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# DAVIS DEMOCRATIC CLUB

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## *Pro & Con Measure A (your choice!)*

The January-April Newsletters featured statements by your Democratic candidates for public offices. Continuing this series to provide voter information, this edition features statements supporting and opposing Measure A. The DDC has not taken a position on Measure A and the Newsletter presents these statements (p. 1 & 3) in the hope that they are interesting and informative to you.

# **NO** on NISHI **Measure A**

**NO to Traffic Grid-Lock! NO to Unaffordable Housing!**  
**NO to Developer Give-Aways!**

[www.NoOnNishi.com](http://www.NoOnNishi.com)

*By Pam Nieberg and Alan Pryor*

Davis citizens are being asked to approve the Nishi mixed-use project in the June election. At first, this project appeared to be a desirable in-fill development with potential to provide affordable housing to students, economic return to the city, and minimum contributions to greenhouse gases due to the project's proposed sustainability features. However, it has now become clear that there are serious deficiencies with this project.

The proposed housing is actually large, expensive units that will be way beyond the means of all but the richest students. An independent analysis projected rent for an average 1,100

square foot 2-bedroom, 2-bath apartment to be over \$2400/month.

There is also no dedicated low-income housing at Nishi! According to Davis' Affordable Housing Ordinance, this project should provide 35% of units priced for low income residents – or 154 of the 440 rental apartments. Alternatively, the developer could dedicate other land or pay in-lieu fees into the City's Affordable Housing Trust Fund totaling \$11,550,000. Instead, the City improperly exempted this project from all affordability requirements.

Part of the justification for the exemption was that the housing would be affordable by design - -constructed as small units and very energy efficient including receiving solar electricity from a 4.9 mw system installed as part of the project. However, the solar promise is not being met.

The original intent was that 85% of the electricity used on site would be provided to the tenants by the project's solar system. However, instead the developer now plans to sell the entire solar electrical output for profit to a wholesale buyer. Nishi residents will receive no direct solar or financial benefit from the on-site solar generation.

The City says it will receive up to \$9,000,000 in one-time fees from the project but fails to note that these fees actually just off-set costs to the City created by the project itself and will not be repaid for five to ten years, if ever. Meanwhile, the taxpayers will pay millions for most of the local road upgrades.

Even with all the roadway improvements, experts cannot confirm that Nishi-related traffic will not cause gridlock along Richards Blvd. The intersection of Richards Blvd. and Olive Drive leading to the downtown tunnel is already the most congested in town, and it will be severely impacted by the Nishi project.

Air quality at Nishi will be the most polluted in the region according to Dr. Tom Cahill of UC Davis. Because the project is sandwiched in a low-lying area between the highly congested freeway and heavily-used railroad tracks, air pollutants will be trapped and render Nishi air unfit for young children and expectant mothers.

The Nishi project will generate substantial developer profits, but provide few significant fiscal benefits to the city or to affordable housing. Instead, it risks traffic gridlock and jeopardizing the health of our most vulnerable residents.

We urge the voters to reject this project and send it back for renegotiation of more favorable terms. Please vote No on Nishi—No on Measure A ([www.NoOnNishi.com](http://www.NoOnNishi.com)).

# Democratic News

## Calendar of Events & Campaign Activities

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**Sun., June 12, 11:00-2:00pm, Champagne Brunch.** Hosted by Robin and Bill Julian at their home, 43556 Almond Lane, Davis. This annual event will feature one or more outstanding state leaders in addition to presentations by local city, state and county officials. The Brunch features a buffet provided by the Board, but if you are so inclined, please share a favorite dish with friends.

**Tues., May 2, 7:00-9:00 pm. DDC Board Meeting.** Regularly scheduled Board Meetings to organize Club activities. All members invited to attend. Blanchard Room, Davis Library.

## Special Announcement: Democratic Convention Delegate Selection by Derek Pell

**WHAT:** CD-3 District-level caucuses to elect delegates to the Democratic National Convention.

**WHEN:** May 1st. Registration: 2:00-3:00 PM. Caucuses start at 3:00 PM.

**WHERE:** 2 locations, one to elect Bernie delegates, one to elect Hillary delegates.

**BERNIE:** Muir Commons Community House, 2222 Muir Woods Pl, Davis, 95616

**HILLARY:** IBEW Local Union Hall, 1245 30 Orange Tree Cir. Vacaville, CA 95687

**WHO:** All registered Democrats within the 3rd Congressional District. Look up your congressional district at <http://ziplook.house.gov/htbin/findrep>. Voters may register at the caucus.

**HOW IT WORKS:** Voters may attend either caucus but not both. Once voters register, they may cast as many votes as there are candidates in their district. For CD-3, there are 7 total delegate spots (three males, three females plus one female alternate). Voters may leave after casting a ballot or stay and listen to speeches by the candidates. After these delegates have been selected, the results of the voting in the June 7th primary election will determine how many delegates go the National Convention for each candidate.

