

City of Cupertino 6th Cycle Housing Element Update

Administrative Draft

October 10, 2022



Prepared by
EMC Planning Group

CITY OF CUPERTINO 6TH CYCLE HOUSING ELEMENT UPDATE ADMINISTRATIVE DRAFT

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Table of Contents

1.0	INTRODUCTION.....	1-1
1.1	Introduction	1-1
1.2	California’s Housing Crisis.....	1-2
1.3	Regional Housing Needs Allocation.....	1-2
1.4	Affirmatively Furthering Fair Housing.....	1-3
1.5	Overview of Planning Efforts	1-7
1.6	Public Participation	1-10
2.0	GOALS, POLICIES, AND STRATEGIES	2-1
2.1	Introduction	2-1
2.2	Program Overview and Quantified Objectives.....	2-1
2.3	Goals, Policies and Strategies.....	2-2
3.0	OVERVIEW OF HOUSING NEEDS AND CONSTRAINTS.....	3-1
3.1	Introduction	3-1
3.2	Cupertino Overview.....	3-1
3.3	Overview of Housing Needs	3-3
3.4	Governmental and Non-Governmental Constraints	3-12
4.0	VACANT AND AVAILABLE SITES	4-1
4.1	Introduction	4-1
4.2	Regional Housing Needs Allocation.....	4-1
4.3	Site Inventory	4-3
4.4	Summary and Conclusions.....	4-3
5.0	ENERGY CONSERVATION.....	5-1
5.1	Introduction	5-1
5.2	Opportunities for Energy Conservation.....	5-1

Appendices

Appendix B1	Cupertino Fair Housing Assessment
Appendix B2	Housing Needs Assessment
Appendix B3	Housing Constraints
Appendix B4	Vacant and Available Sites
Appendix B5	Review of Previous Housing Element
Appendix B6	List of Contacted Organizations

Figures

Figure 3-1	Age Distribution in Cupertino (2000-2019)	3-4
Figure 3-2	Cupertino Population by Race and Ethnicity (2000-2019).....	3-5

Tables

Table 1-1	Regional Housing Needs Allocation.....	1-3
Table 1-2	Social Media Outreach.....	1-13
Table 2-1	Quantified Objectives Summary	2-2
Table 3-1	Population Growth Trends.....	3-4
Table 4-1	Cupertino's Regional Housing Needs Allocation – 2023–2031	4-2
Table 4-2	Cupertino's Adjusted RHNA.....	4-2
Table 4-3	Vacant/Partially Vacant and Available Sites.....	4-3
Table 5-1	PG&E Programs and Incentives for Residential Properties.....	5-3

1.1 Introduction

The City of Cupertino (herein after “City”) is a community with a high quality of life, a renowned school system, and a robust high-technology economy. The long-term vitality of the City and the local economy depend upon the availability of all types of housing to meet the community’s diverse housing needs. As Cupertino looks towards the future, increasing the range and diversity of housing options will be integral to the City’s success. Consistent with the goal of being a balanced community, this Housing Element continues the City’s commitment to ensuring new opportunities for residential development, as well as for preserving and enhancing our existing neighborhoods.

This 2023-2031 Housing Element represents the City of Cupertino's intent to plan for the housing needs of the Cupertino community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code. The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Cupertino Housing Element represents a sincere and creative effort to meet local and regional housing needs within the constraints of a fully established built-out community, limited land availability and extraordinarily high costs of land and housing.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community’s housing production objectives consistent with State and regional growth projections;
- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Cupertino must play its part in meeting the growing demand for housing. In the coming 20-year period, Santa Clara County is projected to add 169,450 jobs,¹ which represents a 15 percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom don't have the luxury or skill set to move to new a job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region become less competitive in attracting high-skilled workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. SB 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities. This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH (more on this below).

Cupertino has modest success in meeting its housing needs. During the 2015–2023 planning period, Cupertino added 418 new units to its housing stock, achieving approximately 39 percent of the City's Regional Housing Needs Allocation (RHNA), which called for the construction of 1,064 housing units. Of the units built, approximately 48 percent (201 units) were affordable to lower- and moderate-income households,² and 52 percent were affordable to above moderate-income households.

1.3 Regional Housing Needs Allocation

The *Plan Bay Area 2050 Final Blueprint* forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.³ This calculation is based on population projections

¹ Source: Plan Bay Area, Projections 2040. Association of Bay Area Governments and Metropolitan Transportation Commission, November 2018.

² Source: City of Cupertino post construction surveys.

³ HCD divides the RHNA into the following four income categories:

Very Low income: 0-50% of Area Median Income

Low income: 50-80% of Area Median Income

Moderate income: 80-120% of Area Median Income

Above Moderate income: 120% or more of Area Median Income

produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHNA compared to previous cycles.

Cupertino's share of the regional housing need for the seven-year period from 2023 to 2031 is 4,588 units, which is a 431 percent increase over the 1,064 units required by the 2014 to 2022 RHNA. The housing need is divided into the five income categories of housing affordability. [Table 1-1](#) shows Cupertino's RHNA for the planning period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Very Low Income	<50	1,193
Low Income	51-80	687
Moderate Income	81-120	755
Above Moderate Income	121 +	1,953
Total		4,588

Source: ABAG

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill 686 (AB 686), signed in 2018, established an independent state mandate to AFFH. AB 686 extends requirements for federal grantees and contractors to “affirmatively further fair housing,” including requirements in the federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

AB 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and

- Include an assessment of fair housing in the Housing Element.

The AFFH requirement AFFH is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An exhaustive AFFH analysis was prepared by Root Policy Research and is included as an appendix to this housing element (see [Appendix B-1](#)).

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety

(Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7 of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”⁴ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstein 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).⁵

Segregation in City of Cupertino

The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil’s H-Index can be used to measure segregation

⁴ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

⁵ Using a household-weighted median of Bay Area County median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

between all racial or income groups across the city at once. The following are highlights of segregation metrics as they apply to Cupertino:

- As of 2020, Asian residents are the most segregated compared to other racial groups in Cupertino, as measured by the isolation index. Asian residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- Among all racial groups, the Asian population's isolation index value has changed the most over time, becoming more segregated from other racial groups between 2000 and 2020;
- According to the dissimilarity index, within Cupertino the highest level of racial segregation is between Black and white residents.⁶ However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size;
- According to the Theil's H-Index, neighborhood racial segregation in Cupertino declined between 2010 and 2020. Neighborhood income segregation declined between 2010 and 2015;
- Above Moderate-income residents are the most segregated compared to other income groups in Cupertino. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups;
- Among all income groups, the Above Moderate-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015; and
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has decreased between 2010 and 2015. In 2015, the income segregation in Cupertino between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions.

Insert Figures II-1 and II-2

⁶ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

Comparison of Segregation Across the Region

The following are highlights of regional segregation metrics as they apply to Cupertino:

- Cupertino has a lower share of white residents than other jurisdictions in the Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents; and
- Regarding income groups, Cupertino has a lower share of very low-income residents than other jurisdictions in the Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The 2015 Housing Element identified a Regional Housing Needs Allocation of 1,064 housing units in Cupertino between 2015 and 2023. The RHNA was divided into the following income categories:

- 356 units affordable to extremely low- and very low-income households;
- 207 units affordable to low-income households;
- 231 units affordable to moderate-income households; and
- 270 units affordable to above moderate-income households.

During the 2015–2023 planning period, 418 new units were added to the City’s housing stock, however only 67 were either low- or very low-income households (13 percent of RHNA). This indicates that residential growth for low-income households was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land, and the overall lack of support for new affordable housing development in the community. As a result, housing costs continued to increase substantially due to low supply, and affordability became more elusive.

The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In 2023 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Cupertino from 2023 to 2031. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See [Appendix B-5](#) for a complete review and analysis of Cupertino’s 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th cycle and during the 6th cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City will implement changes required by State law, likely through amendments to the Cupertino Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th cycle. Please see the section above for a discussion of AB 686 (Affirmatively Furthering Fair Housing).

Incentives for Accessory Dwelling Units

AB 68, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs), through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City regularly updates its municipal code to comply with state housing law as it relates to ADUs.

Low-Barrier Navigation Centers

AB 101 requires jurisdictions to allow "low-barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements.

Surplus Public Land

AB 1255 and AB 1486 seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. The City continues to work with local public agencies, school districts, and churches to identify surplus properties that have the potential for residential development and encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.

Accelerated Housing Production

AB 2162 and SB 2 address various methods and funding sources that jurisdictions may use to accelerate housing production. The City continues to offer a range of financial assistance through the City's Below Market Rate rental and purchase programs in partner with Community Development Block Grant (CDBG) and support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, density bonus

incentives, flexible development standards, technical assistance, waiver of park dedication fees and construction tax, parking ordinance waivers, and expedited permit processing. The City has provided \$8,172,000.00 in BMR, AHF, and CDBG funds to facilitate the development of affordable housing. In addition, the City participates in the Regional CDBG/Housing Coordinators group and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium. In 2021, the City entered into the Santa Clara County Permanent Local Housing (PLHA) Consortium and submitted an application to HCD for funding for the development of affordable housing.

Priority Processing

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

Finally, in response to SB 379 and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379) and SB 1035 (2018) and identify evacuation routes (SB 99 and AB 747). These updates are triggered by the 6th Cycle housing element update. This housing element contains an evaluation of the existing safety element and contains programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates to all three elements (land-use, housing, and safety), so that it can direct future development into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Disadvantaged Communities

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The City has determined that there are no unincorporated islands or fringe or legacy communities that qualify as disadvantaged communities inside or near its boundaries.

Consistency with General Plan

The general plan is a long-range planning document that serves as the “blueprint” for development for local jurisdictions in California. All development-related decisions in the City must be consistent with the General Plan, and if a development proposal is not consistent with the plan, then it must be revised or the plan itself must be amended. The City of Cupertino last adopted its general plan in 2014.

State law requires a community’s general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. From an overall standpoint, the development projected under this housing element is consistent with the other elements in the City’s current general plan.

Cupertino’s housing element is being updated at this time in conformance with the 2023-2031 update cycle for jurisdictions in the Association of Bay Area Governments (ABAG) region. The housing element builds upon the other general plan elements and contains policies to ensure that it is consistent with other elements of the general plan. As portions of the general plan are amended in the future, the plan (including the housing element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

This section describes the effort made by the City of Cupertino to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the housing element. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from nine Native American tribes that are present and active in the Santa Clara County. It is also responsive to AB 686 (Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their housing elements, to conduct public outreach to equitably include all stakeholders in the housing element public participation program.

The 6th cycle RHNA numbers are a sea change for all California communities, and the success of the update process hinged in part on a community outreach and engagement program that was robust, inclusive, and meaningful. COVID-19 has complicated community outreach efforts, but the pandemic has also catalyzed the development of new digital tools that have brought interactive engagement to a new level. One such tool is an all-in-one digital community engagement platform called Engagement HQ, or *Bang the Table* (<https://www.bangthetable.com/>).

Bang the Table

The City of Cupertino partnered with *Bang the Table* as a cornerstone of its community outreach and engagement program. Using the “*Bang the Table*” platform, the update team developed an interactive engagement plan that allowed community members to engage on their own time. Components of the interactive engagement plan included:

- **Website.** Engage Cupertino at <https://engagecupertino.org/hub-page/housing-element> is a dedicated website that provides portal to all of the housing-element-related public engagement activities that are available to members of the public. The page provides translation into four languages from English—Chinese, Spanish, Russian, and Vietnamese. This website includes information on housing element basics, site surveys, an SB-9 survey, and materials from community workshops;
- **Places.** Gathered feedback from an interactive mapping program, Balancing Act, through the Sites Inventory process;
- **Stories.** Helped Cupertino better understand, empathize, and relate to others and to all that contributed to the housing element discussion through video interaction and reflection opportunities; and
- **Surveys.** Encouraged Cupertino community-members to voice their opinions in a convenient way that also helped City staff understand what areas of the city need more encouragement to participate. Aggregate data also helped the city understand generally who is participating with the outreach tools.

