partners are motivated to participate in the funding and delivery of certificate training in biotech and life sciences for jobs that do not require higher education degrees. Industry partners, the university and the city share a commitment to provide job training in these emerging fields, ranging from certificate training for entry level jobs to college degrees.

5) *What specific actions will the City and UC Davis take to ensure jobs for residents?*

From the City's perspective, we are aggressively working with existing workforce development partners to better coordinate and align programming that will prepare jobseekers for the upcoming employment opportunities throughout Sacramento, in and beyond the Aggie Square project. The City is undergoing several processes to determine the amount (if any) of fiscal resources it can allocate into workforce programming overall.

UC Davis wants to make sure local residents have all the information and resources they need to apply and compete for jobs at Aggie Square, and across both the Davis and Sacramento campuses. UC Davis held five public job recruiting events in Sacramento in 2020 before the COVID-19 outbreak, and we are now offering virtual recruiting events. Our Division of Continuing and Professional Education is already working on new training programs for the skills people will need to compete for the jobs Aggie Square will create or attract.

6) *What is being done to outreach with the community or potential employers for job matching?*

The City is currently working with existing workforce partners, in particular the SETA job centers and surrounding nonprofits that are serving the immediate community, to promote their current

workforce programming and outreach to the specific neighborhoods adjacent to the Aggie Square project.

7) Are the jobs temporary construction opportunities or long-term opportunities that have the potential for growth and higher wages?

The most critical objective for the City is to ensure all workforce development strategies are directing our efforts towards long-term, sustainable, career-driven, high-wage/high-growth employment opportunities (beyond just the Aggie Square project) that create wealth generation and have long-standing economic mobility, especially for our marginalized communities and residents that have been disconnected for far too long.

The City takes seriously, the dire need to ensure its marginalized residents and families have the skill development and training needed to compete and secure the variety of emerging jobs that soon will be populating our region.

8) What will the City and UC Davis do to support project labor agreements and prevent contracting out of union jobs?

When projects fall on city property, the City currently implements the CWTA (Community Workforce Training Agreement) on its public construction projects. This agreement was developed out of lessons from the Project Labor Agreement (PLA) on the Golden 1 stadium construction project. While the Aggie Square project is not a city-operated project, we have shared our findings and what we have learned from our existing CWTA implementation with the Aggie Square team.

Primarily working with the SETA job center system, their nonprofit providers and the Building and Trades Council, the CWTA approach has produced significant results in greater inclusion of local residents from targeted ZIP codes and neighborhoods, acquiring job opportunities on public construction projects.

Aggie Square is a project to be built by a private developer on UC property as a public/private partnership. UC Davis selected Wexford Science + Technology from Baltimore, Maryland to build the project, based on their experience working in major urban markets such as Philadelphia, St. Louis and Phoenix. Wexford's general contractor is Whiting Turner, a local contractor who has strong relationships with local trades. While Aggie Square, as a UC project, is not required to adopt the city's CWTA guidelines, UC Davis, Wexford and Whiting Turner are working closely with local trade representatives to live up to the spirit of the city's construction labor goals.

Aggie Square Community Questions

Introduction

In 2018, UC Davis and the City of Sacramento came together to announce a new innovation district on the UC Davis Sacramento campus called Aggie Square. The innovation district is envisioned to leverage university research, teaching and community-engaged work to spur economic growth in Sacramento and help create jobs at a variety of education levels. The combined innovation engines of UC Davis and the City of Sacramento will encourage collaborations across disciplines — in life sciences, food systems, mobility, government, civic technology, arts and communications.

Aggie Square is intended to be where university, industry and community meet to create opportunities for everyone. **The** UC Davis Sacramento Campus is already home to the UC Davis Hospital, School of Medicine, Betty Irene Moore School of Nursing and Graduate School of Management’s Sacramento MBA program. Aggie Square will house business partners and community-based programs with UC Davis innovation and research to create a stronger and healthier shared community.

Over the past two years since the project has been announced, UC Davis and the City of Sacramento have engaged directly with and received questions from community partners. The two entities are working to ensure that affected neighborhoods are included in any announcements of new projects/programs related to Aggie Square. We have begun to collect and answer the questions in one place to ensure accuracy. The most recent questions will always appear first in each section of the document. We are working to keep this document up to date as more questions emerge and as the project evolves.

