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*Congress of the United States
House of Representatives
Washington, D.C. 20515*

*Anna G. Eshoo
Eighteenth District
California*

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CITY CLERK

November 8, 2016

The Honorable Patricia Showalter, Mayor
City of Mountain View
500 Castro Street, Post Office Box 7540
Mountain View, California 94039-7540

Dear Mayor Showalter,

I write to reiterate my strong opposition to the U.S. Army's proposal to sell the 17-acre parcel of federal land located at 500 Moffett Boulevard. As the federal representative of the 18th Congressional District, I have the responsibility to protect federal facilities, and in this case, the protection of our mutual constituents who are service members. I urge you to suspend the City of Mountain View's cooperation with the California Military Communities LLC (CMC) on the entitlements needed to redevelop and ultimately sell the land until a new public-private partnership is shaped by the Army to keep the land under federal jurisdiction can be considered.

The sale of the 17 acres of federal land and the subsequent demolition of the Shenandoah Square military housing complex located on the site is solely motivated by the CMC's staggering \$460 million in debt accumulated from misguided and unprofitable investments in housing at Fort Irwin that is part of its Residential Communities Initiative (RCI) project. I'm deeply concerned that to date the Army supports the sale and has chosen to ignore the impact this sale will have on the 108 military and civilian families residing at Shenandoah Square so CMC can temporarily shore up what is ultimately an unsustainable and flawed project. Forcing the 108 military and civilian families out of their homes in one of the most expensive housing markets in the country places the interests of CMC's bondholders ahead of U.S. service members and this is unacceptable.

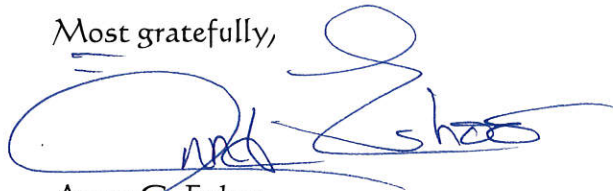
It may interest you to know that the Army is currently in the final stages of releasing a request for proposal (RFP) for an Enhanced Use Lease of the 32-acre vacant parcel of

land at the SGT James Witkowski Armed Forces Reserve Center in Mountain View. This RFP demonstrates the Army's capacity to consider alternative proposals to the sale of the Shenandoah Square land.

I'm enclosing for your review a copy of a letter from Major General David S. Baldwin, the Adjutant General of California, opposing the sale of Shenandoah Square; statements from members of the 129th Rescue Wing California Air National Guard who reside at Shenandoah detailing the impact a sale would have families; and a copy of a letter I sent to Army Secretary Fanning with ten of my Bay Area colleagues in Congress, opposing the sale.

I thank you in advance for your attention to this critical issue, and for your continuing leadership. I look forward to your timely response.

Most gratefully,



Anna G. Eshoo
Member of Congress

Enclosures

cc: The Honorable Ken Rosenberg, Vice Mayor, City of Mountain View
The Honorable Christopher Clark, Councilmember, City of Mountain View
The Honorable John Inks, Councilmember, City of Mountain View
The Honorable Michael Kasperzak, Councilmember, City of Mountain View
The Honorable John McAlister, Councilmember, City of Mountain View
The Honorable Leonard Siegel, Councilmember, City of Mountain View



MILITARY DEPARTMENT
OFFICE OF THE ADJUTANT GENERAL
9800 Goethe Road
Sacramento, California 95827-3561

August 22, 2016

Honorable Anna Eshoo
House of Representatives
241 Cannon Building
Washington, D.C. 20515

Dear Congresswoman Eshoo:

I write today with strong concerns about the Army's current plans to sell the Shenandoah housing facility in Mountain View, CA. The sale of this property would compromise recruiting and retaining the highest quality Soldiers and Airmen, as well as endanger expansion plans at Moffett Federal Airfield, Witkowski Armed Forces Reserve Center (AFRC) and the Defense Innovation Unit Experimental (DIUx). I request your assistance to investigate the proposed sale and determine the best course of action.


Shenandoah is the last Department of Defense-owned housing in the Bay Area. An area that is becoming prohibitively expensive. This property has been home for many California Guardsmen serving in the 129th Rescue Wing, at Moffett Federal Airfield. Many of our Airmen read about their anticipated eviction in the newspaper and have begun to transfer to other units, find alternate housing and endure a more than four hour daily commute or end their service. Unfortunately, the mere rumors of this sale have already cost our Wing precious talent, contributing to the Wing's 23 fulltime vacancies. To illustrate their frustrations, I would like to share with you a few candid anecdotes from our Airmen (attached).

