

## **REBUTTAL TO THE ARGUMENT IN FAVOR OF MEASURE J**

The Argument in Favor of Measure J omits important facts that invalidate its claims:

- Touting Nishi’s location as “best” for students withholds that the site is sandwiched between Interstate 80 and the railroad and consequently has terrible air quality. The developers promise “mitigation” of health risks (Environmental Impact Report), but the elevated freeway makes the tree screen much less effective and 95% efficient air filtration is unobtainable in actual situations – housing realizes far less efficiency.
- Asserting that the project is for housing students overlooks City Ordinance 2524 that allows daycare, nursery school, outdoor exercise areas, and urban agriculture on-site. These uses increase health risks to residents, especially young children’s developing lungs.
- Maintaining there will be “less traffic” ignores the project’s 700 parking spaces and the resulting increased traffic on Old Davis Rd that will back up into downtown.
- Claiming “a one-time benefit of over \$11 million in revenue” obscures the fact that these funds are simply one-time impact fees paid by the developer to offset the City’s estimated one-time costs. This is not revenue. By California law, these fees must not exceed reasonably estimated costs. They cannot “be used for... other city needs.”
- Promising “almost \$2.5 million in additional property taxes every year” omits that only a very small fraction goes to Davis, according to the City’s own financial model.

Don’t let the developers turn a short-term housing crunch into a long-term environmental assault on the health of unsuspecting students, children, and other residents.

Don’t fall for deceptive traffic and financial claims.

Vote No on Nishi – No on Measure J

[www.dcfed.us](http://www.dcfed.us)

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