We have segmented the frequently asked questions into the following areas:

- [City Partnership](#)
- [Community Engagement](#)
- [Workforce Development](#)
- [Housing](#)
- [Food Systems and Nutrition](#)
- [Zoning and Planning](#)
- [Traffic and Transportation](#)
- [Economic and Corridor Development](#)

One of the community’s most pressing questions concerns the City’s working definition of gentrification. How will the City and UC Davis take steps to address the downsides of gentrification that could result from the development of Aggie Square?

While several documents have discussed gentrification and anti-displacement strategies in recent years, including the Gentrification and Displacement Paper put together for the Central City Specific Plan, the Sacramento/West Sacramento/SACOG Transit-Oriented Development Toolkit, and information from the UC Berkeley Urban Displacement Project, city staff aims to facilitate the creation and adoption of collective City definitions for gentrification and displacement through the planning and community input process for the 2040 General Plan Update (www.sac2040gpu.org), including the associated Environmental Justice and Housing Elements.

Through this process, the community will grapple with City definitions for gentrification and displacement, how they are characterized locally, and identify accompanying policies, actions, and anti-displacement strategies. The Stockton Boulevard Specific Plan will identify anti-displacement strategies consistent with the citywide definition and policies but will offer targeted strategies specific to the local context. Staff believes this is a term that is comprised of many voices, needs and experiences in the community and that sharing those perspectives develops a truer definition that is shared meaning for and by Sacramento. Within the 2040 General Plan Update and the Stockton Boulevard Plan processes, we will discuss both commercial and residential anti-displacement strategies.

In the case of Aggie Square's impacts, they will be considered with the Stockton Boulevard Plan process. In addition to the housing planning mentioned above for this area, the City's Economic Development team is also considering opportunities to support and strengthen local commercial tenants and small business owners as well, particularly post-COVID. This support includes technical and funding assistance, retrofit and supplies, and new concepts like community ownership. These responsive topic areas are part of what existing residents and businesses will contribute to within the Stockton Boulevard Plan participation process.

CITY PARTNERSHIP

What is the City bringing to the table for Aggie Square?

The City of Sacramento has two sets of customers and has a responsibility to be responsive to both the citizens as well as UC Davis in order to make this project successful. Having ongoing conversations as a partner to get to a place where it's a win for citizens is a priority, particularly around workforce development.

Are there vacant or underutilized properties owned by the City (or other public agencies), County or School Districts that could be an asset for the community as Aggie Square moves forward and makes its impact?

The City is in the process of reviewing its inventory of City-owned sites that could be considered surplus property and appropriate for affordable housing. City staff is working on providing recommendations on initial sites that should be prioritized for affordable housing.

The former San Juan Motel site located on the 5700 block of Stockton Boulevard near Fruitridge Road is a 13-acre vacant property that will be developed for affordable housing. The Sacramento Housing and Redevelopment Agency anticipates releasing a Request for Proposals to interested affordable housing developers in the near future.

In January 2019, Governor Newsom signed an executive order to develop affordable housing on excess state lands. The California Department of General Services is creating an inventory of all state-owned lands that may be available for potential development. The State anticipates releasing a Request for Proposals (RFP) for the development of the initial parcels; it is anticipated that the initial RFP will include several parcels located in the City of Sacramento.

COMMUNITY ENGAGEMENT

What ways can the community engage and support the process of the City partnering with Aggie Square?

Neighborhood and community representatives attend regular meetings with UC Davis/Aggie Square and the City. Active community engagement during the planning process is a core value of both UC Davis and the City of Sacramento. Both entities view community members as key stakeholders and are leveraging existing community meetings, standing neighborhood association meetings, PBID meetings, all as part of the collaborative strategy to receive input and feedback from our key stakeholders. If community members are attending those forums, then their feedback and support of this partnership between the City and UC Davis/Aggie Square will be heard and noted. Given the constraints of our COVID sheltering requirements, both the City and the University are shifting to virtual outreach and engagement forums, looking for opportunities to combine efforts to be respectful of the demands these forums place on community members' time and attention.

How is UC Davis/Aggie Square identifying neighborhood, community and business leaders to be included in their Community Advisory Group? Are there minutes from those meetings or discussions that can be shared publicly, that highlight topics of discussion and progress being made?

