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May 2, 2023

Donne Brownsey, Chair
California Coastal Commission
455 Market Street, Suite 300

San Francisco, CA 94105

Sent via email: Donne.brownsey@coastal.ca.gov

RE: Support for City of Huntington Beach Local Coastal Plan Amendment

Dear Chair Brownsey and Coastal Commissioners:

The California African American Chamber of Commerce submits our support for the City of Huntington Beach Local Coastal Plan Amendment (LCPA) and the housing project it envisions, the Magnolia Tank Farm (MTF). With an overall deficit of 2.5 million homes, California and each of its 58 counties are in dire need of housing, with the widening gap in availability and affordability disproportionately affecting the African American Community.

The African American business community supports new housing projects for all income levels. California needs low-income housing for people currently unable to afford housing, new middle-income housing for first-time home buyers who cannot afford current prices, and additional housing along the coast to provide more families with neighborhood coastal access and to relieve housing pressure in more affordable areas. California needs to build every type of housing in every region. The MTF project, envisioned in the LCPA, makes reasonable progress towards Orange County's Regional Housing Needs Allocation obligation.

The African American business community recognizes the importance of taking appropriate steps to protect individuals and property from the impacts of climate change, including sea level rise. However, we also recognize that we must take a science-based approach that balances the needs of our communities with each of the pressing threats facing the state, including fires, floods, drought, and earthquakes.

Among the factors contributing to our housing deficit is local resistance to development. Opponents of housing often cite environmental threats that have a minuscule chance of occurring decades to hundreds of years out. Just as Governor Newsom recognized that fire resilience measures must be done while meeting housing needs¹, so too, must

¹ <https://ww2.arb.ca.gov/2020-senate-bill-182-jackson-hannah-beth-local-government-planning-and-zoning-wildfires-vetoed>

sea level rise resiliency. The MTF project is protected by flood control infrastructure that is in place to protect homes, businesses, and critical infrastructure.

Regarding coastal development, the State's Legislative Analyst's Office [stated](#) in 2015, "*The state probably would have to build as many as 100,000 additional units annually—almost exclusively in its coastal communities—to seriously mitigate its problems with housing affordability.*"²

A balance must be met if the state is serious about meeting its housing goals.

The City of Huntington Beach is seeking approval of a Local Coastal Plan Amendment (LCPA) that includes a proposal for a development that would build 250 new homes in a city currently facing a housing deficit of over 13,368 homes. Additionally, the housing proposal will provide improved and increased public access to the wetlands, low-cost accommodations in the proposed hotel, and public views of the wetlands via a new park and trails.

Our mission is to advocate and promote African American business and economic development within the public and private sectors, resulting in a sound economic base supporting the survival and self-determination of the African American community. As such, we support development that would positively impact local business and the city's economic development, provide new home opportunities described above, and open beach access through educational opportunities at the wetlands and hotel accommodations at varying price points with beach access. We urge you to support the City of Huntington Beach LCPA when it comes before your commission.

If you have any questions about our position, please get in touch with our policy consultant, Caliph Assagai, at caliph@californiapolicysolutions.com.

Sincerely,



Timothy Alan Simon, Esq.

Chairman of the Board

² <https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.pdf>