



4/22/2024

Mayor Jamey M. Federico

Dana Point City Council
33282 Golden Lantern # 203
Dana Point, CA 92629

Dear Mayor Federico,

The South Orange County Economic Coalition (SOCEC) writes to you and your colleagues on the Dana Point City Council today regarding the current plan to build new mixed-income apartments on the 5½ acre site at 26126 Victoria Boulevard, a property that was previously used by Capistrano Unified School District (CUSD) as a school bus lot and, more recently, support for the District's Maintenance and Operations department. We understand the District has now cleared the property for development, including the removal of two underground fuel storage units.

According to the selected developer, Toll Brothers Apartment Living, an estimated \$40,000,000 in funding will be generated and earmarked for capital improvements at Dana Hills High School to benefit CUSD students for years to come, if the project is approved to move forward.

Our organization is proud of our partnership with CUSD and wanted to ensure, prior to any stance for or against the project, that it was in the best interest of both the City and the current owner of the property. We have spoken to Chief Communications and Public Engagement Officer Ryan Burris, who was extremely helpful in clarifying CUSD's position.

We were pleased to find that CUSD's Board of Trustees took action to approve agreements to lease the property back in December 2018 and the Board is still in support of that agreement. CUSD appreciates that this project will generate much-needed funding to upgrade old classroom and school campus facilities. We are also now aware that there is a history in CUSD that goes back to 2016 pertaining to use of District surplus property and efforts to utilize proceeds to support local schools.

Our Coalition has, since 1969, worked closely with housing providers to meet the growing needs for affordable housing in the region to ensure that the south Orange County region continues to grow in a strategic and beneficial matter. This includes "supporting apartment construction as an effective shelter alternative to home purchase," as outlined in our Advocacy Guidelines.

We strongly support a healthy jobs-to-housing relationship and will continue to advocate for providing an ample supply of quality housing for all segments of the region's growing workforce. As the City continues to invest in development and economic growth, so too will it need to assure that all types of housing are made available to residents who have chosen to live and work in Dana Point.

That is why SOCEC would like to voice its support for the development of the Victoria Boulevard Apartments.

After vetting the project thoroughly, we have no doubt that the amenitized apartments, new public recreation spaces, and critical investment in CUSD schools will prove to be a significant community benefit.

Once more, we encourage the City Council to approve the project when it is held to a vote and we look forward to seeing the plan come to fruition.

Thank you for your time and consideration. If we can provide any additional information or if you have questions about this request, please do not hesitate to contact Executive Director Victoria Hernandez via email at Victoria@economiccoalition.com or by telephone at (949) 440-1027.

Sincerely,



Victoria Hernandez

Executive Director

South Orange County Economic Coalition