Chancellor Gary May and Mayor Darrell Steinberg invited leadership from the area's neighborhood associations and civic groups to join the advisory group in 2018. Details for those groups can be found on the Aggie Square website at <https://leadership.ucdavis.edu/aggie-square/partner/community-input>. While we do not keep formal minutes, we have recorded committee input using visual recording tools, shared studies developed by the UC Davis Center for Regional Change, and recorded each step along the way through presentations that incorporate goals and outcomes of community interest.

Is there a way for all surrounding neighborhood associations and PBIDS to receive updates on the Aggie Square project and Community Advisory meetings, via electronic newsletter?

Yes. The Aggie Square team publishes a monthly newsletter. You can sign up to receive the newsletter at the Aggie Square website: <https://aggiesquare.ucdavis.edu>. Please share access to the newsletter with your neighborhood and organization mailing lists.

WORKFORCE DEVELOPMENT

What specific information can be shared about the efforts that 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?

Ensuring that local residents in the surrounding neighborhoods and communities have access to and are readily prepared for the job opportunities that emerge from the Aggie Square

project (as well as other upcoming projects in Sacramento) is of utmost importance to the City.

Understanding the immediate need to have local residents connected to the variety of job opportunities through this and other projects in our region, the Mayor's Office created the Mayor's Workforce Collective (MWC), an advisory body of workforce professionals, experts, institutions, and organizations, to address the fragmentation and disconnection of our existing workforce ecosystem in Sacramento.

Starting with the labor shortage in the construction industry for our region, this advisory body met regularly to address the fundamental issues, particularly focusing on the high concentration of under-employment and low-wage job attainment in our most marginalized communities and neighborhoods in Sacramento.

Based on months of discussions and strategy development, several workforce development efforts have occurred that directly address the prioritization of local, community workforce development and engagement:

- The City's Inclusive Economic Development Portal: independent partnerships were formed by members of the MWC, that submitted applications to address the workforce needs of the surrounding neighborhoods of the Aggie Square project;
- Creation of a Workforce Subcommittee of the City's Investment Committee;
- Greater systemic coordination and alignment to existing institutions and agencies providing workforce development programming, such as: SETA, SCUSD, Los Rios CC, CSUS and UC Davis Continuing Education Division, and many others;
- The creation of the Mayor's Construction Roundtable Meetings with General Contractors and Developers;
- Meeting regularly with Aggie Square staff to understand the variety of potential workforce needs for the range of sectors that this project will encompass; and
- Just recently, UC Davis Continuing and Professional Education (CPE), which will be located in Aggie Square when it opens, has identified two workforce training opportunities in response to Mayor Steinberg's call for CARES Act projects. The CARES Act issued federal funds to Sacramento to respond to the effects of COVID-19. The first CPE workforce proposal is to upskill local residents to then participate in a certificate program for health care coding and billing. These jobs are in need of qualified applicants and suffer from a lack of training opportunities, which this program is designed to fill.

The second program is a life science technology training opportunity, again for local residents needing certificate training to seek employment in stem cell laboratories and bio-manufacturing facilities, both of which are needed now and will expand with the opening of Aggie Square.

**** What efforts have been made to include jobs in the Aggie Square equation?***

The variety of workforce needs for this project has been a vital component from the onset. The Aggie Square team has worked with City staff (particularly through the MWC) to understand the workforce needs of the surrounding communities and neighborhoods that encompass the Aggie Square project.

UC Davis, Sacramento State University, Los Rios Community College and SMUD leaders have been convening as an Anchor Institution Coalition to identify actions to better align existing

workforce programs to meet job and community needs. Each institution is also represented on the MWC and the City's Workforce Subcommittee of the Investment Committee and are highly involved in collaborating with the City and other critical partners, to ensure that opportunities for job training and placement are accessible and available for the surrounding residents and community. Several opportunities have emerged to bridge gaps across the three institutions, including nursing programs, biotech training and capstone courses directed at community benefit.

In addition, life science industry partners of UC Davis have already expanded job training by donating equipment and curriculum to the UC Davis regenerative medicine program, which includes Sacramento State University students. UC Davis is finding that many industry partners are motivated to participate in the funding and delivery of certificate training in biotech and life sciences for jobs that do not require higher education degrees. Industry partners, the university and the city share a commitment to provide job training in these emerging fields, ranging from certificate training for entry level jobs to college degrees.

