

January 13, 2021

The Honorable Kim Carr
Members of the City Council
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

RE: Shopoff Realty Investments' Proposal for the Former Tank Farm – SUPPORT

Dear Mayor Carr and Council:

Orange County Business Council (OCBC) is the leading voice of business in Orange County and serves as an influential advocate for Orange County's economic prosperity. One of OCBC's core initiatives is to advocate for the development of new housing to meet current and future needs of Orange County's diverse workforce. **For this reason, OCBC supports the Shopoff Realty Investments proposal.**

OCBC reviewed the environmental impact report and the proposal for the Tank Farm property on Magnolia. OCBC is satisfied that the city is examining all possible affects this project may have on the environment, including traffic, parking, open space, and other areas. Redevelopment of this land is not only necessary for the property, but also for the surrounding community.

OCBC's 2019-20 Workforce Housing Scorecard found that Orange County currently faces a shortfall of nearly 60,000 housing units, which is projected to grow to over 114,000 units by 2045. The City of Huntington Beach urgently needs a variety of housing types, especially for residents who work in the city and want a move-up opportunity or would like to down-size. Employees of local businesses living outside of Huntington Beach would also greatly benefit from new housing opportunities. The addition of a lodge with amenities for the local community, as well as educational opportunities for those wanting to learn more about the wetlands, is a much-anticipated upgrade to the southeastern portion of the city.

Moreover, in trying economic times it is crucial for cities to find additional funding sources for local infrastructure projects, parks and public safety. In addition to new tax revenue and the economic development impacts of addressing local housing supply challenges, this plan will bring in new jobs both during construction and once the lodge is built.

OCBC respectfully asks the Council to consider the invaluable benefits this development offers to residents, the surrounding business community, and the greater Orange County economy.

Sincerely,



Jennifer Ward
Senior Vice President of Government Affairs and Advocacy
Orange County Business Council