Community Workshops

- **October 13, 2021: West Valley Community Services (WVCS's) Envisioning an Inclusive Cupertino: Housing Element Town Hall.** This event was an opportunity for the Cupertino community to learn about the Housing Element through an informative presentation, and a panel featuring Assemblymember Evan Low, Bianca Neumann from EAH Housing, Nadia Aziz from the Silicon Valley Law Foundation, Matthew Reed from SV@Home, and Mair Dundon, affordable housing resident, and community advocate.
- **December 9, 2021: Housing Element Update Community Workshop.** The workshop was advertised to the public through the following channels [bullet list of outreach efforts, amount of clicks/open rate when available]. At the workshop, there were attendees via Zoom. The workshop was livestreamed to the City of Cupertino's YouTube channel and the Granicus TV channel.
- **May 23, 2022: Community Meeting for Inclusive Housing.** This workshop was hosted by WVCS, focused on community dialogue and included a panel of individuals with a variety of backgrounds and life experiences. Breakout rooms enabled participants to discuss the experience and how to be engaged with the policy making process. The workshop was advertised to the

public through the following channels [bullet list of outreach efforts, amount of clicks/open rate when available]. There were Zoom attendees and in-person attendees. The meeting was also livestreamed to the City of Cupertino's YouTube channel and the Granicus TV channel.

- **July 20, 2022: Community Meeting to Focus on Needs for Students and Older Adults.** This workshop was hosted by WVCS, which featured a panel of younger and older adults, and more breakout room time than in previous meetings. It took place remotely on Zoom. The workshop was advertised to the public through the following channels [bullet list of outreach efforts, amount of clicks/open rate when available]. There were Zoom attendees and in-person attendees. The meeting was also livestreamed to the City of Cupertino's YouTube channel and the Granicus TV channel.
- **September 26, 2022: Community Meeting to Better Understand Low-Income Homeowners.** This workshop was hosted by WVCS, focused on those who own a home in Cupertino but are otherwise low-income, and those who work in Cupertino but cannot afford to live in the City. The workshop was advertised to the public through the following channels [bullet list of outreach efforts, amount of clicks/open rate when available]. There were Zoom attendees and in-person attendees. The meeting was also livestreamed to the City of Cupertino's YouTube channel and the Granicus TV channel.
- Cupertino's community engagement program included an initial presentation to City Council, five community meetings, and online/virtual participation opportunities made possible through *Bang the Table* (described above).

Also, as part of this effort, the update team developed a list of organizations that were contacted to participate in the update process, and that list is attached as [Appendix F](#).

City Publications, Listservs, Newsletters, and Other Social Media Outreach

[City please update to current date]

Items of Interest Newsletters

City newsletters went out to 685 email subscribers 12/1 and 12/22/21 [City please update to current date]

Gov-Delivery Newsletters

Newsletters were sent to 1,856 subscribers on February 2nd, 2022 (Cupertino General News, Housing, or Housing Commission Meetings lists) with a 58 percent open rate and a 5 percent click rate.

Other Social Media Outreach

Social media outreach included Cupertino Facebook, Twitter, and NextDoor. This outreach is summarized in [Table 1-2, Social Media Outreach](#).

Table 1-2 Social Media Outreach

	Facebook	Nextdoor	Twitter	eNotification
Post 1 – Housing Element Community Workshop (11/30/21)	Reach: 453 Engagement: 10	Reach: 1013 Engagement: 1	Reach: 783 Engagement: 1	Reach: 15010 Engagement: 594
Post 2 – Workshop Reminder (12/6/21)	Reach: 303 Engagement: 1	Reach: 656 Engagement: 1	Reach: 1096 Engagement: 16	Reach: 1444 Engagement: 118

SOURCE: EMC Planning Group 2022

Mailed Outreach

January Postcard: Mailed the week of January 10, 2022 to 23,351 addresses.

The Cupertino Scene Newsletter: “[The Cupertino Scene](#), the City’s official newsletter, is one method the City uses to communicate with residents to ensure the public has access to useful and important information. The Scene is printed every month except in January and August. A printed version of the newsletter is mailed to more than 20,000 households with extra copies available at City Hall, Cupertino Library, Quinlan Community Center, Senior Center, among other spots across Cupertino.” The Scene went out to 23,351 addresses on the December 1, 2021 and February 2, 2022.

Property Owner Mailings

The City sent direct mail to all property owners with sites larger than one half acre.

Dedicated AFFH Outreach

The Cupertino public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the housing element public participation program (see the discussion above for more complete information on AFFH).

- **Flyer and Survey Distribution at West Valley Community Services (WVCS) Events.** Flyers promoting the Engage Cupertino Housing Element website and a survey were distributed to WVCS clients at several WVCS-sponsored events, including the December 11th Gift of Hope event and a handful of the weekly mobile market events between January and March of 2022. The flyers and surveys were available in English, Spanish, Russian, Vietnamese, and Simplified Chinese. A total of [38 surveys](#) were received.
- **October 13, 2021: WVCS’s Envisioning an Inclusive Cupertino: Housing Element Town Hall.**
- **May 23rd, 2022: Community Meeting for Inclusive Housing.**
- **July 20, 2022: Community Meeting to Focus on Needs for Students and Older Adults.**

- **September 26, 2022: Community Meeting to Better Understand Low-Income Homeowners.**
- **Additional Focus Group Meetings (forthcoming) focused on housing for people with disabilities and opportunities for faith-based organizations to contribute to affordable housing.**

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from nine (Native American tribes that are present and active in the Santa Clara County.

Public Review and Comments for Draft and Final Housing Element

[to be completed later]

2.0 Goals, Policies, and Strategies

2.1 Introduction

The City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

- Goal HE-1: An adequate supply of residential units for all economic segments;
- Goal HE-2: Housing is affordable for a diversity of Cupertino households;
- Goal HE-3: Stable and physically sound residential neighborhoods;
- Goal HE-4: Energy and water conservation;
- Goal HE-5: Special services for lower-income and special needs households;
- Goal HE-6: Equal access to housing opportunities; and
- Goal HE-7: Coordination with regional organizations and local school districts.

2.2 Program Overview and Quantified Objectives

The City's quantified objectives described under each program represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in the table below are based on approved and under-construction development projects, historic trends, and expectations for new second units. Rehabilitation objectives are based on specific program targets, including such programs as the Residential Rehabilitation Loan Program and Property Assessed Clean Energy (PACE) financing programs. Conservation objectives are based on preservation of existing subsidized and deed-restricted affordable rental and ownership units. [Table 2-1, Quantified Objectives Summary](#) summarizes the City's new construction objectives.

Table 2-1 Quantified Objectives Summary

Income Category	New Construction	Rehabilitation	Conservation/ Preservation
Extremely Low	596	50	
Very Low	597	50	112
Low	687	100	
Moderate	755		
Above Moderate	1,000		
TOTAL	3,635	200	112

Source: City of Cupertino

2.3 Goals, Policies and Strategies

GOAL HE-1 AN ADEQUATE SUPPLY OF RESIDENTIAL UNITS FOR ALL ECONOMIC SEGMENTS

Policies

Policy HE-1.1 Provision of Adequate Capacity for New Construction Need. Designate sufficient land at appropriate densities to accommodate Cupertino’s Regional Housing Needs Allocation of **4,588 units for the 2023-2031** planning period.

(Formerly Policy HE-1.1)

Policy HE-1.2 Housing Densities. Provide a full range of densities for ownership and rental housing.

(Formerly Policy HE-1.2)

Policy HE-1.3 Mixed Use Development. Encourage mixed-use development near transportation facilities and employment centers.

(Formerly Policy HE-1.3)

Policy HE-1.3 Priority Housing Sites. With the exception of Sites 1a, 1b, 1c, 3a, 3c 5c, and 5d, each site listed in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element) is hereby designated the status of “Priority Housing Sites” as that term is used in the Cupertino Zoning Code Section 19.80.030 (E)(2).¹ Accordingly, the minimum number of units listed for each of these sites in

¹¹ Cupertino Zoning Code Section 19.80.030 (E)(2). *“If a site is listed as a Priority Housing Site in the City’s adopted Housing Element of the General Plan, then residential development that does not exceed the number of units designated for the site in the Housing Element shall be a permitted use.”*

Table B4-3 shall be allowable by right without need for rezoning or any other discretionary action on the part of the City.

(New Policy)

Strategies

Strategy HE-1.3.1 Land Use Policy and Zoning Provisions. To accommodate the Regional Housing Needs Allocation (RHNA), the City will continue to:

- Provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA of 4,588 units while maintaining a balanced land use plan that offers opportunities for employment growth, commercial/retail activities, services, and amenities.
- ~~Monitor development standards~~ Review and replace existing development standards for multi-family housing to ensure that all standards are strictly objective (i.e., non-discretionary) and to ensure they are adequate and appropriate to facilitate a range of housing in the community.
- Monitor the sites inventory and make it available on the City website.
- Monitor development activity on the Housing Opportunity Sites to ensure that the City maintains sufficient land to accommodate the RHNA during the planning period. In the event a housing site listed in the Housing Element sites inventory is redeveloped with a non-residential use or at a lower density than shown in the Housing Element sites inventory, ensure that the City has adequate capacity to meet the RHNA by making the findings required by Government Code Section 65863 and identifying alternative site(s) within the City if needed.

Priority Housing Sites: As part of the Housing Element update, the City has identified ~~five priority sites under Scenario A (see Table HE-5) for residential development over the next eight years. The General Plan and zoning designations allow the densities shown in Table HE-5 for all sites except the Vallecito Shopping District site (Site A2). The redevelopment of Vallecito Shopping District will involve significant planning and community input. A specific plan will be required to implement a comprehensive strategy for a retail/office/residential mixed-use development. The project applicant would be required to work closely with the community and the City to bring forth a specific plan that meets the community's needs, with the anticipated adoption and rezoning to occur within three years of the adoption of the~~

~~2014-2022 Housing Element (by May 31, 2018). The specific plan would permit 389 units by right at a minimum density of 20 units per acre. If the specific plan and rezoning are not adopted within three years of Housing Element adoption (by May 31, 2018), the City will schedule hearings consistent with Government Code Section 65863 to consider removing Vallecito as a priority housing site under Scenario A, to be replaced by sites identified in Scenario B (see detailed discussion and sites listing of “Scenario B” in Appendix B – Housing Element Technical Appendix). As part of the adoption of Scenario B, the City intends to add two additional sites to the inventory: Glenbrook Apartments and Homestead Lanes, along with increased number of permitted units on The Hamptons and The Oaks sites. Applicable zoning is in place for Glenbrook Apartments; however the Homestead Lanes site would need to be rezoned at that time to permit residential uses. Any rezoning required will allow residential uses by right at a minimum density of 20 units per acre. selected housing sites listed in Table B4-3 (see Appendix B, Part 4) have been designated as Priority Housing Sites, so that the minimum number of units set forth in that table for each site is readily achievable (see Policy HE-1.3, above).~~

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division</i>
<i>Timeframe:</i>	<i>Ongoing; ~~Adopt Specific Plan and rezoning for Vallecito by May 31, 2018; otherwise, conduct public hearings to consider adoption of “Scenario B” of sites strategy.~~</i>
<i>Funding Sources:</i>	<i>None required</i>
<i>Objectives:</i>	<i>~~4064-4,588~~ units (~~478-596~~ extremely low-, ~~478-597~~ very low-, ~~207-687~~ low-, ~~234-755~~ moderate- and ~~270-1,000~~ above moderate- income units)</i>

(Formerly HE-1.3.1)

Strategy HE-1.3.2

~~**Second Accessory Dwelling Units.** This City will review and revise its Second Dwelling Unit Ordinance to ensure consistency with state law and to institute a forgivable loan program for homeowners that construct accessory dwelling units (ADUs) that are held affordable to lower-income households for a minimum period of 15 years. Update of the Second Dwelling Unit Ordinance should also include a program to streamline the ADU review and production process as part of the City FY 2023-24 work program.~~ The City

will continue to implement the Second Dwelling Unit Ordinance and encourage the production of second units.