**** What specific actions will the City and UC Davis take to ensure jobs for residents?***

From the City's perspective, we are aggressively working with existing workforce development partners to better coordinate and align programming that will prepare jobseekers for the upcoming employment opportunities throughout Sacramento, in and beyond the Aggie Square project. The City is undergoing several processes to determine the amount (if any) of fiscal resources it can allocate into workforce programming overall.

UC Davis wants to make sure local residents have all the information and resources they need to apply and compete for jobs at Aggie Square, and across both the Davis and Sacramento campuses. UC Davis held five public job recruiting events in Sacramento in 2020 before the COVID-19 outbreak, and we are now offering virtual recruiting events. Our Division of Continuing and Professional Education is already working on new training programs for the skills people will need to compete for the jobs Aggie Square will create or attract.

**** What is being done in regards to outreach with the community or potential employers for job matching?***

The City is currently working with existing workforce partners, in particular the SETA job centers and surrounding nonprofits that are serving the immediate community, to promote their current workforce programming and outreach to the specific neighborhoods adjacent to the Aggie Square project.

**** Are the jobs temporary construction opportunities or long-term opportunities that have the potential for growth and higher wages?***

The most critical objective for the City is to ensure all workforce development strategies are directing our efforts towards long-term, sustainable, career-driven, high-wage/high-growth employment opportunities (beyond just the Aggie Square project) that create wealth generation and have long-standing economic mobility, especially for our marginalized communities and residents that have been disconnected for far too long.

The City takes seriously, the dire need to ensure its marginalized residents and families have the skill development and training needed to compete and secure the variety of emerging jobs that soon will be populating our region.

**** What will the City and UC Davis do to support project labor agreements and prevent contracting out of union jobs?***

When projects fall on city property, the City currently implements the CWTA (Community Workforce Training Agreement) on its public construction projects. This agreement was developed out of lessons from the Project Labor Agreement (PLA) on the Golden 1 stadium construction project. While the Aggie Square project is not a city-operated project, we have shared our findings and what we have learned from our existing CWTA implementation with the Aggie Square team.

Primarily working with the SETA job center system, their nonprofit providers and the Building and Trades Council, the CWTA approach has produced significant results in greater inclusion of local residents from targeted ZIP codes and neighborhoods, acquiring job opportunities on public construction projects.

Aggie Square is a project to be built by a private developer on UC property as a public/private partnership. UC Davis selected Wexford Science + Technology from Baltimore, Maryland to build the project, based on their experience working in major urban markets such as Philadelphia, St. Louis and Phoenix. Wexford's general contractor is Whiting Turner, a local contractor who has strong relationships with local trades. While Aggie Square, as a UC project, is not required to adopt the city's CWTA guidelines, UC Davis, Wexford and Whiting Turner are working closely with local trade representatives to live up to the spirit of the city's construction labor goals.

How will UC Davis engage the local community to address workforce development as it relates to Aggie Square?

UC Davis and the City are currently asking community leaders for information about existing efforts to see if they can help with what's already working. We also want to know the gaps that must be filled. The Division of Continuing and Professional Education (CPE) is UC Davis' workforce development organization. As mentioned above, CPE will have a large presence in Aggie Square and can leverage its programming to create partnerships with other educational and workforce training entities. Meanwhile the City can look into existing and potential funding streams to provide access to residents in target neighborhoods and ZIP codes. As described above, several industry partners interested in Aggie Square have already emerged to participate with CPE in expanding existing workforce training programs to more local residents.

Will there be training opportunities for the emerging jobs that are needed for Aggie Square? And will there be regular info sessions that educate job seekers on how to apply for those jobs and/or receive the necessary training?

Yes. The UC Davis Division of Continuing and Professional Education (CPE) is currently developing new training programs for the skills necessary to fill the jobs we anticipate will come to Aggie Square. Additionally, UC Davis consistently holds job fairs and similar events in the surrounding neighborhoods to give local residents the information they need to apply for existing UC Davis and UC Davis Health jobs.