As one of our state's and nation's only long-range, overwater search and rescue capabilities, the 129th's proximity to the Bay is vital to their mission readiness. Current plans for expansion at Moffett Federal Airfield, Witkowski AFRC and DIUx could be put at risk under the Army's current Shenandoah sale plan. For example, the 129th Rescue Wing is seeking Active Associate status, meaning a significant number of active duty Airmen would be relocated within a stone's throw from Shenandoah.

Considering the challenges faced by the 129th Rescue Wing, we must work together to investigate the proposed property sale and determine the best course of action for our military personnel. A possible solution could include a public-private-partnership that guarantees affordable housing for military families. Retaining Shenandoah and investing in the property is good for our service members, our state and the nation.

I appreciate your consideration and look forward to working with you.

Sincerely,


David S. Baldwin
Major General
The Adjutant General

Encl
as

STATEMENTS FROM CONCERNED 129 RQW MEMBERS –

- “Our family is currently considering moving to Tracy because that’s where we’ll be able to afford to live, where my commute will increase by over an hour each way. As an aircraft maintainer this will put additional stress on an already physically demanding day.” –*E-6 with a family of four*
- “The current rent is \$1,000 / mo below market rate (May 2016 median rent for a 2 bedroom apartment in MV CA is \$3800 / mo). I am breaking even raising a family of three and sending my daughter to preschool 3 half days / week. If Shenandoah goes away, I will be forced to move outside of a reasonable commuting distance to Moffett. I will leave.” –*O-4 with a family of three*
- “If Shenandoah were to be sold our family would be forced to move outside of the Bay Area due to the rising cost of living. Our family would not be able to afford housing within a 45 minute drive of Moffett FAF, this 45 minute commute is not even considering the traffic in the bay area which would make the drive upwards of 2 hours. If this ends up being the scenario that plays out I don't see many options that would allow myself and my family to continue to support the important mission here at the 129th RQW.” –*E-5 with a family of three*
- “[The commutes] force everyone to start work earlier to avoid traffic, but all work on the flight line essentially stops at 1400 to enable my members time to clean up and start the long drive home before they're stuck in traffic for 3+ hours. Therefore, there is no comp-time or casual overtime to clear up small issues and as a result, tasks that would've taken an additional 20 minutes at the end of the day need to be pushed off to the next day. While the task still takes 20 minutes, if you account the time it takes to clean up, check in tools, then check tools out the next day, the job quickly balloons to 1 hour. Multiply this by the dozens of MX actions that need to be taken weekly and you get an organization that is slow to recover from unscheduled maintenance events.” –*129 MXG officer*
- “I’ve already seen 6-7 families leave the unit due to the condition and rent increases in the last two years.” –*E-6 with a family of 4*
- “Housing in Mountain View is very expensive and insufficient. If I have to move it would cause financial hardship and my daughters would need to change schools they have attended for most of their life.” –*E-6 single parent with two daughters*
- “My wife runs a small home-based business but I’m the major provider for my family of five and the increased rents and potential sale of Shenandoah could cause me to seek a transfer to another unit.” –*E-8 with a family of five*
- “Amenities, such as high speed internet, modern kitchen appliances, swimming pool, are some of the things we are lacking at Shenandoah.” –*E-6 with a family of three*
- “It is impossible to work at Moffett [full-time] and live a good life without better housing options.” –*E-4, with a family of four*

Congress of the United States
Washington, DC 20515

September 29, 2016

The Honorable Eric Fanning
Secretary
United States Army
101 Army Pentagon
Washington, D.C. 20310-0101

Dear Secretary Fanning,

We write to express our concern regarding the U.S. Army's proposal to sell the 17-acre parcel of land located in the unincorporated section of Santa Clara County and the impact this sale will have on the 108 military and civilian families currently residing at the Shenandoah Square housing complex.