Responsibility: Cupertino Department of Community Development Planning Division
Timeframe: Ongoing
Funding Sources: ~~BHR AHF~~ *None required*
Objectives: FY 2023-24; Four 25 second units annually for a total of ~~32~~ 200 units over eight years

(Formerly HE-1.3.2)

Strategy HE-1.3.3 Lot Consolidation. To facilitate residential and mixed-use developments, the City will continue to:

- Encourage lot consolidation when contiguous smaller, underutilized parcels are to be redeveloped.
- Encourage master plans for such sites with coordinated access and circulation.
- Provide technical assistance to property owners of adjacent parcels to facilitate coordinated redevelopment where appropriate.
- Encourage intra- and interagency cooperation in working with applicants at no cost prior to application submittal for assistance with preliminary plan review.

Responsibility: Cupertino Department of Community Development Planning Division
Timeframe: Ongoing
Funding Sources: None required
Objectives: N/A

(Formerly HE-1.3.3)

Strategy HE-1.3.4 ~~Flexible-Objective~~ Development Standards. The City recognizes the need to encourage a range of housing options in the community. The City will ~~continue revise its zoning code~~ to:

- Ensure that design and development standards for multi-family housing are objective and non-discretionary and are designed so that they do not pose an undo burden on the development of affordable housing.
- Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as live/work housing (permitted with a CUP), and micro units (in existing housing units), to allow housing to adapt to the needs of the occupants.
- Offer flexible residential development standards in planned residential zoning districts, such as smaller lot sizes, lot widths, floor area ratios and setbacks, particularly for higher density and attached housing developments.
- Consider granting reductions in off-street parking ~~on a case-by-case basis~~ for senior housing and studio apartments.

Responsibility: *Cupertino Department of Community Development Planning Division and Housing Division*

Timeframe: *FY 2023-24; Ongoing*

Funding Sources: *None required*

Objectives: *N/A*

(Formerly HE-1.3.4)

~~Strategy HE-1.3.5 — Heart of the City Specific Plan.~~ ~~To reduce constraints to housing development, and in order to ensure that the designated sites can obtain the realistic capacity shown in the Housing Element, the City will review revisions to the Heart of the City Specific Plan residential density calculation requirement, to eliminate the requirement to net the non-residential portion of the development from the lot area.~~

~~*Responsibility:* *Cupertino Department of Community Development Planning Division*~~

~~*Timeframe:* *Ongoing*~~

~~*Funding Sources:* *None required*~~

~~*Objectives:* *N/A*~~

Strategy HE-1.3.5 — General Plan Re-Designation to Achieve RHNA. To ensure that the City has sufficient sites designated appropriately to achieve the City's Regional Housing Needs Allocation (RHNA), the City will revise its General Plan

Land Use Diagram to re-designate sites listed in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element), to the new general plan designations identified for each site in Table B4-3.

Responsibility: Cupertino Department of Community Development Planning Division
Timeframe: FY 2023-24
Funding Sources: None required
Objectives: N/A

(New Program)

Strategy HE-1.3.6 Rezoning to Achieve RHNA. To ensure that the City has sufficient sites zoned appropriately to achieve the City's Regional Housing Needs Allocation (RHNA), the City will revise its Zoning Map to:

1. Rezone sites listed in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element), to the new zoning designations identified for each site in Table B4-3; and
2. To identify all Priority Housing Sites.

Responsibility: Cupertino Department of Community Development Planning Division
Timeframe: FY 2023-24
Funding Sources: None required
Objectives: N/A

(New Program)

Strategy HE-1.3.7 Priority Housing Sites. To simplify the City efforts to achieve the designated number of affordable housing units on the sites listed in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element), selected sites in that table have been designated "Priority Housing Sites" as that term is used in Cupertino Zoning Code Section 19.80.030 (E). This was accomplished through the inclusion of Policy HE-1.3, above. Nonetheless, minor adjustments are required to the language of Cupertino Zoning Code Section 19.80.030 to ensure that this objective is achieved. Accordingly, the City will amend Cupertino Zoning Code Section 19.80.030 (C) so that Subsection

Cupertino Zoning Code Section 19.80.030 (E) applies to all sites zoned for Planned Development, not just mixed-use sites.

Responsibility: Cupertino Department of Community Development Planning Division

Timeframe: FY 2023-24

Funding Sources: None required

Objectives: N/A

(New Program)

Strategy HE-1.3.8 Low-Barrier Navigation Center. AB101 (2019) provides a pathway to permanent housing for people experiencing homelessness. In order to comply with State law, the City will amend its Zoning Code to allow “Low Barrier Navigation Center” by right in appropriate zoning districts.

Responsibility: Cupertino Department of Community Development Planning Division

Timeframe: FY 2023-24

Funding Sources: None required

Objectives: N/A

(New Program)

Strategy HE-1.3.9 Subdivision of Single-Family Lots (SB 9). Recent state law (SB 9) allows a property owner to subdivide his/her single-family property into two lots that can accommodate up to four units on a single-family residential lot. In order to comply with State law, the City will amend its Zoning Code to allow SB 9 subdivision in appropriate zoning districts.

Responsibility: Cupertino Department of Community Development Planning Division

Timeframe: FY 2023-24

Funding Sources: None required

Objectives: N/A

(New Program)

Strategy HE-1.3.10 Lower Fees for Multi-Family Housing Projects. Cupertino has development fees that are among the highest in the region. The City will revise its fee structure to lower fees for multi-family housing so that they are in line with the regional average.

Responsibility: Cupertino Department of Finance

Timeframe: FY 2023-24

Funding Sources: None required

Objectives: N/A

(New Program)

Strategy HE-1.3.11 Lower Parking Requirements for Studio Apartments and SROs. Cupertino requires two parking spaces for all multi-family housing in the R-3 Zoning District. The City will revise its Zoning Code to lower the number of required parking spaces for studio apartments and single room occupancies (SROs) to one parking space.

Responsibility: Cupertino Department of Community Development Planning Division

Timeframe: FY 2023-24

Funding Sources: None required

Objectives: N/A

(New Program)

GOAL HE-2 HOUSING IS AFFORDABLE FOR A DIVERSITY OF CUPERTINO HOUSEHOLDS

Policies

Policy HE-2.1 Housing Mitigation. Ensure that all new developments—including market-rate residential developments—help mitigate project-related impact on affordable housing needs.

(Formerly Policy HE-2.1)

Policy HE-2.2 Range of Housing Types. Encourage the development of diverse housing stock that provides a range of housing types (including smaller, moderate cost housing) and affordability levels. Emphasize the provision of housing

for lower-and moderate-income households including wage earners who provide essential public services (e.g., school district employees, municipal and public safety employees, etc.).

(Formerly Policy HE-2.1)

Policy HE-2.3 Development of Affordable Housing and Housing for Persons with Special Needs. Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing. Make every reasonable effort to disperse units throughout the community but not at the expense of undermining the fundamental goal of providing affordable units.

(Formerly Policy HE-2.1)

Strategies

Strategy HE-2.3.1 Office and Industrial Housing Mitigation Program. The City will continue to implement the Office and Industrial Housing Mitigation Program. This program requires that developers of office, commercial, and industrial space pay a mitigation fee, which will then be used to support affordable housing in the City of Cupertino. These mitigation fees are collected and deposited in the City’s Below Market-Rate Affordable Housing Fund (BMR AHF).

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division</i>
<i>Timeframe:</i>	<i>Ongoing</i>
<i>Funding Sources:</i>	<i>BHR AHF</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-2.3.1)

Strategy HE-2.3.2 Residential Housing Mitigation Program. The City will continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development. This program applies to new residential development. Mitigation includes either the payment of the “Housing Mitigation” fee or the provision of a Below Market-Rate (BMR) unit or units. Projects of seven or more for-sale units must provide on-site BMR units. Projects of six units or fewer for-sale units can either build one BMR unit or pay the Housing Mitigation fee.

Developers of market-rate rental units, where the units cannot be sold individually, must pay the Housing Mitigation fee to the BMR AHF. The BMR program specifies the following:

- Priority. To the extent permitted by law, priority for occupancy is given to Cupertino residents, Cupertino full-time employees and Cupertino public service employees as defined in Cupertino's Residential Housing Mitigation Manual.
- For-Sale Residential Developments. Require 15 ~~percent~~% for-sale BMR units in all residential developments where the units can be sold individually (including single-family homes, common interest developments, and condominium conversions or allow rental BMR units as allowed in (d) below).
- Rental Residential Developments: To the extent permitted by law, require 15 ~~percent~~% rental very low and low-income BMR units in all rental residential developments. If the City is not permitted by law to require BMR units in rental residential developments, require payment of the Housing Mitigation Fee.
- Rental Alternative. Allow rental BMR units in for-sale residential developments, and allow developers of market-rate rental developments to provide on-site rental BMR units, if the developer: 1) enters into an agreement limiting rents in exchange for a financial contribution or a type of assistance specified in density bonus law (which includes a variety of regulatory relief); and 2) provides very low-income and low-income BMR rental units.
- Affordable Prices and Rents. Establish guidelines for affordable sales prices and affordable rents for new affordable housing and update the guidelines each year as new income guidelines are received;
- Development of BMR Units Off Site. Allow developers to meet all or a portion of their BMR or Housing Mitigation fee requirement by making land available for the City or a nonprofit housing developer to construct affordable housing, or allow developers to construct the required BMR units off site, in partnership with a nonprofit. The criteria for land donation or off-site BMR units (or combination of the two options) will be identified in the Residential Housing Mitigation Manual.

- BMR Term. Require BMR units to remain affordable for a minimum of 99 years; and enforce the City’s first right of refusal for BMR units and other means to ensure that BMR units remain affordable.

Responsibility: *Cupertino Department of Community Development Planning Division and Housing Division*

Timeframe: *Ongoing*

Funding Sources: *BHR AHF*

Objectives: *~~20~~ 200 BMR units over eight years*

(Formerly HE-2.3.2)

Strategy HE-2.3.3 Below Market-Rate (BMR) Affordable Housing Fund (AHF). The City’s BMR AHF will continue to support affordable housing projects, strategies and services, including but not limited to:

- BMR Program Administration
- Substantial rehabilitation
- Land acquisition
- Acquisition of buildings for permanent affordability, with or without rehabilitation
- New construction
- Preserving “at-risk” BMR units
- Rental operating subsidies
- Down payment assistance
- Land write-downs
- Direct gap financing
- Fair housing

The City will target a portion of the BMR AHF to benefit extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled, including persons with developmental disabilities), to the extent that these target populations are found to be consistent with the needs identified in the nexus study the City prepares to identify the connection, or “nexus” between new developments and the need for affordable housing. To ensure the mitigation fees continue

to be adequate to mitigate the impacts of new development on affordable housing needs, the City will update its Nexus Study for the Housing Mitigation Plan by the end of ~~2015~~2024.