HOUSING

**** 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?***

With the current COVID-19 pandemic creating shortfalls in city funds, the City will not imminently be able to issue a Housing Bond and expand local resources, as previously envisioned. The City hopes to revisit this conversation once local revenues stabilize and, in the meantime, is reviewing program opportunities within existing and new funding streams. Supporting existing residents of Stockton Boulevard and surrounding neighborhoods is a priority for the City and the main focus area of its Neighborhood Development Action Team. City staff continues to evaluate and pursue the following types of actions to expand and preserve the inventory of affordable housing in this area:

- Facilitate the development of new affordable housing by reducing regulatory barriers; having a \$0 development impact fee for affordable housing; working with developers on potential sites; and providing incentives for affordable infill housing, particularly along major corridors like Stockton Boulevard, where there is greater access to transit and services.
- Consideration of new models to preserve affordable ownership and rental opportunities in existing neighborhoods, like low-income home repair, energy efficiency, and accessibility programs; first-time homebuyer programs; community land trust models; and low-income rent assistance/homeless prevention programs.
- The City's existing commercial/residential tenant eviction moratorium, pending landlord-tenant mediation services (free through December 2020), and the existing Tenant Protection and Rental Inspection Programs also offer added protection to this area, particularly during the current COVID-19 response.
- Citywide efforts to incentivize housing development for all income levels, resulting in an increased housing stock in this area and throughout the City, helps to supply housing for expanded uses in Aggie Square and to reduce local market pressures. An example of this is the City's ministerial housing ordinance, being considered by the City Council on June 16th, which provides a 90-day staff level review option to projects with 2-200 units. Staff initiatives to increase production of Accessory Dwelling Units and process City surplus sites for housing development also contribute towards the goal of more housing options at a range of levels.

How will UC Davis engage the local community to address housing as it relates to Aggie Square, and what are the housing challenges?

There are not enough housing options to address the current need and future growth of the Stockton Boulevard Corridor and the City as a whole. Aggie Square's preliminary design includes a housing project, which will be predominantly student housing, to help relieve the pressure on existing housing stock that new development can create.

For housing demand beyond this, the City is committed to working with affordable and market rate housing developers to get more housing units built for all income levels. UC Davis supports these planning efforts that encompass the entire Stockton Boulevard corridor and neighboring communities. The City is currently implementing strategies to make it faster and less expensive to get housing projects approved and built.

The largest challenge to building more affordable housing is the lack of available gap financing required from the City or State to make affordable housing projects financially feasible. The City Council has made securing more affordable housing funding a top priority. In June 2019, the City Council approved a framework for a Catalytic Housing Bond to generate up to \$100 million for affordable housing gap financing. Advancing that funding is currently on hold due to shortfalls in city finances from the economic effects of COVID-19.

What is being done to mitigate housing displacement? Is there a possibility of a local inclusionary housing ordinance for the surrounding area, if not city-wide?

As property values rise citywide and development occurs in areas that have not historically seen similar levels of investment, the City is committed to developing strategies to reduce the displacement of existing residents, especially low-income renters who are typically the most vulnerable to displacement. Specific strategies include:

- Identifying affordable housing funding and encouraging affordable housing to be built in areas at risk of displacement;
- Preserving existing affordable housing;
- Encouraging development of smaller housing units with lower rents and sales prices;
- Deploying workforce development training and inclusive economic development strategies; and
- Preserving businesses and services that serve lower-income households.

Since 1989, Sacramento's housing trust fund has been a designated source of public funds to create affordable housing. The Housing Trust Fund Fee is an impact/linkage fee charged on commercial developments based on the use and square footage of the building. The fund is used to develop affordable housing.

In 2015, the Mixed Income Housing Ordinance was comprehensively updated to move from an inclusionary housing requirement in specific areas to a citywide impact fee called the Housing Impact Fee. Housing impact fees are charges on developers of new market-rate, residential developments. They are based on the square footage or number of units in the developments and are used to develop or preserve affordable housing.

The City is currently analyzing the Housing Impact Fee levels for the Mixed Income Housing Ordinance and anticipates bringing recommendations to City Council.

FOOD SYSTEMS AND NUTRITION

How can Aggie Square contribute to food access for local communities?

In late 2019, UC Davis contacted more than two dozen local food access non-profit leaders and advocates in Sacramento to better understand priorities and challenges. We have assembled researchers from across campus who focus on food and health and will connect our researchers with local advocates in the near future. The Alice Waters Institute for Edible Education at UC Davis will be located in Aggie Square and serve as a focal point for engaging local advocates on these issues. The Alice Waters Institute for Edible Education at UC Davis is an education and training center dedicated to the research, policy and practice work necessary to achieve free, sustainably grown school lunch for every schoolchild in California.