The demand for military family housing at Moffett Field, which includes Shenandoah Square, is demonstrably strong. The housing complex currently houses enlisted members of the U.S. Air Force, Army, Navy, Marines, Coast Guard, and Army Reserve and their families, and the number of military families seeking housing is expected to grow. The Army's 2015 Housing Market Analysis for Camp Parks-Moffett Field shows that the demand for community housing for military family renters will increase from 514 to 802 between 2015 and 2020.

While servicemembers and their families have the option to seek off-base housing in the community, the Silicon Valley region is confronting one of the most severe affordable housing crises in the country. On top of high rental rates, inventory is extremely low. According to SV@Home, an organization advocating for affordable housing in Silicon Valley, rental vacancy rates and homeownership vacancy rates in Santa Clara County are approximately 2.5 percent and 1 percent, respectively. Selling the Shenandoah Square housing complex land would force military families and civilians residing at this location into a challenging rental market with no comparable housing alternatives.

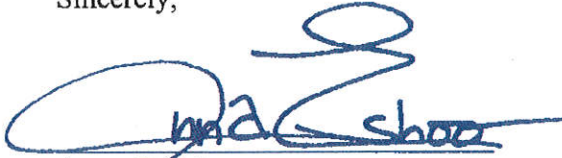
We are aware of the Army's plan to use the sale of the Shenandoah property—given its prime location and high valuation—to address an income shortfall at Fort Irwin National Training Center. However, we believe that alternative options to sale have not been thoroughly considered that could mutually benefit the Army and the military families living at Shenandoah. Such alternatives may include public-private partnerships with one of the many companies that have a presence in the area or a partial sale allowing mixed use of the property. This property is an asset to the Army whose eventual development should be reserved for mission-related purposes that benefit the service and the wider military community.

As such, we respectfully request that the Army fully explore alternative options to a sale of the Shenandoah Square housing complex and provide our offices with a summary of your findings.

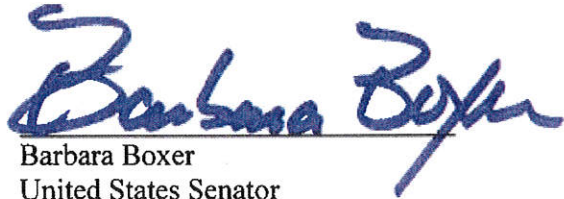
We look forward to working together toward a solution that meets the needs of the Army and military families.

Thank you for your attention to this matter and for your commitment to improving the quality of life for soldiers and their families.

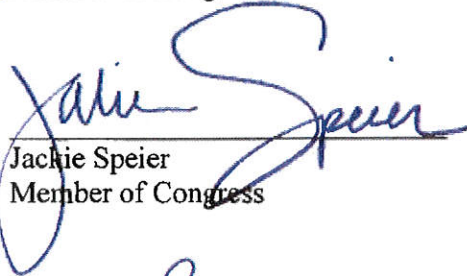
Sincerely,




Anna G. Eshoo
Member of Congress



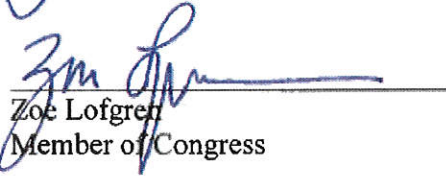
Barbara Boxer
United States Senator



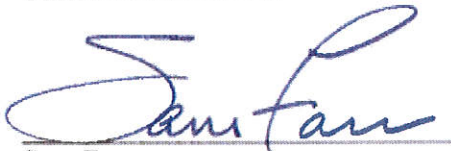
Jackie Speier
Member of Congress



Dianne Feinstein
United States Senator



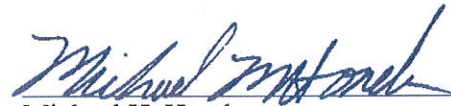
Zoe Lofgren
Member of Congress



Sam Farr
Member of Congress



Mike Thompson
Member of Congress



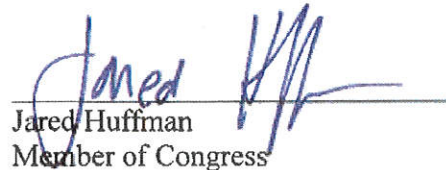
Michael H. Honda
Member of Congress



Eric Swalwell
Member of Congress



Barbara Lee
Member of Congress



Jared Huffman
Member of Congress

cc: The Honorable Ashton Carter, Secretary, Department of Defense
The Honorable Patrick Murphy, Under Secretary, United States Army