Responsibility: *Cupertino Department of Community Development Planning Division and Housing Division*
Timeframe: *Ongoing/ annually publish RFPs to solicit projects; update Nexus Study by the end of ~~2015~~2024*
Funding Sources: *BHR AHF*
Objectives: *N/A*

(Formerly HE-2.3.3)

Strategy HE-2.3.4 Housing Resources. Cupertino residents and developers interested in providing affordable housing in the City have access to a variety of resources administered by other agencies. The City will continue to provide information on housing resources and services offered by the County and other outside agencies. These include, but are not limited to:

- Mortgage Credit Certificate (MCC) – Santa Clara County Housing and Community Development Department.
- First-Time Homebuyer Assistance and Developer Loans for Multi-Family Development - Housing Trust Silicon Valley (HTSV).
- Housing Choice Vouchers (Section 8) - Housing Authority of Santa Clara County (HASCC).
- Affordable housing development - Santa Clara County HOME Consortium.

The City will also continue to explore and pursue various affordable housing resources available at the local, regional, state, and federal levels that could be used to address housing needs in the community.

Responsibility: *Cupertino Department of Community Development Planning Division and Housing Division*
Timeframe: *Ongoing*
Funding Sources: *None required*
Objectives: *N/A*

(Formerly HE-2.3.4)

Strategy HE-2.3.5 Surplus Properties for Housing. The City will partner with local developers or organizations to purchase surplus properties, infill lots, and other green fields within the City to use for the development of affordable housing. Encourage mixed-use development (i.e. retail on ground floor with residential on the upper levels) as a pull factor for individuals to live in the new development ~~explore opportunities on surplus properties~~ as follows:

- Work with local public agencies, school districts and churches, to identify surplus properties or underutilized properties that have the potential for residential development.
- Encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.
- Evaluate the feasibility of developing special housing for teachers or other employee groups on the surplus properties.

Research other jurisdictions' housing programs for teachers for their potential applicability in Cupertino.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division</i>
<i>Timeframe:</i>	<i>Ongoing evaluate housing programs for teachers in 2015</i>
<i>Funding Sources:</i>	<i>BHR AHF</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-2.3.5)

Strategy HE-2.3.6 Incentives for Affordable Housing Development. The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include: Financial assistance through the City's Below Market-Rate Affordable Housing Fund (BMR AHF) and CDBG funds. Partner with CDBG and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bonds.

- Density bonus incentives (see Strategy HE-2.3.7 below).
- Flexible development standards
- Technical assistance.

- Waiver of park dedication fees and construction tax.
- Parking ordinance waivers.
- Expedited permit processing.

The City joined the Santa Clara County HOME Consortium so that HOME funds for eligible affordable housing projects within the City of Cupertino are available beginning federal fiscal year 2015.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division and Housing Division</i>
<i>Timeframe:</i>	<i>Ongoing incentives (annually publish RFPs to solicit projects); joined HOME Consortium in 2014</i>
<i>Funding Sources:</i>	<i>BMR AHF; CDBG; HOME; General Fund</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-2.3.6)

Strategy HE-2.3.7 Density Bonus Ordinance. The City will encourage use of density bonuses and incentives, as applicable, for housing developments which include one of the following:

- At least 5 percent of the housing units are restricted to very low-income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.
- The project donates at least one acre of land to the city or county large enough for 40 very low-income units; the land has the appropriate general plan designation, zoning, permits, approvals, and access to public facilities needed for such housing; funding has been identified; and other requirements are met.

A density bonus of up to 20 percent must be granted to projects that contain one of the following:

- The project is a senior citizen housing development (no affordable units required).

- The project is a mobile home park age restricted to senior citizens (no affordable units required).

For projects that contain on-site affordable housing, developers may request one to three regulatory concessions, which must result in identifiable cost reductions and be needed to make the housing affordable.

The City will update the density bonus ordinance as necessary to respond to future changes in State law.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division and Housing Division</i>
<i>Timeframe:</i>	<i>Ongoing</i>
<i>Funding Sources:</i>	<i>None required</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-2.3.7)

Strategy HE-2.3.8 Extremely Low-Income Housing and Housing for Persons with Special Needs.

The City will continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled, including persons with developmental disabilities). Specifically, the City will consider the following incentives:

- Provide financing assistance using the Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant funds (CDBG).
- Allow residential developments to exceed planned density maximums if they provide special needs housing and the increase in density will not overburden neighborhood streets or hurt neighborhood character.
- Grant reductions in off-street parking on a case-by-case basis.
- Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bond.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division and Housing Division</i>

Timeframe: Ongoing
Funding Sources: BMR AHF; CDBG; HOME
Objectives: N/A

(Formerly HE-2.3.8)

Strategy HE-2.3.9 Employee Housing. The City permits employee housing in multiple zoning districts. Pursuant to the State Employee Housing Act, any employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located. The Employee Housing Act also specifies that housing for six or fewer employees be treated as a residential use. The City amended the Zoning Ordinance to be consistent with the State law ~~in 2014~~ and will continue to comply with the Employee Housing Act where it would apply.

Responsibility: Cupertino Department of Community Development Planning Division and Housing Division
Timeframe: Ongoing
Funding Sources: None required
Objectives: N/A

(Formerly HE-2.3.9)

GOAL HE-3 STABLE AND PHYSICALLY SOUND RESIDENTIAL NEIGHBORHOODS

Policies

Policy HE-3.1 Housing Rehabilitation. Pursue and/or provide funding for the acquisition/rehabilitation of housing that is affordable to very low-, low-, and moderate-income households. Actively support and assist non-profit and for-profit developers in producing affordable units.

(Formerly Policy HE-3.1)

Policy HE-3.2 Maintenance and Repair. Assist lower-income homeowners and rental property owners in maintaining and repairing their housing units.

(Formerly Policy HE-3.2)

Policy HE-3.3 Conservation of Housing Stock. The City’s existing multi-family units provide opportunities for households of varied income levels. Preserve existing multi-family housing stock by preventing the net loss of multi-family housing units in new development and the existing inventory of affordable housing units that are at risk of converting to market-rate housing.

(Formerly Policy HE-3.3)

Strategies

Strategy HE-3.3.1 Residential Rehabilitation. The City will continue to:

- Utilize its Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant (CDBG) funds to support residential rehabilitation efforts in the community. These include:
 - Acquisition/rehabilitation of rental housing.
 - Rehabilitation of owner-occupied housing.
- Provide assistance for home safety repairs and mobility/accessibility improvements to income-qualified owner-occupants using CDBG funds. The focus of this strategy is on the correction of safety hazards.
- Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bonds.

Responsibility: *Cupertino Department of Community Development Housing Division; West Valley Community Services*

Timeframe: *Ongoing/ annually publish RFPs to solicit projects*

Funding Sources: *BMR AHF; CDBG; HOME*

Objectives: *~~N/A~~ A200*

(Formerly HE-3.3.1)

Strategy HE-3.3.2 Preservation of At-Risk Housing Units. ~~One-Three~~ housing project – Beardon Drive (eight units); WVCS Transitional Housing (four units); and Sunny View West (100 units) – ~~is~~ are considered at risk of converting to market-rate housing during the next ten years. The City will proactively contact the property owner regarding its intent to remain or opt out of the affordable program. In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the units. The City will also conduct outreach to the tenants to provide information on any potential conversion and available affordable housing assistance programs. The City will continue to monitor its entire portfolio of affordable housing for-sale and rental inventory annually. The City will monitor its affordable for-sale inventory by requiring Below Market-Rate (BMR) homeowners to submit proof of occupancy such as utility bills, mortgage loan documentation, homeowner’s insurance, and property tax bills. The City will further monitor its affordable for-sale inventory by ordering title company lot books, reviewing property profile reports and updating its public database annually. The City will monitor its affordable rental inventory by verifying proof of occupancy and performing annual rental income certifications for each BMR tenant. The City records a Resale Restriction Agreement against each affordable BMR for-sale unit and a Regulatory Agreement for BMR rental units to help ensure long-term affordability. To help further preserve the City’s affordable housing stock, the City may consider providing assistance to rehabilitate and upgrade the affordable units as well.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Housing Division</i>
<i>Timeframe:</i>	<i>Annually monitor status of affordable projects; contact property owner of at-risk project at least one year in advance of potential conversion date</i>
<i>Funding Sources:</i>	<i>BMR AHF; CDBG; HOME</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-3.3.2)

Strategy HE-3.3.3 Condominium Conversion. One housing project – The existing Condominium Conversion Ordinance regulates the conversion of rental units in multi-family housing development in order to preserve the rental

housing stock. Condominium conversions are not allowed if the rental vacancy rate in Cupertino and certain adjacent areas is less than five percent at the time of the application for conversion and has averaged five percent over the past six months. The City will continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.

Responsibility: Cupertino Department of Community Development Planning Division

Timeframe: Ongoing

Funding Sources: None required

Objectives: N/A

(Formerly HE-3.3.3)

Strategy HE-3.3.4 Housing Preservation Program. When a proposed development or redevelopment of a site would cause a loss of multi-family housing, the City will grant approval only if:

- The project will comply with the City’s Below Market-Rate Program;
- The number of units provided on the site is at least equal to the number of existing units; and
- Adverse impacts on displaced tenants, in developments with more than four units, are mitigated.

In addition, indirect displacement may be caused by factors such as increased market rents as areas become more desirable. The City will participate, as appropriate, in studies of regional housing need and displacement, and consider policies or programs to address the indirect displacement of lower income residents as appropriate.

Responsibility: Cupertino Department of Community Development Planning Division and Housing Division

Timeframe: Ongoing

Funding Sources: None required

Objectives: N/A

(Formerly HE-3.3.4)

Strategy HE-3.3.5 Neighborhood and Community Clean-Up Campaigns. The City will continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties.

Responsibility: *Cupertino Department of Community Development*

Timeframe: *Ongoing*

Funding Sources: *General Fund*

Objectives: *N/A*

(Formerly HE-3.3.5)

GOAL HE-4

Policies

Policy HE-4.1 Energy and Water Conservation. Encourage energy and water conservation in all existing and new residential development.

(Formerly Policy HE-4.1)

Strategies

Strategy HE-4.1.1 Enforcement of Title 24. The City will continue to enforce Title 24 requirements for energy conservation and will evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element.

Responsibility: *Cupertino Department of Community Development Building Division*

Timeframe: *Ongoing*

Funding Sources: *None required*

Objectives: *N/A*

(Formerly HE-4.1.1)

Strategy HE-4.1.2 Sustainable Practices. The City will continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance (adopted in 2013) that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of ten or more units. To further the objectives of the Green Building Ordinance, the City will evaluate the potential to provide incentives, such as waiving or reducing fees, for energy conservation improvements at affordable housing

projects (existing or new) with fewer than ten units to exceed the minimum requirements of the California Green Building Code. This City will also implement the policies in its climate action plan to achieve residential-focused greenhouse gas emission reductions and further these community energy and water conservation goals.

Responsibility: *Cupertino Department of Community Development Planning Division and Building Division*

Timeframe: *Ongoing; consider further incentives in ~~2015~~ FY 2024-25 to encourage green building practices in smaller developments*

Funding Sources: *None required*

Objectives: *N/A*

(Formerly HE-4.1.2)

Strategy HE-4.1.3 Sustainable, Energy-Efficient Housing. The City will work with and support housing developers to develop sustainable, energy-efficient housing. Such development should include solar panels, green roofs, energy-efficient lighting, and other features that aim toward carbon-neutral impacts while lower energy costs.

