

November 2018

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# DAVIS DEMOCRATIC CLUB

Paid for by the Davis Democratic Club FPPC 745-850 FEC #35 C00491050

*Measure L, Pro & Con: The Davis Democratic Club has not taken a position on Measure L. As an informational service to assist you in deciding your vote, this Newsletter edition is publishing pro and con statements on L (below and continued p. 2) .*

## Statement Supporting Measure L by Jason Taormino

Dear Davis Democratic Club Members, Your support is critical in taking care of the needs of real people who need housing.

If measure L fails, we will have missed the opportunity to build 150 apartments for low income seniors. We will miss the opportunity for the University Retirement Community to expand and build a memory care facility for people with Alzheimer's and dementia. If you have ever had a family member in such a condition, you know how important such facilities are to family members. A yes vote for measure L will result in a new health club open to the general public, a pool open to the general public as well as a restaurant and meeting rooms for the entire Davis community. A yes on Measure L will provide smaller format homes including condos, stacked flats, bungalows and cottages from 600-1200 sf. Additionally, we will build smaller single story homes that are 1,200 sf, 1,400sf and 1,800 sf. All of the 560 housing units are focused on seniors in Davis and what they have been asking for over the past two decades. One of our critical goals is to get a one or two person senior household out of their large, empty nester four-bedroom Davis home in an effort to allow young families with children to move in.

A minimum of 80% of all the housing units will be for senior citizens. We have been asked over the past two years during our twenty neighborhood meetings and 19 City of Davis commission and council meetings to focus our neighborhood on the needs of people who live in Davis. This is in contrast to the Cannery, who advertised in the LA Times, San Francisco Chronicle and Sacramento. We broadened our definition of Davis and decided to include everyone whomever lived in Davis, went to a Davis public school, attended UC Davis and anyone of the 10,000 people that currently commute into Davis for work. This is in addition to the 15,000 people who work at UCD.

Every vote counts. Our opposition acts as if this is a sport and not a vote the will take care of people. As one of our supporters recently stated, "Your opposition is so radical that they would say that Mother Teresa wasted her life because she never helped a single person outside of India."

Please support the Measure L.

## No on Measure L- No on West Davis Active Adult Community (WDAAC)

By Alan Pryor and Pam Nieberg

The problems with WDAAC are legion.

**UNAffordable Housing** - Davis does not need another sprawling development of large expensive homes that are unaffordable to all but the most affluent. *What Davis really needs is housing affordable to middle-income seniors AND working families.* It has become increasingly difficult for people of modest means to afford a home in Davis so that *many people working in Davis simply cannot afford to live here.*

**Discriminatory Buyer Eligibility Restrictions** - The "Taking-Care-of-Our-Own - Davis-Based-Buyer's Program" is inherently exclusionary. Regionally, Davis has been the least racially diverse city for decades. It is also the "oldest" and most "wealthy" city in terms of income and limited affordable housing. WDAAC perpetuates these demographic imbalances. 80% of homes would be limited to seniors but would be unaffordable to middle income seniors. (continued page 2)

# Democratic News

## Calendar of Events & Campaign Activities

### Club Board

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*Cont'd. P.5*

**Tues., Nov 13, 7:00-9:00 pm. Monthly Board Meeting,** Davis Campaign HQ Office, 911 3rd St. (in the back). The Board conducts routine business and plans future events. All members are invited.

**Sat., Oct. 13, HQ Campaign Event (10:00 am –12:00 pm) and Annual Fall BBQ (12:00-2:00 pm).** Providing you with a great opportunity to celebrate while electing Democrats, phone banking and mailing postcards will be conducted at the HQ Office prior to the annual Fall BBQ. Stop by in the morning to volunteer and then enjoy grilled sausage and a cold drink. The program includes an update on local campaign activities.

**Sun., Dec. 1, 6:00-8:00 pm. Holiday Party, I-House.** Celebrate the Election results with friends and holiday cheer to begin a new, better year. The Board provides a buffet but you are invited to share your favorite dish.

**Statement opposing Measure L** (*continued from p. 1*)

The restrictive “Buyer’s Program” requires that 90% of buyers have a pre-existing relationship with Davis.

By excluding “outsiders,” racial, age and economic disparities in Davis will be perpetuated. As a result, *this project has been challenged in federal court* by famed Sacramento civil rights lawyer, Mark Merin.

