

The Orange County Taxpayers Association
701 East Chapman Avenue
Orange, CA 92866
OCTax.org

Chairwoman Donne Brownsey
California Coastal Commission
Sent via e-mail at: Donne.Brownsey@coastal.ca.gov

RE: SUPPORT for City of Huntington Beach Magnolia Tank Farm Housing Development

Dear Chairwoman, Brownsey and Commissioners,

On behalf of taxpayers throughout Orange County, the Orange County Taxpayers Association submits this letter in support of the Huntington Beach Local Coastal Plan Amendment (LCPA) that would allow for the construction of critically needed housing, provide visitor accommodations, and increase coastal access within Orange County.

This project will contribute toward Orange County's Regional Housing Needs Allocation (RHNA) requirement of 180,000 new units by 2029, construct a lodge that will generate revenue from tourism, and include new retail and restaurants. The LCPA will also contribute to the local sales tax base relieving pressure on existing taxpayers to carry all the tax burden.

The OC Taxpayers Association's mission is to represent Orange County taxpayers to ensure that state and local policies are equitable, understandable, cost-effective, and good for the economy. The potential tax benefits resulting from the construction of the Magnolia Tank Farm (MTF), if the LCPA were to be approved are plentiful.

By virtue of the construction of this project, a large quantity of jobs will be created in the community. This includes 1,500 construction-related jobs and 400 permanent jobs. Overall, the MTF project would create \$18 million in labor income, \$47 million in economic output, and \$3.5 million in gross tax revenue for the City of Huntington Beach. Rejection of the LCPA would negatively affect economic development and jeopardize potential tax revenues that would otherwise be available to the City of Huntington Beach and the state, resulting in fewer resources for social services, infrastructure, public health and safety, and environmental protection.

By rejecting the City of Huntington Beach LCPA, the California Coastal Commission is setting a precedent that will restrict housing all along the California coast. The impacts of this decision will worsen the existing housing shortage and drive California workers and small business owners elsewhere. As such, we urge the commission to strongly consider the opportunity cost of denying this project.

Sincerely,



Sara Catalán
President and CEO