Responsibility: *Cupertino Department of Community Development Planning Division and Building Division*

Timeframe: *Ongoing*

Funding Sources: *None required*

Objectives: *N/A*

(New Program)

GOAL HE-5 SPECIAL SERVICES FOR LOWER-INCOME AND SPECIAL NEEDS HOUSEHOLDS

Policies

Policy HE-5.1 Lower-Income and Special Needs Households. Support organizations that provide services to lower-income households and special need households in the City, such as the homeless, elderly, disabled and single parent households.

(Formerly Policy HE-4.1)

Strategies

Strategy HE-5.1.1 Emergency Shelters. The City will continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the “BQ” Quasi-Public zoning district. The City will subject emergency shelters to the same development standards as other similar uses within the BQ zoning district, except for those provisions permitted by State law and provided in the Zoning Ordinance for emergency shelters.

Responsibility: *Cupertino Department of Community Development Planning Division*

Timeframe: *Ongoing*

Funding Sources: *None required*

Objectives: *N/A*

(Formerly HE-5.1.1)

Strategy HE-5.1.2 Supportive Services for Lower-Income Households and Persons with Special Needs. The City will continue to utilize its Below Market-Rate Affordable Housing Fund, Community Development Block Grant (CDBG) funds, and General Fund Human Service Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs

Responsibility: *Cupertino Department of Community Development Housing Division*

Timeframe: *Annually through the Action Plan funding application process allocate CDBG and HSG to organizations that cater to the needs of lower income and special needs households*

Funding Sources: *BMR AHF; CDBG; HSG*

Objectives: *N/A*

(Formerly HE-5.1.2)

Strategy HE-5.1.3 Rotating Homeless Shelter. The City will continue to support the operation of a Rotating Homeless Shelter program.

Responsibility: *Cupertino Department of Community Development Housing Division; faith in Action*

Timeframe: Ongoing
Funding Sources: None required
Objectives: N/A

(Formerly HE-5.1.3)

GOAL HE-6

Policies

Policy HE-6.1

Housing Discrimination. The City will work to eliminate on a citywide basis all unlawful discrimination in housing with respect to age, race, sex, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all persons can obtain decent housing.

(Formerly Policy HE-6.1)

Policy HE-6.2

Housing Equity Education. The City will work to create opportunities for public education around the issue of housing equity and education about the history of racial segregation to build community and raise awareness. This should include more opportunities for community dialogue and shared experiences.

(New Policy)

Strategies

Strategy HE-6.1.1

Fair Housing Services. The City will continue to:

- Provide fair housing services, which include outreach, education, counseling, and investigation of fair housing complaints.
- Retain a fair housing service provider to provide direct services for residents, landlords, and other housing professionals. Among other things, this should address issues related to the use of HUD-VASH vouchers, so that veterans may use such vouchers without discrimination.
- Coordinate with efforts of the Santa Clara County Fair Housing Consortium to affirmatively further fair housing.
- Distribute fair housing materials produced by various organizations at public counters and public events.

Responsibility: Cupertino Department of Community Development Housing Division
Timeframe: Ongoing
Funding Sources: BMR AHF; CDBG
Objectives: N/A

(Formerly HE-6.1.1)

Strategy HE-6.1.2 Housing Equity Awareness. The City will work with one or more companies like “Bang the Table” to provide virtual public space within which housing issues, including issues related to housing equity, can be discussed on an ongoing basis. This virtual space should include resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. The virtual space should also host quarterly (or more frequent) meetings with a group of panelists to discuss current housing challenges, and why they are important. The City should coordinate quarterly meetings with WVCS (West Valley Community Services and California Department of Housing and Community Development (HCD)).

Responsibility: Cupertino Department of Community Development Housing Division
Timeframe: Ongoing
Funding Sources: BMR AHF; CDBG
Objectives: N/A

(New Program)

Strategy HE-6.1.3 Affirmative Marketing. The City will work with affordable housing developers to ensure that affordable housing is affirmatively marketed to households with disproportionate housing needs, including Hispanic and Black households who work in and live outside of Cupertino (e.g., materials in Spanish and English, distributed through employers).

Responsibility: Cupertino Department of Community Development Housing Division
Timeframe: Ongoing

Funding Sources: BMR AHF; CDBG

Objectives: N/A

(New Program)

GOAL HE-7 COORDINATION WITH REGIONAL ORGANIZATIONS AND LOCAL SCHOOL DISTRICTS

Policies

Policy HE-7.1 Coordination with Local School Districts. The Cupertino community places a high value on the excellent quality of education provided by the three public school districts which serve residents. To ensure the long-term sustainability of the schools in tandem with the preservation and development of vibrant residential areas, the City will continue to coordinate with the Cupertino Union School District (CUSD), Fremont Union High School District (FUHSD), and Santa Clara Unified School District (SCUSD).

(Formerly Policy HE-7.1)

Policy HE-7.2 Coordination with Regional Efforts to Address Housing-Related Issues. Coordinate efforts with regional organizations, including ABAG and the Bay Area Air Quality Management District (BAAQMD), as well as neighboring jurisdictions, to address housing and related quality of life issues (such as air quality and transportation).

(Formerly Policy HE-7.2)

Policy HE-7.3 Public-Private Partnerships. Promote public-private partnerships to address housing needs in the community, especially housing for the workforce.

(Formerly Policy HE-7.3)

Strategies

Strategy HE-7.3.1 Coordination with Outside Agencies and Organizations. The City recognizes the importance of partnering with outside agencies and organizations in addressing local and regional housing issues. These may include, but are not limited to, the following:

- School districts
- De Anza College

- Housing providers
- Neighboring jurisdictions
- Association of Bay Area Governments (ABAG)
- Air Quality Management District
- Housing Trust Silicon Valley
- Santa Clara County Fair Housing Consortium
- Santa Clara County HOME Consortium
- Santa Clara County Continuum of Care (COC)
- Housing Authority of Santa Clara County (HASCC)
- Valley Transportation Authority (VTA)

Specifically, the City will meet with these agencies/organizations periodically to discuss the changing needs, development trends, alternative approaches, and partnering opportunities.

<i>Responsibility:</i>	<i>Cupertino Department of Community Development Planning Division and Housing Division</i>
<i>Timeframe:</i>	<i>Ongoing</i>
<i>Funding Sources:</i>	<i>None required</i>
<i>Objectives:</i>	<i>N/A</i>

(Formerly HE-7.3.

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Overview of Housing Needs and Constraints

3.1 Introduction

This chapter summarizes housing needs and constraints in the City of Cupertino. The analysis of housing needs primarily utilizes data compiled by ABAG in the “Housing Needs Data Report: Cupertino” (ABAG/MTC, Baird + Driskell Community Planning, April 2, 2021), which was approved by the HCD. For a detailed analysis of housing needs, please see [Appendix B—Housing Needs Assessment](#). Also, for a detailed analysis of governmental and non-governmental constraints, please see [Appendix B, Part 3—Housing Constraints](#).

3.2 Cupertino Overview

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people being able to purchase homes or meet surging rents. The Cupertino 6th Cycle Housing Element provides a roadmap for City officials as they join the effort to solve the region’s housing challenges.

Summary of Key Facts

Cupertino is renown as a center of innovation in Silicon Valley that far surpasses its moderate size. Around the world, Cupertino is famous as the home of high-tech giant Apple Inc. In the San Francisco Bay Area, Cupertino is known as one of the founding cities of Silicon Valley and as a city with excellent public schools. Quality schools and closeness to technology jobs make Cupertino a desirable address for a highly educated and culturally diverse population. The following is a summary of key demographic and economic facts about Cupertino:

- Population – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Cupertino increased by 17.7 percent from 2000 to 2020, which is above the growth rate of the Bay Area;
- Population growth in Cupertino began leveling off in 2014, with the county and regional growth index rates increasing, albeit slowly, while Cupertino’s growth has stagnated.;

- Cupertino's population has a higher Asian population compared to the county (68 percent of residents identify as Asian). The City's residents have grown less racially diverse since 2000 with the Asian population increasing by 22 percentage points;
- Employment – Cupertino residents most commonly work in the Financial & Professional Services industry. From January 2010 to January 2021, the unemployment rate in Cupertino decreased by 5.0 percentage points. Between 2010 and 2018, the number of jobs located in the jurisdiction increased by 19,322 (59.1 percent);
- Most households in Cupertino earn more than 100 percent of the regional Area Median Income (AMI), and this is true across most racial and ethnic groups. Hispanic and non-Hispanic White households have the most income diversity;
- Poverty rates highlight the disparity in income and opportunities by race, with the Hispanic (16.7 percent) and Black/African American (16.9 percent) populations experiencing disproportionately higher poverty rates. No other group is above 7 percent;
- Since 2010, Cupertino has only added 502 housing units out of 22,267 total units (about two percent of total stock). A little more than 300 residential permits were issued between 2015 and 2019. Jobs have grown significantly since 2004, with nearly all of the growth due to a boost in manufacturing and wholesale jobs, which increased by nearly 26,000 from 2002. At two jobs per household, housing these new workers would have required construction of more than 12,000 housing units. Cupertino's jobs to household ratio is 2.60—far higher than Santa Clara County overall (1.71) or the Bay area (1.47);
- Access to Cupertino is limited by housing pricing and supply. Eighty-three percent of houses in the area are valued over \$1 million. Zillow reports the average market value at \$2.25 million, significantly above the county's and Bay area's market values. Fifty-seven percent of Cupertino's housing units are single family units. The next closest share is multifamily at 21 percent of units, followed by 12 percent attached units and 10 percent du/tri/fourplexes. While owners mostly occupy 3- to 4-bedroom homes (72 percent), 68 percent of renters occupy 1- or 2-bedroom units;
- Renters, who make up 40 percent of all households, are facing the same cost pressures as owners with 87 percent of units renting for more than \$2,000, and 52 percent renting for \$3,000 and more. Just 14 percent of the City's rental units rent for \$2,000 and less. The county has almost three times the proportion of rentals priced under \$2,000 than the City;
- There are disparities in housing cost burden in Cupertino by race and ethnicity—and minimally by tenure (renters/owners). Hispanic households experience by far the highest rates of cost burden in the City (45 percent). Asian (28 percent), non-Hispanic White (27 percent), and Black/African American (11 percent) households are least likely to be cost burdened;

Insert Figure IV-11, “Overpayment (Cost Burden) by Race and Ethnicity, Cupertino, 2019”

- Barriers to housing choice are largely related to the City’s very high costs of housing and lack of affordable production. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households (215 units or 70 percent of all units), followed by moderate income households (74 or 24 percent). No permits were issued for low-income units and just 19 were issued for very low-income units;
- Cupertino has a lower proportion of residents with disabilities than the county. Unemployment among residents with disabilities relatively high, with 16 percent of Cupertino residents with a disability unemployed, compared to 3 percent without a disability;
- Mortgage denial rates are modest (14 percent to 17 percent of loans denied) and vary little across races and ethnicities except for Black/African American applicants; and
- According to educational opportunity indices, every census tract in Cupertino scores higher than 0.75—indicating the highest positive educational outcomes. The City is home to very high performing schools.

3.3 Overview of Housing Needs

The following section provides an overview of demographic information, housing characteristics, and special housing needs in Cupertino. For a more complete discussion of housing needs, see [Appendix B, Part 2](#).

Population Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

According to the data, the population of Cupertino was estimated to be 59,549 in 2020. The population of Cupertino makes up about 3.0 percent of Santa Clara County.¹ In Cupertino, roughly 14.3 percent of its population moved during the past year, a number that is slightly higher than the regional rate of 13.4 percent. [Table 3-1, Population Growth Trends](#) shows population growth trends for Cupertino, Santa Clara County, and the Bay Area as a whole.