Will Aggie Square be buying locally sourced food?

Yes. UC Davis is fully committed to locally sourced food, when possible, as demonstrated by its sourcing program at UC Davis Health. The UC Davis Health food sourcing program is a recognized national leader in this area and will collaborate with the Alice Waters Institute to leverage the buying power of universities, hospitals and school districts to grow the size and stability of local, sustainable growers in the Sacramento region. Aggie Square will help us enhance and expand those efforts.

ZONING AND PLANNING

Is the city looking at a provision to prevent downzoning?

The area immediately surrounding Aggie Square has minimum densities established by Sacramento's General Plan; the City encourages a high density of housing and services in this area to accommodate anticipated Aggie Square employees and encourage walking, biking, and transit in the Stockton Boulevard area. The City of Sacramento does not issue planning or building permits for uses located on property owned by the State of California/UC Davis and therefore would not directly control the intensity of development on State owned parcels.

What is the city's plan to address light and noise pollution on the corridor?

The City of Sacramento reviews the proposed lighting plan for all new development for which it is issuing permits, including mixed-use and office projects. Exterior lighting is generally required to be downward facing, using full cut-off fixtures to reduce the opportunity for glare to adjacent properties. Lighting is reviewed by Planning staff and the Sacramento Police Department to ensure the proper levels and placement to address safety, aesthetic, and neighborhood concerns.

All new projects are required to mitigate anticipated noise (caused by the project itself) to comply with local noise standards contained in the City Code and General Plan. If a proposed use is anticipated to generate noise that may be troubling to adjacent properties, the City will ask the developer to prepare a noise analysis to reveal the anticipated decibel levels at the property line and mitigate levels to meet code requirements.

TRAFFIC AND TRANSPORTATION

**** Is there a comprehensive plan which includes strategies and concrete steps that 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?***

UC Davis currently offers a Green Commuter program and promotes a wide range of accessible public transportation options for employee commuting. The Green Commuter program provides incentives (transit subsidies, free emergency rides home, courtesy parking and prizes) to encourage employees to use carpools, bikes, vanpools, walking and transit for their daily commute.

Expansion of these transportation measures are currently underway. UC Davis has just completed a comprehensive Transportation Demand Management (TDM) Plan for the Sacramento campus. This plan identifies suites of measures to reduce commuting from single occupancy vehicles by 10%, 20% or more. For the entire University of California system, UC Sustainable Practices Policy requires campuses to reduce their drive-alone commuters by 10%. UC Davis is looking at ways to meet and

exceed this target. Measures include commute shuttles (such as the newly launched, all-electric Causeway Connection buses), carsharing and vanpooling, bicycling and incentive programs, along with gradual increases in the cost of parking.

Many people expect the short-term effects of COVID-19 sheltering in place to result in a large segment of the population driving alone once work begins to return more normal protocols this summer. However, those same people also predict that the long-term effects of COVID-19 may result in significant numbers of people retaining some portion of their week in a telework mode, which would reduce the commute pressure on the campus and surrounding streets. Beyond the Transportation Demand Management (TDM) strategy of UC Davis, the City has recently undertaken transportation plans near the UC Davis Sacramento campus including Envision Broadway, Vision Zero Top 5 Corridors, and Stockton Boulevard Transportation Study which all prioritize access to active transportation and transit and safety for all travelers.

**** 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?***

UC Davis currently offers a Green Commuter program and promotes a wide range of accessible public transportation options for employee commuting. The Green Commuter program provides incentives (transit subsidies, free emergency rides home, courtesy parking, and prizes) to encourage employees to use carpools, bikes, vanpools, walking and transit for their daily commute.

Expansion of these transportation measures are currently underway. UC Davis has just completed a comprehensive Transportation Demand Management (TDM) Plan for the Sacramento campus. This plan identifies suites of measures to reduce commuting from single occupancy vehicles by 10%, 20% or more. For the entire University of California system, UC Sustainable Practices Policy requires campuses to reduce their drive-alone commuters by 10%. UC Davis is looking at ways to meet and exceed this target. Measures include commute shuttles (such as the newly launched, all electric Causeway Connection buses), carsharing and vanpooling, bicycling and incentive programs, along with gradual increases in the cost of parking. Many people expect the short-term effects of COVID-19 sheltering in place to result in a large segment of the population driving alone once work begins to return more normal protocols this summer. However, those same people also predict that the long-term effects of COVID-19 may result in significant numbers of people retaining some portion of their week in a telework mode, which would reduce the commute pressure on the campus and surrounding streets. As the COVID-19 situation progresses, UC Davis anticipates further adjustments to the employee commute options and incentives.

