

October 25, 2023

Mr. Tom Martinez, Cal Expo Board Chair, and Fellow Board Members
1600 Exposition Blvd.
Sacramento, CA 95815

Subject: Cal Expo Tiny Homes Project

Dear Mr. Tom Martinez,

I am the Chairperson of the PBID, Arden+Howe Business Alliance, on the east side of Cal Expo. We represent over 360 retail businesses and 226 properties.

The community of Arden Arcade has heard numerous media reports that the Governor's Office has confirmed Cal Expo as a site for tiny homes. We have reached out to both City and County staff. Neither the City nor County staff have details regarding this placement of tiny homes. We have contacted Tom Martinez, the General Manager of Cal Expo, who has also indicated that he has not received a proposal or plan for the placement of tiny homes at Cal Expo.

Our concern is Cal Expo has been identified publicly as a definite location for tiny homes, but a site plan of the placement of the tiny homes and details of the operation of the tiny home community have not been shared with the public and, in particular the neighbors and nearby community groups. Just last week, both the Governor's and Mayor's offices discussed the Cal Expo site publicly many times. During a council meeting, Mayor Steinberg indicated that the area had been identified and that "the Cal Expo Folks are okay with it." As you must understand, many in our community are concerned there has not been a public conversation about how the site will be managed and how impacts will be mitigated.

We all agree that the entire region is in a housing state of emergency, and solving the homelessness crisis is a top priority for all. However, simply placing tiny homes without a comprehensive and well-funded plan to support the community's residents is destined to fail. We are all aware of sites for individuals experiencing homelessness that have not been successful and have harmed the neighborhoods that accepted them.

Cal Expo is a unique and special State Resource with The State Fair that showcase's the best of California, a children's water park, Miller Lite Grandstand horse racing, Heart Health Park home of Sacramento Republic FC, September 11 Memorial Plaza, an RV Park and Rock & Brews. We have worked to be a good neighbor to Cal Expo and the many events it hosts.

Specifically, we request a written response before any further action is taken on this matter detailing:

- 1) What entities have approval authority regarding the placement of tiny homes at Cal Expo?**
- 2) Has the placement of tiny homes at Cal Expo received approval from all entities with approval authority?**
- 3) Does a site plan showing the location of the tiny homes exist? If yes, please provide it with your response.**
- 4) Does an operation plan exist for the proposed tiny home community at Cal Expo? If yes, please provide it with your response.**

Arden + Howe Business Alliance
Ardenhowealliance.com

- 5) **Who will pay for the operation of the tiny home community and have the funds been approved and allocated?**
- 6) **What is the expected cost to operate the community during its first year of operation?**
- 7) **Who is the Cal Expo representative that is communicating with the Governor and Mayor's office?**
- 8) **Does the Cal Expo Board of Directors intend to allow any community input on the operation of the tiny home community?**
- 9) **Does the Cal Expo Board of Directors intend to disclose to the public the environmental effects of this proposed discretionary project?**
- 10) **How will Cal Expo mitigate the environmental effects without negatively impacting their own mission, our neighbors, and my stakeholders?**

Due to the lack of information, transparency and community discussion surrounding this proposed tiny home site, we are opposed to the project currently.

Sincerely,

Chris Brocchini, Chairperson
Arden + Howe Business Alliance
2920 Arden Way, Suite L
Sacramento, CA 95825

CC:

Che Salinas, Chair, The California Exposition & State Fair
Sue O'Brien, Executive Secretary, The California Exposition & State Fair
Dion Dwyer, Executive Director, Arden + Howe Business Alliance