¹ To compare the rate of growth across various geographic scales, Figure 2-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Table 3-1 Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Cupertino	39,967	43,142	50,602	53,012	58,302	60,260	59,549
Santa Clara Co.	1,497,577	1,594,818	1,682,585	1,752,696	1,781,642	1,912,180	1,961,969
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

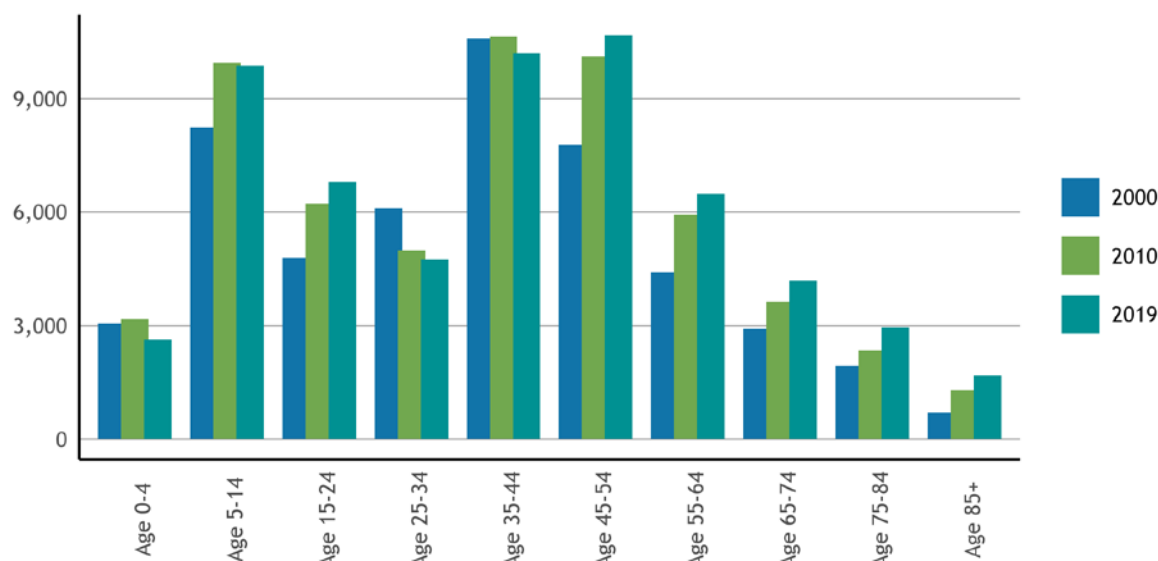
SOURCE: California Department of Finance, E-5 series

Population by Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Cupertino, the median age in 2000 was approximately 38 years. By 2019, the median age increased to approximately 40 years. The population of those under 14 has decreased since 2010, while the 65-and-over population has increased. [Figure 3-1, Age Distribution in Cupertino \(2000-2019\)](#), shows population by age for the years 2000, 2010, and 2019.

Figure 3-1 Age Distribution in Cupertino (2000-2019)



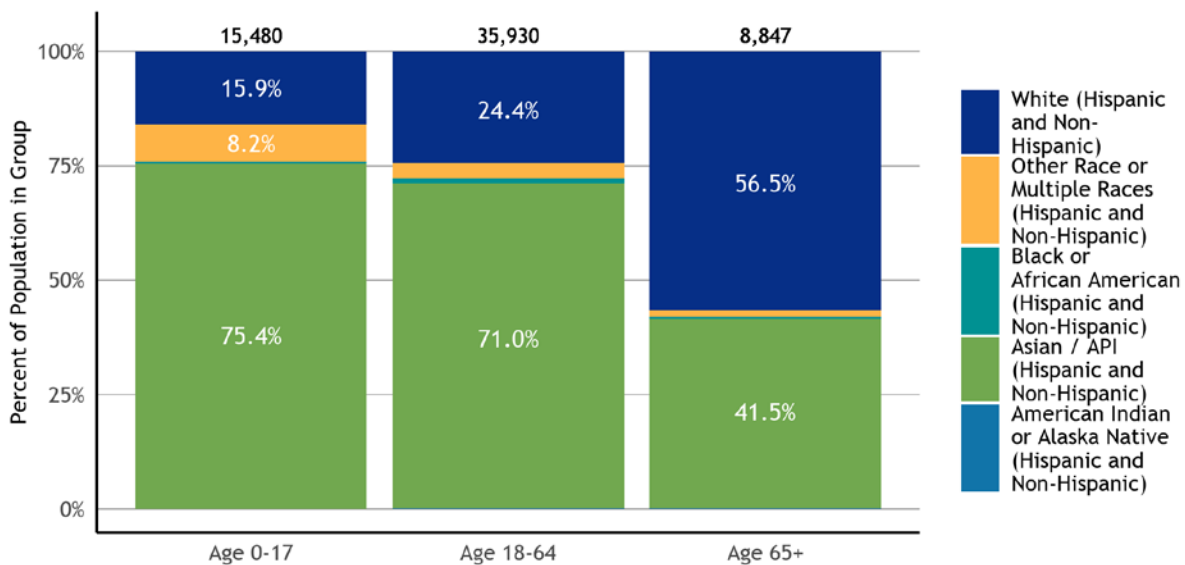
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Population by Race/Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.²

Since 2000, the percentage of residents in Cupertino identifying as *White, Non-Hispanic* has decreased by 24.0 percentage points, with this 2019 population standing at 15,168. By the same token the percentage of residents of all *Other Race of Multiple Races, Non-Hispanic* has increased. In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most. [Figure 3-2, Cupertino Population by Race and Ethnicity \(2000-2019\)](#), shows population by race for 2000, 2010, and 2019.

Figure 3-2 Cupertino Population by Race and Ethnicity (2000-2019)



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Employment

The largest industry in which Cupertino residents work is *Financial & Professional Services*, and the largest sector in which Santa Clara residents work is *Health & Educational Services*. For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

Cupertino has many more jobs than housing, and this disparity has increased over time. the jobs-household ratio in Cupertino has increased from 1.53 in 2002 to 2.60 jobs per household in 2018.

² See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Cupertino has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$25,000). At the high end of the wage spectrum (i.e., wages over \$75,000 per year), the City has more high-wage jobs than high-wage residents.³

Household Characteristics

Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.

In Cupertino, 69.2 percent of households make more than 100 percent of the Area Median Income (AMI)⁴, compared to 9.0 percent making less than 30 percent of AMI, which is considered extremely low-income.

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Santa Clara County, 30 percent AMI is the equivalent to the annual income of \$39,900 for a family of four. Many households with multiple wage earners, including food service workers, full-time students, teachers, farmworkers and healthcare professionals, can fall into lower AMI categories due to relatively stagnant wages in many industries.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In Cupertino, the largest proportion of both renters and homeowners fall in the *Greater than 100 percent of AMI* group.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.⁵ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Cupertino, *Black or African American (Hispanic and Non-Hispanic)* residents experience the highest rates of poverty, followed by *Other Race or Multiple Races (Hispanic and Non-Hispanic)* residents.

³ The source table is top-coded at \$75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

⁴ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

⁵ Moore, E., Montojo, N. and Mauri, N., 2019. *Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area*. *Hass Institute*.

Insert Figures II-25 through II-28

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a City and region. Generally, renters may be displaced more quickly if prices increase. In Cupertino there are a total of 20,981 housing units, and fewer residents rent than own their homes: 39.8 percent versus 60.2 percent. By comparison, 43.6 percent of households in Santa Clara County are renters, while 43.9 percent of Bay Area households rent their homes.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth, but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. In Cupertino, 43.6 percent of Black households owned their homes, while homeownership rates were 60.2 percent for Asian households, 33.4 percent for Latinx households, and 62.1 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Cupertino, 95.3 percent of householders between the ages of between the 15 and 24 are renters, 82.0 percent of householders ages of 25 and 34 are renters, and 42.7 percent of householders over 85 are renters.

Insert Figure IV-30, “Share of Renter Occupied Households by Census Tract, 2019”

Also insert Figures IV-32 and IV-33

Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area.

Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Cupertino, there are no households that live in neighborhoods that are susceptible to or experiencing displacement and none live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 91.8 percent of households in Cupertino live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁶

Insert Figure IV-28, “Census Tracts Vulnerable to Displacement”

Housing Stock Characteristics

Number of Homes

The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. According to the California Department of Finance, the City of Cupertino had 21,050 housing units in 2020, up only slightly (0.1 percent) from the 21,027 units that existed in 2010. This is significantly below the growth rate for Santa Clara County and below the growth rate of the region’s housing stock during this time period.

Between 2015 and 2021, 418 new units were added to the City’s housing stock, achieving approximately 39 percent of the City’s RHNA. Approximately 16 percent of permits issued in Cupertino were for lower-income housing.

Housing Type

It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020:

- 57.2 percent of homes in Cupertino were single family detached;
- 12.2 percent were single family attached;
- 9.6 percent were small multifamily (2-4 units); and
- 21.1 percent were medium or large multifamily (5+ units).

⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project’s webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

The housing stock of Cupertino is generally in good condition, and a few homes require reconstruction or rehabilitation. The high quality of life, desirable location, walkable neighborhoods, and exceptional schools have provided the market signals and financial incentive for property owners to rehabilitate homes and maintain them.

Home Prices

Home prices in Cupertino create a barrier for lower-income residents to live and thrive in the community:

- **Ownership** The largest proportion of homes had a value in the range of \$2M+ in 2019. Home prices increased by 116.8 percent from 2010 to 2020; and
- **Rental Prices** – The typical contract rent for an apartment in Cupertino was \$3,040 in 2019. Rental prices increased by 52.0 percent from 2009 to 2019.

Cost Burden

The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Cupertino, 16.2 percent of households spend 50 percent or more of their income on housing.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Special Housing Needs

Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances.

Large Households

Large households, with five or more persons, often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Cupertino, 6.7 percent of households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Of these, 6.1 percent of households are female-headed families, which are often at greater risk of housing insecurity. For large households with five or more persons, most units (63.3 percent) were owner occupied.

Insert Figure II-16, “Share of Households by Size, 2019”

Insert Figure II-20, “Housing Units by Number of Bedrooms and Tenure, Cupertino, 2019”

Female Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Cupertino, the largest proportion of households is *Married-Couple Family Households* at 68.6 percent of the total, while *Female-Headed Family Households* make up 6.1 percent of all households.

Insert Figure II-19, “Housing Type by Tenure, Cupertino, 2019”

Senior Households

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors, defined as persons who are 65 years or older, who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. In Cupertino, the largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI*.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with

disabilities are not only in need of affordable housing, but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Overall, 5.7 percent of people in Cupertino have a disability of some kind.⁷

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.⁸ In Cupertino, there are 154 children under the age of 18 with a developmental disability (51.2 percent), while there are 147 adults with a developmental disability (48.8 percent).

Insert Figures II-13 and II-14; and Figures III-17 through III-21

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter.

⁷ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

⁸ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area.

In Santa Clara County, *White (Hispanic and Non-Hispanic)* residents represent the largest proportion of residents experiencing homelessness and account for 44 percent of the homeless population, while making up 45 percent of the overall population.

Insert Figures IV-21 through IV-24

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Cupertino, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of more than two (2) percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 50 percent decrease in the number of migrant worker students since the 2016-17 school year.

3.4 Governmental and Non-Governmental Constraints

Housing development is affected by government regulations and other non-governmental forces, such as the cost of land and building materials and the availability and cost of housing loans. Housing elements are required to investigate the impact of these constraints as they present themselves in the jurisdiction for which the housing element is being prepared. This subsection provides a brief overview of governmental and non-governmental constraints in the City of Cupertino.