**No Independent Market Study of Senior Housing Needs** - There has been no market study to determine whether there is even a desire for such a senior community in Davis. According to a 2015 AARP study, 78% of older adults want to age in place in their *current homes*. Even fewer are interested in a senior-only community. The City’s own “Guidelines for Senior Housing” specifically calls for an *independent consultant* to determine whether there is a true market need for such senior housing. *This study has never been done.*

**Does Not Meet SACOG Principles of Smart Growth** - WDAAC does not meet the Sacramento Council of Government’s (SACOG) Seven Principles for Smart Growth which encourage a variety of housing options near services and transportation. By placing seniors on the far edge of town, this project also does not meet the City’s own “Guidelines for Senior Housing” which state senior housing should be close to public transit and within close proximity to the downtown.

**Large Developer Give-Aways** - The city has granted the developer large subsidies by reducing project impact fees by over \$3.4 million compared to fees normally charged. Also, projections by one member of the City’s own Budget and Finance Commission show *the development could cost the City \$150,000 to \$200,000 annually.*

**No Master Planning** - This project opens up the entire northwest quadrant to piecemeal speculative development *with no comprehensive Master Plan for the area* and without evaluation of impacts or consideration of community needs.

**Sierra Club Opposes Measure L** - The Sierra Club officially opposes this project stating that it is inconsistent with official Sierra Club land use and urban planning policies and represents “*unplanned sprawl development.*”

For all of these reasons, we urge Davis voters to reject Measure L and require that the developer come back with a project that meets true community needs and reflects Davis’ values.

*Davis Democratic Club, Thank You for Your Generous Donation to Flip the 14.*

Andrew Truman Kim , *Flip the 14*, Field Director

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*Continued from p2*

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Your contribution has been important in helping us achieve our statewide field plan. Flip the 14's mission is simple: Help Democrats take back Congress to restore decency, accountability, and sanity in Washington by focusing on the 14 Republican districts in California. Your early donation has been instrumental in helping us launch voter outreach programs to help Democrats win in the 2018 midterm elections. For every \$1,000 raised, we plan on texting 10,000 voters in key swing districts. For every \$5,000 raised, we plan to phone 10,000 voters. Your contribution makes a difference in our efforts to win back Congress.

We wanted to share with you a mid-program update on how your **\$5,000 from the Davis Democratic Club** will support our statewide campaign programs:

**Allocated funding for campaign call center program in Congressional District 21/22** - With your funding, we plan to make 5,000 - 10,000 phone calls to Democrat "midterm skippers" in Congressional District 21 (David Valadao) and Congressional District 22 (Devin Nunes) working with Valley Forward / Fresno Central Labor Council.

**Strengthening canvass partnership with Valley Forward / Fresno Central Labor Council**, who has hired 35+ DACA students (DREAMers) and youth activists passionate about community organizing, who speak the language and identify with the needs and concerns of Central Valley Families.

**In addition, as of today, Flip the 14 has accomplished the following:**

1. Over 100,000 Postcards Statewide (Top 11 Battleground Districts)
2. Over 150,000 Text Messages (Top 9 Battleground Districts)
3. Over 18,000 Postcards in Spanish (To Voters requesting ballots in Spanish)
4. Over 20,000 Volunteer Recruitment Calls (Top 7 Clinton Districts)
5. Over 50,000 Doors knocked (Top 11 Battleground Districts)

And we're just getting started.

Again, we thank you for your support for Flip the 14.

Please feel free to contact me for any further questions.

Website: [www.flipthe14.com](http://www.flipthe14.com)

**Endorsement:** (*Ed. Note: The DDC has not endorsed candidates. The following is published as a courtesy announcement from Dillan Horton on behalf of the for the Yolo County Democratic Party.*) The Yolo County Democratic Party has conducted an extensive endorsement process. YCDP endorses **Dr. Melissa Moreno as Trustee for the Yolo County Board of Education**. A native Californian, the daughter of farm laborers, she is a community advocate with an extensive background as both a volunteer and educator in K-12 and higher education. Melissa has spent her entire career working to make sure everyone, including the vulnerable, has access to a good education, and that's why the YCDP encourages you to vote Melissa Moreno for the County Board of Education.

**In Remembrance of Agnes Costantini:** With deepest sympathy to Ed, her husband of sixty-one years, we regret to report the passing of DDC Member Agnes Costantini, a long-time Davis resident and an active volunteer for the Democratic Party.

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**Democratic Newsletter**

**Sat., Oct. 13  
Campaigning  
10:00-12:00  
Followed by  
Fall BBQ  
12:00-2:00 pm  
Davis Election HQ\911  
3rd St.**

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See the website for cur-  
rent events and photos:  
[www.davisdemocraticclub.org](http://www.davisdemocraticclub.org)

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