

REBUTTAL AGAINST THE ARGUMENT IN FAVOR OF MEASURE A

There are numerous misleading statements in the Argument in Favor of Measure A.

- Proponents claim there will be “*up to \$9,000,000 in one time fees paid to the City*” but fail to note these will only come after 5-10 years (if ever) because payments are tied to construction completion. Meanwhile, taxpayers will pay millions more for local road upgrades required by the project.
- Rental units are not “*oriented towards students...with small units*”, as claimed, Instead, apartments are very large (average is 1,100 sq ft 2-bedroom, 2- bath) and affordable only to the richest students.
- The claim that the project's solar system will “*supply 85% of electricity used onsite*” is misleading. Instead, the developer proposes to sell the entire solar electrical output for profit to another wholesale buyer so Nishi tenants will actually receive no direct solar or financial benefit.

Further, noted UC Davis academics oppose Nishi because of the “*Significant and Unavoidable*” adverse air quality impacts as noted in the project's Environmental Impact Report. Due to the project's low-lying location between the congested freeway and heavily-used railway, dangerous pollutants can accumulate onsite. Children and expectant mothers are particularly susceptible to permanent respiratory and developmental problems due to long-term exposure to these transportation-related pollutants.

The Nishi project will generate substantial developer profits but provide no significant fiscal benefits to our community nor address our need for truly affordable and sustainable housing. Instead it risks traffic gridlock and jeopardizing the respiratory health of our most vulnerable residents.

Please Vote No on Nishi – No on Measure A

/S/

Marilee Hanson, Commissioner, City of Davis Planning Commission;

Johannes Troost, Former Chair, City of Davis Finance and Budget Commission

Steve Tracy, Former Manager, Long Range Transportation Planning Team, County of Sacramento

Susan Rainier, AIA, Former UC Davis Senior Project Manager for Mondavi Center and Graduate

School of Management Building (Both LEED-Platinum Certified) Chair, United States Green

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