



CITY HALL
10300 TORRE AVENUE
CUPERTINO, CA 95014-3255
WWW.CUPERTINO.GOV

PRESS RELEASE

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CONTACT: Samantha LoCurto

samanthal@cupertino.gov

Council Decision Moves Mary Ave. Development Ahead

CUPERTINO, CA – On Tuesday, the City Council took action on the Mary Ave Villas project, a 100% affordable housing project, making it possible for the project to move forward. This project helps to meet the community's diverse housing needs, including providing much needed housing for adults and families with disabilities, and brings a new opportunity to create a range of housing options in Cupertino.

The project, which is identified as a priority housing site in the City's Housing Element, will include 40 affordable apartments, offering rental rates at extremely low, very low, and low income brackets, with 19 reserved for adults and families with intellectual and developmental disabilities. With approval of the Disposition and Development Agreement (DDA), the applicant, Charities Housing, can move forward to secure funding for the project.

Mayor Kitty Moore noted the importance of the project, saying, "This approval is a key step in realizing the vision of prior Councils: to expand affordable and inclusive housing in Cupertino. It shows how, through thoughtful collaboration, we can create a funding strategy to deliver critically needed homes for our community."

City Manager Tina Kapoor said, "This project, the first of its kind, aligns with the City's Housing Element and helps meet local housing needs, including homes for residents with disabilities. Through close collaboration with Council, our team's creative funding approach—leveraging surplus land, grants, and developer impact fees—brought this vision forward and will make deeply affordable rents possible."

The City Council will next consider adopting a Notice of Exempt Surplus Land Declaration and vacation and disposition of the City right-of-way on which the project is located. To learn more about the project, visit: [Mary Avenue Villas/Charities Housing](#).