Summary of Governmental Constraints

In general, the City of Cupertino maintains development regulations that are consistent with state law and that do not pose undo constraint on the development of affordable housing. There are some notable exceptions that have been discussed in the above sections, and in each case a new policy or program has been added to address the problem. The problems that have been addressed include:

- **Accessory Dwelling Units (ADUs).** Cupertino requires architectural review for ADUs, and this constitutes a constraint on the development of this important form of affordable housing. It

is also inconsistent with new state law governing the development of ADUs. Strategy HE-1.3.2 has been added to the Goal and Policy section of this 6th Cycle Housing Element to address this problem;

- **Residential Design Guidelines.** Cupertino maintains a requirement for design review of multi-family residential projects. These design guidelines currently contain non-objective design standards, which are inconsistent with new state housing law. As such, these guidelines constitute an undo constraint on the development of affordable housing. Strategy HE-1.3.4 has been revised to address this problem;
- **Priority Housing Sites.** Cupertino’s Zoning Code in some cases does not provide the densities required to achieve the designated number of units assigned to sites in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element). This does not constitute an undo constraint on the development of affordable housing, but in this specific circumstance, it prevents the City from achieving its RHNA. Rather than retool specific zoning districts or create new ones, a policy has been added to designate selected housing sites as Priority Housing Sites (see Policy HE-1.3). This ensures that the designated minimum number of units assigned to sites in Table B4-3 of this 6th Cycle Housing Element can be readily achieved, regardless of the specific development standards of the R-3 and other multi-family-allowing districts;
- **Low-Barrier Navigation Centers.** AB 101, adopted in 2019, requires approval “by right” of low-barrier navigation centers that meet the requirements of state law. A program has been included to allow low-barrier navigation centers by right in appropriate zoning districts (see Strategy HE-1.3.8);
- **California Housing Opportunity and More Efficiency (HOME) Act.** SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units. A program has been included to allow SB 9 subdivision (see Strategy HE-1.3.9);
- **Development Fees.** Total fees in Cupertino are among the highest in the Santa Clara County jurisdictions for all housing developments. A program has been included to lower permitting fees for multi-family housing projects (see Strategy HE-1.3.10); and
- **Parking Standards.** The requirement for two parking spaces for studios and single room occupancies (SROs) in the R-3 Zoning District constitutes an undo constraint on the development of affordable housing. A program has been included to lower the number of required parking spaces for studio and SRO units (see Strategy HE-1.3.11).

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4.0 Vacant and Available Sites

4.1 Introduction

The *Plan Bay Area 2050 Final Blueprint* forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, HCD has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as RHNA, is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

4.2 Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final RHNA Methodology. For Cupertino, the proposed RHNA to be planned for this cycle is 4,588 units, a slated increase from the last cycle.

RHNA Summary

Cupertino's share of the regional housing need for the seven-year period from 2023 to 2031 is 4,588 units, which is a 431 percent increase over the 1,064 units required by the 2014 to 2022 RHNA. The housing need is divided into the five income categories of housing affordability. [Table 4-1, Cupertino's Regional Housing Needs Allocation – 2023–2031](#) shows Cupertino's RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Santa Clara County and the Bay Area region.

Table 4-1 Cupertino's Regional Housing Needs Allocation – 2023–2031

Income Group	Cupertino Units	Percent	Santa Clara County Units	Percent	Bay Area Units	Percent
Very Low Income (<50% of AMI)	1,193	26.0%	32,316	24.9%	114,442	25.9%
Low Income (50%-80% of AMI)	687	15.0%	18,607	14.4%	65,892	14.9%
Moderate Income (80%-120% of AMI)	755	16.5%	21,926	16.9%	72,712	16.5%
Above Mod. Income (>120% of AMI)	1,953	42.6%	56,728	43.8%	188,130	42.6%
Total	4,588	100.0%	129,577	100.0%	441,176	100.0%

SOURCE: ABAG 2021

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2022 through December 31, 2030. The statutory adoption date for the 6th Cycle Housing Element is January 1, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Cupertino must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count towards the 2023-2031 planning period RHNA and are subtracted from the 6th-Cycle RHNA. [Table 4-2, Cupertino's Adjusted RHNA](#), shows the City of Cupertino's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table 4-2 Cupertino's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	53	30	31	79	193
Units permitted between June 30, 2022 and January 1, 2023					
Remaining RHNA					

SOURCE: City of Cupertino 2022

4.3 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Cupertino's assigned 4,588 housing units. The City doesn't build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites. See [Appendix B, Part 4](#) for a complete and detail description of all sites included in Cupertino's inventory of vacant and available housing sites.

[Table 4-3, Vacant/Partially Vacant and Available Sites](#), summarizes Cupertino's sites inventory for the 2023-2031 planning period.

Table 4-3 Vacant/Partially Vacant and Available Sites

Housing Resource	Very Low-Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity (Net)	Total Capacity
ADUs	60	60	60	20	200
Total	1,364	1,396	769	2,208	5,375 ¹
RHNA	1,193	687	755	1,953	4,588
Diff	171	709	14	255	787

SOURCE: City of Cupertino; EMC Planning Group Inc.

NOTE: ¹A total of 362 existing units would be demolished, and these are factored into total capacity

4.4 Summary and Conclusions

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 117 percent of the Cupertino's Regional Housing Needs Allocation for the 6th-Cycle planning period.

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5.0 Energy Conservation

5.1 Introduction

This chapter summarizes opportunities for energy conservation in the construction of housing in the City of Cupertino.

5.2 Opportunities for Energy Conservation

Energy conservation is a major priority in Cupertino. The City prepared a climate action plan in 2015, which provided a roadmap to actions the City will take to reduce energy consumption and lower greenhouse gas (GHG) emissions. The plan is entitled: *City of Cupertino Climate Action Plan* (CAP) and was prepared by the City of Cupertino.

The City's CAP defines Cupertino's path toward creating a healthy, livable, and vibrant place for its current and future residents to live, learn, work, and play. The strategies outlined in this CAP seek to not only reduce greenhouse gas emissions, but also provide energy, water, fuel, and cost savings for the City, its community members and businesses, further improving Cupertino's already high quality of life. The plan also represents another example of a successful partnership between engaged community members and City staff to jointly plan for Cupertino's sustainable future and continue to lead by example on important environmental issues.

The CAP identifies five objectives:

- To demonstrate environmental leadership – Cupertino as a community can rise to the difficult challenge of reducing the impact of climate change by defining measurable, reportable, verifiable climate actions to reduce its contribution to local and global GHG emissions that can serve as a model for small cities in the state and nationwide;
- To save money and promote green jobs – Residents, businesses, and government can reduce their utility costs through increased energy and water efficiency, and a focus on efficiency can create job opportunities within the community that contribute to protecting our shared environmental resources;
- To comply with the letter and spirit of state environmental initiatives – California is taking the lead in tackling climate change while driving new energy markets and fostering new

environmental services. As coordination with cities serves as the keystone to achieving statewide greenhouse gas emissions reductions, Cupertino has a responsibility to help the state address emissions sources that arise in our geography and meet its goals to reduce these emissions;

- To promote sustainable development – By developing this Climate Action Plan to reinforce General Plan policies and align with the Bay Area Air Quality Management District guidelines, a new class of sustainable development projects, such as mixed use and transit-oriented developments, can be fast-tracked (i.e., “streamlined”) through the California Environmental Quality Act (CEQA) review process by not requiring GHG emissions for proposed projects consistent with the CAP; and
- To support regional climate change efforts – Cupertino developed its CAP through a county-wide effort that established consistency in the local response to the climate change issue, and created a framework to collaborate regionally on implementation of different CAP programs. This partnership elevates the credibility of local climate action planning by allowing transparency, accountability, and comparability of the plans’ actions, performance, and commitments across all participating jurisdictions.

The City of Cupertino is currently updating its CAP and is expected to have its revisions complete in 2023.

Silicon Valley Clean Energy

Silicon Valley Clean Energy (SVCE) is the community electricity provider for thirteen communities in Santa Clara County—including Cupertino—and is governed by local elected officials serving on the Board of Directors. SVCE was formed with the mission to reduce dependence on fossil fuels by providing carbon-free, affordable and reliable electricity and innovative programs within the community.

Pacific Gas & Electric Energy Efficiency Programming

Pacific Gas and Electric Company (PG&E), which provides energy efficiency services in Cupertino, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing three or more upgrades from a flexible menu of options that earn points towards incentives and rebates. This program's incentives range between \$1,000 and \$4,500. One of the more recent strategies in building energy-efficient homes is following the U.S. Green Building Council's guidelines for Leadership in Energy and Environmental Design (LEED) Certification. The LEED for Homes program includes standards for new single-family and multi-family home construction.

Additionally, PG&E provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. [Table 5-1, PG&E Programs and Incentives for Residential Properties](#), on the following page, includes a description of the various financial and energy-related assistance that PG&E offers low-income customers:

Table 5-1 PG&E Programs and Incentives for Residential Properties

Program	Description
Energy Savings Assistance Program	PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
Energy Efficiency for Multifamily Properties	The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.
Multifamily Properties	The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
California Alternate Rates for Energy (Care)	PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
Reach (Relief for Energy Assistance Through Community Help)	The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, which prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
Medical Baseline Allowance	The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

Source: PG&E, 2022.

As part of this Housing Element Update, the City of Cupertino will implement Program Q to continue to promote and encourage energy conservation in residential development. This program will encourage energy conservation practices for new and existing residential dwelling units by enforcing State and local regulations and encouraging incentives for energy conservation “best practices,” including:

- Continuing to offer streamlining and reduced permitting fees for solar panel installations;
- Continuing to implement the CALGreen building code requirements;
- Continuing to evaluate “Reach Codes” for all-electric building requirements;
- Providing information regarding rebate programs and energy audits available through PG&E;
and
- Providing resource materials regarding green building and conservation programs.

Cupertino Fair Housing Assessment

B1

APPENDIX

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Table of Contents

APPENDIX B1 CUPERTINO FAIR HOUSING ASSESSMENT.....	B1-1
B1.1 Introduction	B1-1
B1.2 Fair Housing Enforcement and Outreach Capacity.....	B1-9
B1.3 Integration and Segregation	14
B1.4 Access to Opportunity.....	B1-18
B1.5 Disproportionate Housing Needs.....	B1-22

Figures

Figure B1-1	Major Public and Legal Actions that Influence Fair Access to Housing	B1-5
Figure B1-2	Fair Housing Complaints and Inquiries	B1-12
Figure B1-3	Segregation and Integration	B1-17
Figure B1-4	Access to Opportunity.....	B1-23
Figure B1-5	Disproportionate Housing Needs.....	B1-25

Appendix B1

Cupertino Fair Housing Assessment

B1.1 Introduction

In 2018, Governor Brown signed Assembly Bill (AB 686) requiring all public agencies in the state to affirmatively further fair housing (AFFH) beginning January 1, 2019.¹ The new requirements went into effect on January 1, 2019 and required all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation”² AB 686 also made changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

The following report was prepared by Root Policy Research (Denver, Colorado) and is based on and expands previous work commissioned by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). The ABAG/MTC report was prepared in collaboration with the University of California Merced Urban Policy Lab and was entitled: “AFFH Segregation Report: Cupertino.”

¹ Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

² California Department of Housing and Community Development Guidance, 2021, page 9.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

History of segregation in the region

The United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self-segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay area region that played a large role in where the region’s non-White residents settled.