**MORE INFO:** See <http://www.cadem.org/philly2016> for more information and FAQs.

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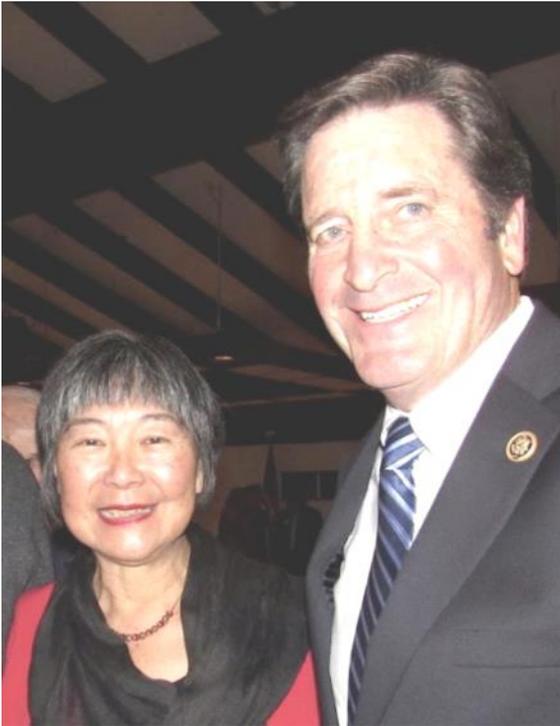
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# ENDORSEMENT

At its April meeting, the **Board of the Davis Democratic Club** voted to endorse **Mariko Yamada** in the upcoming June primary election for the California State Senate. In the following article, **DDC Pres. Stephen Souza** shares his personal reasons for supporting Mariko Yamada's election.



I met Mariko in 1995 at former Councilmember Jerry Kaneko's home. This was to be the first of many campaigns we worked on where I witnessed and was inspired by Mariko's tenacity and fighting spirit no matter what the outcome. After that campaign we teamed up to run multiple campaigns at the G Street Democratic Party headquarters. We worked together on the 2000 presidential campaign organizing phone banks calling voters in key states such as Ohio, Nevada and Minnesota. We served together along with Scott Lay on the Yolo County Democratic Party Board of Directors orchestrating efforts to stop the recall of Governor Gray Davis in 2003. In 2004, we worked on the John Kerry campaign. We worked on the annexation of SMUD in Yolo County in 2006 and the election of President Obama in 2008. Also, we worked for Governor Jerry Brown's campaign in 2010. We worked for several of John Garamendi's cam-

paigns. Since there are too many to list, this is but a sampling of the many campaigns over the years, including her own where I had the pleasure of working together with Mariko to fight the good fight.

I feel honored to have had Mariko as a friend and political mentor. The thing I have always noticed about Mariko that has impressed me over the years is this: At the campaign headquarters or at a Democratic event, she is always the first one there and the last one to leave, and she will be there cleaning up the tables and vacuuming up the floor at the end no matter what position she holds. We've phone banked, stuffed envelopes, placed yard signs, walked precincts, and tabled. Some other things I have observed over the 21 years I have known and worked side by side with Mariko: She not only talks the talk, she walks the walk of what it means to be a Democrat. I am proud to say that she is my friend and colleague. Mariko has a heart of gold, she is strategic and smart as a whip, and she never gives up. Her attention to every detail of a political process is impeccable. She listens to every word you have to say, and she is never dismissive. You can never count her out when it comes to a political campaign, even when the odds are stacked against her. That is why I am honored to support her campaign.

**The Democratic Decision: Yes on Measure A** by Daniel Parrella

As Davis Democrats, we share many common values. We have a deep commitment to the environment and want to see healthy lifestyle choices like walking and biking promoted. We support economic policies that uplift everyone in our community. We support funding for our schools and the social safety net, and investments in our infrastructure. We understand that a progressive community is made stronger by a bustling downtown where small local businesses can thrive and jobs can be created. We take pride in our great university and in being a community where students learn what it means to be a good citizen.

What I've just described doesn't just reflect Democratic convictions; it's the foundation of an item on the June Ballot: Measure A.

Measure A was placed on the ballot by a unanimous vote of our City Council. If approved, A would allow the Nishi Gateway to move forward. Nishi is a proposed innovation park that would be built on the fields behind the Whole Foods, in between campus and downtown.

Precisely how does the Nishi Gateway reflect the values of Davis Democrats? Here's how:

**Sustainability:** Nishi generates at least 85% of its energy from on-site solar panels. It was also ranked #1 in sustainability goals by a widely respected state agency. The project is LEED certified and exceeds Davis building codes by 30%.

**Funding for Services:** Nishi will create up to \$1.4 million in annual revenue, money that can be used to maintain parks or help the neediest in our community. It also generates \$400,000 annually for Davis Joint Unified School District.

**Opportunity for Davis Residents:** Nishi would create 1,500 to 1,800 jobs, including good union jobs. It will also generate more than \$100 million in annual wages for Davis workers and contribute \$1 million to affordable housing.

**Healthy Living:** Nishi is designed to encourage walking, biking, and transit use. It expands the Davis bike loop, includes a new Unitrans stop, and is built a short walk away from our downtown core, the UC Davis Arboretum, the Mondavi Center, and the Amtrak station.

**Help for Families and Seniors:** Nishi goes a long way in stopping the proliferation of mini-dorms in residential neighborhoods. Our city's 0.3% vacancy rate forces families to compete with students for housing, raising rents for everyone, a problem that will only get worse as the student population grows. Nishi makes more housing available for families and seniors.

**Better Circulation:** Nishi includes a new access point to campus, paid for by the developers, and extensive improvements to Richards, including a new bike path and upgrades to the I-80 interchange to ease congestion. Importantly, all of these improvements need to be completed before development can begin. By making 440 units available for students, totalling 1,500 beds, Nishi reduces the number of students commuting from outside our city.

The Nishi Gateway is a project that Davis Democrats should proudly support. This June, I encourage you to vote for progress by voting Yes on Measure A.

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**Democratic Newsletter**

*Champagne Brunch*

*11:00-2:00*

*June 12*

*Save the date!*

Davis Democratic Club

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[www.davisdemocraticclub.org](http://www.davisdemocraticclub.org)

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