What consideration is being given to bike lanes in and around the Aggie Square development and Med Center Campus? Specifically, around Stockton Boulevard and T Street?

The City of Sacramento is currently studying Stockton Boulevard for transportation improvements (Stockton Blvd Corridor Study), that includes a focus on Stockton Boulevard and T Street. Information can be found at www.StocktonBlvd.org

For the UC Davis Health Campus and the surrounding areas, bike access and improved bike facilities are a key planning goal. UC Davis expects to make all of the internal campus streets accessible to bikes and to assist with promotion of biking as a key mobility option for residents and employees. We expect to build a shared bike and pedestrian way along Stockton Boulevard frontage of Aggie Square.

Is thought being given to pedestrian safety?

The [Stockton Blvd Corridor Study](#) as well as the City's two [Vision Zero studies of Stockton](#) will look at factors related to pedestrian safety and develop recommendations to address those factors. Ongoing pedestrian safety activities and studies have been part of Aggie Square's planning process from day one.

What are the plans to mitigate the traffic impacts of reducing lane traffic, particularly from Alhambra to 65th?

UC Davis is not proposing lane reductions or capacity restrictions on Stockton Boulevard. There are currently no confirmed plans to reduce a lane of traffic. If the outcome is a lane reduction, the recommendation will include measures to address any known impacts.

What strategies are the city exploring beyond moving people with bus rapid transit to revitalize the corridor? What additional transportation options are being considered?

The Department of Public Works is looking at transportation safety improvements and opportunities to move more people, more efficiently. Bus rapid transit has not yet been determined to be feasible; however, we are evaluating it as well as the possibility to add bike lanes, pedestrian crossings and factors to reduce vehicle crashes.

Are there plans to provide shuttle busses to and from light rail near 59th and 65th?

Working with Regional Transit and Aggie Square team on this response.

How will parking be mitigated on neighborhood streets?

Many of the neighboring streets require a Residential Parking Permit to park. If there are areas near Aggie Square that wish to have a parking permit area, please contact the City. The City encourages UC Davis to have a robust Transportation Demand Management program to discourage driving trip and encourage transit, walking, biking and share-vehicle trips.

How will Gig cars impact the surrounding neighborhoods such as Elmhurst?

The City is working with Gig and neighborhoods around Gig parking concerns.

ECONOMIC AND CORRIDOR DEVELOPMENT

What are the long-term opportunities for the surrounding corridors of Stockton Boulevard, Broadway, and others?

Aggie Square is a tremendous opportunity for the City to redefine how a commercial corridor looks, feels and functions. Re-imagined from a high throughput thoroughfare to a destination with cultural and economic opportunities that enhances quality of life in place, Stockton Boulevard and other nearby corridors will serve as a model for corridors across the City. These corridors can serve to absorb the entrepreneurial activity that will spin off from Aggie Square, provide new career paths for residents, and be a physical model of a highly livable work and gathering space.

What efforts are being made to prioritize inclusive economic development as it relates to Aggie Square?

UC Davis already ranks first in the nation in granting undergraduate degrees to students of color in biological/biomedical sciences and agriculture, agricultural operations, and related

sciences. UC Davis is also first in the nation for launching women into STEM professions. This is a natural alignment with the City's current inclusive economic development strategy and will provide unprecedented career opportunities in the emerging sectors catalyzed by Aggie Square. The City is supporting this on multiple fronts such as business mentoring programs for aspiring entrepreneurs and educational pathways to give every corner of our community access to the approaching opportunities.

What can be done for local businesses and storefronts in neighborhoods surrounding Aggie Square in terms of preservation and economic development?

The City and UC Davis continue to work with the Stockton Boulevard Partnership and other business organizations. Last July, we sponsored and participated in — along with our partners and featuring Vice Mayor Eric Guerra — the 2nd annual “Transforming our Commercial Corridors” event. The event focused on the development along the Stockton Boulevard corridor. All attendees discussed how local business, political, and community leaders are working together to ensure the growth is smart and healthy for the community. We continue to welcome input and feedback from community members.