

Congress of the United States

Washington, DC 20510

February 15, 2023

Mr. Robert E. Thompson
Deputy Assistant Secretary of the Navy
1000 Navy Pentagon
Washington, DC 20350

RDML Brad Rosen
Commander, Navy Region Southwest
750 Pacific Highway
San Diego, CA 92132

Dear Secretary Thompson and RDML Rosen,

We write to express our support for both the Navy's ongoing efforts to redevelop Naval Base Point Loma's Old Town Campus (OTC) and the inclusion of affordable housing in any final development proposal. The community's interest in this project reflects its commitment to supporting our national defense and desire to leverage OTC revitalization to help address the affordable housing crisis in San Diego. We have a once-in-a-generation chance to revitalize this area by building more housing while strengthening San Diego's role in our national defense.

Last year our offices collectively met with you both and other senior leaders within the Department of the Navy to discuss OTC redevelopment. Those conversations confirmed the Navy's publicly stated OTC development preference as outlined in "Alternative Four" of the Draft Environmental Impact Statement published in May 2021.¹ This proposal includes 10,000 new residential units. While we understand the service will prioritize a developer that can meet its mission requirements, we believe the Navy must choose a partner that can deliver as many residential units as possible, while still producing a creative and beautiful redevelopment project that includes neighborhood amenities the community can embrace as a regional asset. The inclusion of new housing would reflect the "win-win" spirit the Navy has consistently communicated to the San Diego congressional delegation and local leaders.

Housing costs in California remain the biggest barrier to the state's economic growth. Due to a housing supply shortage, 65 percent of Californians are cost burdened, meaning they pay more than 30 percent of their income on rent or mortgage.² This challenge confronts far too many of our constituents. San Diego faces a severe housing shortage and needs to build at least 13,000 new units each year to meet the City's housing goals.³ Over 8,400 San Diegans are experiencing homelessness, and eight percent of unsheltered individuals are veterans. OTC redevelopment presents an opportunity to help reach San Diego and California's housing goals and make housing more affordable for our neighbors, including especially the servicemembers who call San Diego home.

¹ "Draft Environmental Impact Statement," *Department of the Navy*, May 2021. [Draft Environmental Impact Statement for Navy Old Town Campus Revitalization \(navwar-revitalization.com\)](https://www.navwar- revitalization.com)

² "National Low Income Housing Coalition," <https://nlihc.org/gap/state/ca>.

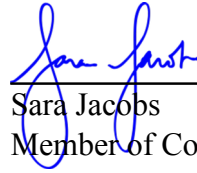
³ Andrew Keatts, "One Year In, San Diego Isn't Anywhere Close to Building the Homes the State Says It Needs," *Voice of San Diego*, 13 July 2022. <https://voiceofsandiego.org/2022/07/13/one-year-in-san-diego-isnt-anywhere-close-to-building-the-homes-the-state-says-it-needs/>

We are proud to represent the historic San Diego-Navy partnership in Congress. This mutual relationship has benefited our nation's defense and the San Diego region. We look forward to working with your offices and other Navy leaders to ensure we maximize this opportunity for San Diego and the Navy.

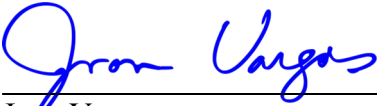
Sincerely,



Scott H. Peters
Member of Congress



Sara Jacobs
Member of Congress



Juan Vargas
Member of Congress



Mike Levin
Member of Congress