In 1955, builders began developing workforce housing for the Ford Corporation’s plant in the Santa Clara County region. Initially the units were segregated as no one would sell to the local black workers. The American Friends Service Committee (AFSC) worked to find builders who would build integrated subdivisions. Unfortunately, after four purchased plots were subsequently rezoned to prevent integrated housing, the original builder quit. After multiple

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

additional iterations, African American workers had “become so discourage about finding housing opportunities” that they began carpooling from outside cities such as Richmond.³

A 2018 Berkeley publication titled, *Racial Segregation in the San Francisco Bay area*, attempted to illustrate segregation in the Bay area communities. In their study they found that Santa Clara County contains “no truly integrated city”.⁴ The study also delved into the history of segregation, highlighting a 1960’s era laws and practices connected to urban renewal projects that were displacing communities of color. The building of transportation infrastructure created a reduction of affordable housing due to a lack of one for one replacement in the area.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”⁵ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁶ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁷

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

³ Source: book *The Color of Law: A Forgotten History of How Our Government Segregated America* by Richard Rothstein, p 121.

⁴ [Racial Segregation in the San Francisco Bay area, Part 1 | Othering & Belonging Institute \(berkeley.edu\)](https://www.berkeley.edu/othering-and-belonging-institute/racial-segregation-in-the-san-francisco-bay-area-part-1)

⁵ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁶ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁷ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

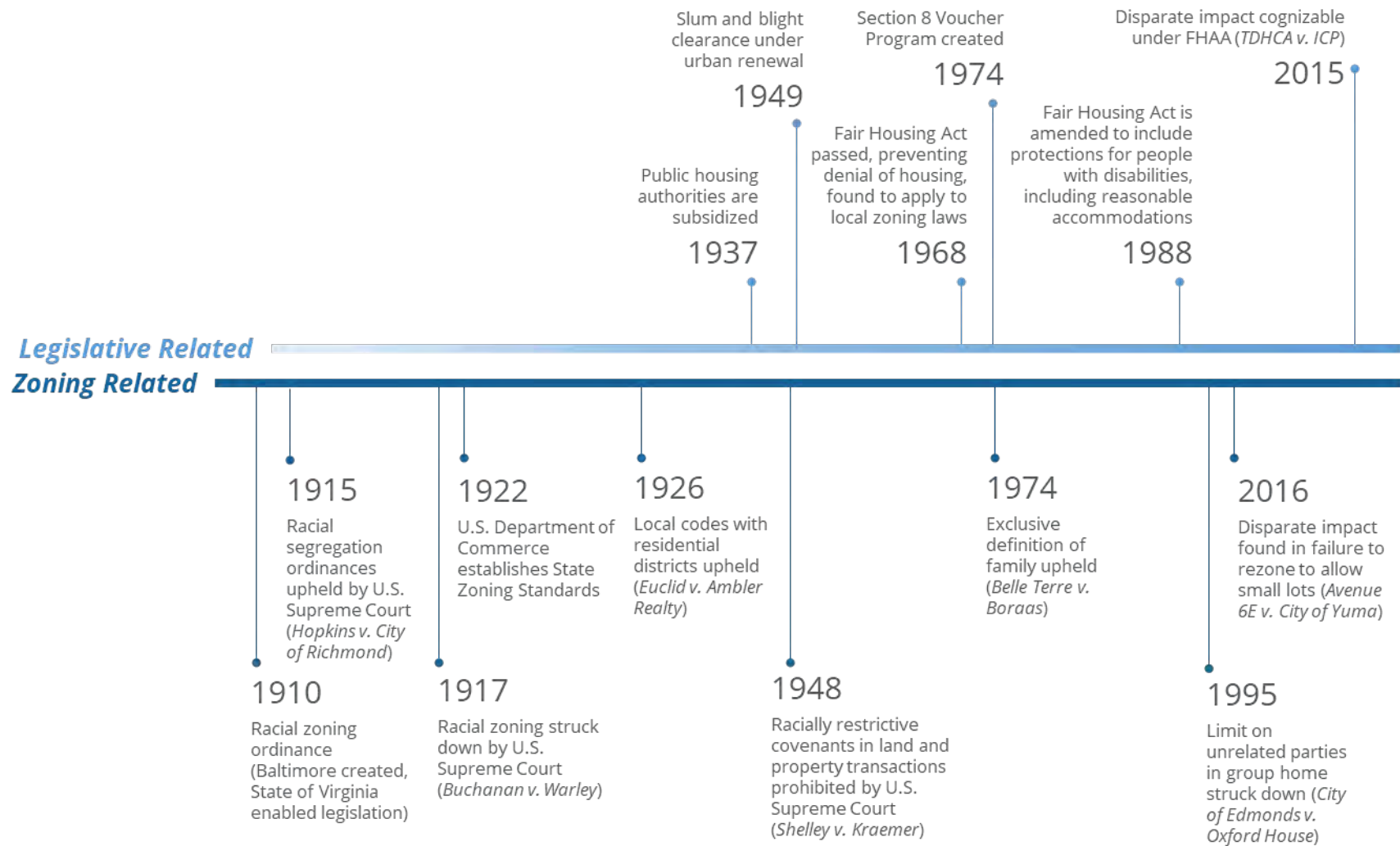
Figure B1-1, [Major Public and Legal Actions that Influence Fair Access to Housing](#), shows a timeline for major public and legal actions related to fair housing access.

Report Content and Organization

This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH.

- **Section I. Fair Housing Enforcement and Outreach Capacity** reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education;
- **Section II. Integration and Segregation** identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation;
- **Section III. Access to Opportunity** examines differences in access to education, transportation, economic development, and healthy environments; and
- **Section IV. Disparate Housing Needs** identifies which groups have disproportionate housing needs including displacement risk.
- **Appendices:**
 - Map and Data packet, including Fair Housing Organizations in Santa Clara County—mission, services, and contact information; and
 - State Fair Housing Laws and Regulations—summary of key state laws and regulations related to mitigating housing discrimination and expanding housing choice.

Figure B1-1 Major Public and Legal Actions that Influence Fair Access to Housing



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Primary Findings, Contributing Factors, and Fair Housing Actions

This section summarizes the primary findings from the Fair Housing Assessment for Cupertino including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the City's fair housing action plan.

- Cupertino's population has a higher Asian population compared to the county (68 percent of residents identify as Asian). The City's residents have grown less racially diverse since 2000 with the Asian population increasing by 22 percentage points;
- Population growth in Cupertino began leveling off in 2014, with the county and regional growth index rates increasing, albeit slowly, while Cupertino's growth has stagnated;
- Most households in Cupertino earn more than 100 percent of the regional Area Median Income (AMI), and this is true across most racial and ethnic groups. Hispanic and non-Hispanic White households have the most income diversity;
- Poverty rates highlight the disparity in income and opportunities by race, with the Hispanic (16.7 percent) and Black/African American (16.9 percent) populations experiencing disproportionately higher poverty rates. No other group is above 7 percent;
- Since 2010, Cupertino has only added 502 housing units out of 22,267 total units (about 2 percent of total stock). A little more than 300 residential permits were issued between 2015 and 2019. Jobs have grown significantly since 2004, with nearly all of the growth due to a boost in manufacturing and wholesale jobs, which increased by nearly 26,000 from 2002. At 2 jobs per household, housing these new workers would have required construction of more than 12,000 housing units. Cupertino's jobs to household ratio is 2.60—far higher than Santa Clara County overall (1.71) or the Bay area (1.47);
- Access to Cupertino is limited by housing pricing and supply. Eighty-three percent of houses in the area are valued over \$1 million. Zillow reports the average market value at \$2.25 million, significantly above the county's and Bay area's market values. Fifty-seven percent of Cupertino's housing units are single family units. The next closest share is multifamily at 21 percent of units, followed by 12 percent attached units and 10 percent du/tri/fourplexes. While owners mostly occupy 3- to 4-bedroom homes (72 percent), 68 percent of renters occupy 1- or 2-bedroom units;
- Renters, who make up 40 percent of all households, are facing the same cost pressures as owners with 87 percent of units renting for more than \$2,000, and 52

percent renting for \$3,000 and more. Just 14 percent of the City's rental units rent for \$2,000 and less. The county has almost three times the proportion of rentals priced under \$2,000 than the City;

- There are disparities in housing cost burden in Cupertino by race and ethnicity—and minimally by tenure (renters/owners). Hispanic households experience by far the highest rates of cost burden in the City (45 percent). Asian (28 percent), non-Hispanic White (27 percent), and Black/African American (11 percent) households are least likely to be cost burdened.;
- Barriers to housing choice are largely related to the City's very high costs of housing and lack of affordable production. Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households (215 units or 70 percent of all units), followed by moderate income households (74 or 24 percent). No permits were issued for low-income units and just 19 were issued for very low-income units;
- Cupertino has a lower proportion of residents with disabilities than the county. Unemployment among residents with disabilities relatively high, with 16 percent of Cupertino residents with a disability unemployed, compared to 3 percent without a disability;
- Mortgage denial rates are modest (14 percent to 17 percent of loans denied) and vary little across races and ethnicities except for Black/African American applicants; and
- According to educational opportunity indices, every census tract in Cupertino scores higher than 0.75—indicating the highest positive educational outcomes. The City is home to very high performing schools.

Fair Housing Issue

Larkspur's low production of affordable housing limits housing choices of all low-income households and has a disproportionate impact on Black or African American and mixed-race households who face very high levels of cost burden.

Contributing factors:

- Since 2010, Larkspur has added 108 housing units;
- Of the 116 residential permits issued in Larkspur since 2015, only 15 percent were meant for very low- and low-income households; and
- Nearly 60 percent of Black/African American households in Larkspur are cost burdened compared to 45 percent of non-Hispanic White households, 40 percent of Asian households, and 40 percent of Hispanic households.

Fair Housing Issue

Cupertino's low production of housing limits the choices of low- and moderate-income households.

Contributing factors:

- Cupertino has failed to permit enough housing to accommodate job growth and respond to supply shortages;
- The housing that has been built in the City recently has largely been priced for above moderate-income households and moderate-income households. No permits were issued for low-income units; and
- Many current residents actively fight new development, which delays production and raises housing costs.

Fair Housing Issue

Lower income households in the county and region are disproportionately likely to be Black or African American and Hispanic residents. As a result, Black or African American and Hispanic residents with lower incomes are excluded from living in Cupertino.

Contributing factors:

- Black or African American and Hispanic residents typically work lower wage jobs, stemming from historical employment discrimination and lack of access to quality educational environments. These jobs often do not support the City's housing costs.

Fair Housing Issue

Cupertino has been slow to implement housing policies to address needs and conform with new state laws.

Contributing factors:

- Lack of or conflicting commitment among City leadership;
- Prioritization of economic development over housing choice; and
- Many current residents actively fight new development, which delays production and raises housing costs.

B1.2 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment and Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.⁸

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.⁹ Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Santa Clara County has a number of local resource and enforcement organizations:

- Project Sentinel: Assists with housing discrimination, mortgage foreclosures, rental issues, and more;
- Housing and Economic Rights Advocates (HERA): Legal and advocacy organization for vulnerable Californians facing discrimination and economic abuses related to households;
- Bay area Legal Aid: Broad advocacy focused on helping low-income Bay area residents lead stable lives, including housing stability; and
- Law Foundation of Silicon Valley: Legal advocacy for social change with a focus on finding stable homes for low-income residents.

From 2013 to 2021, 391 fair housing complaints in Santa Clara County were filed with the U.S. Department of Housing and Urban Development (HUD) or Fair Housing Advocates of Northern California (FHANC). Most of the county’s valid complaints cited disability status as the bias. Of

⁸ <https://www.dfeh.ca.gov/aboutdfeh/>

⁹ <https://www.dfeh.ca.gov/complaintprocess/>

these complaints, 69 percent were considered valid and proceeded to actionable responses. Accounting for population differences, Palo Alto had the highest total inquiries per 1000 people (0.37) while Cupertino had no complaints at all.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally of disability (55 percent) were represented in Marin County at a much higher rate (77 percent). Familial status represented 8 percent of complaints nationally, similar to the 7 percent of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.¹⁰

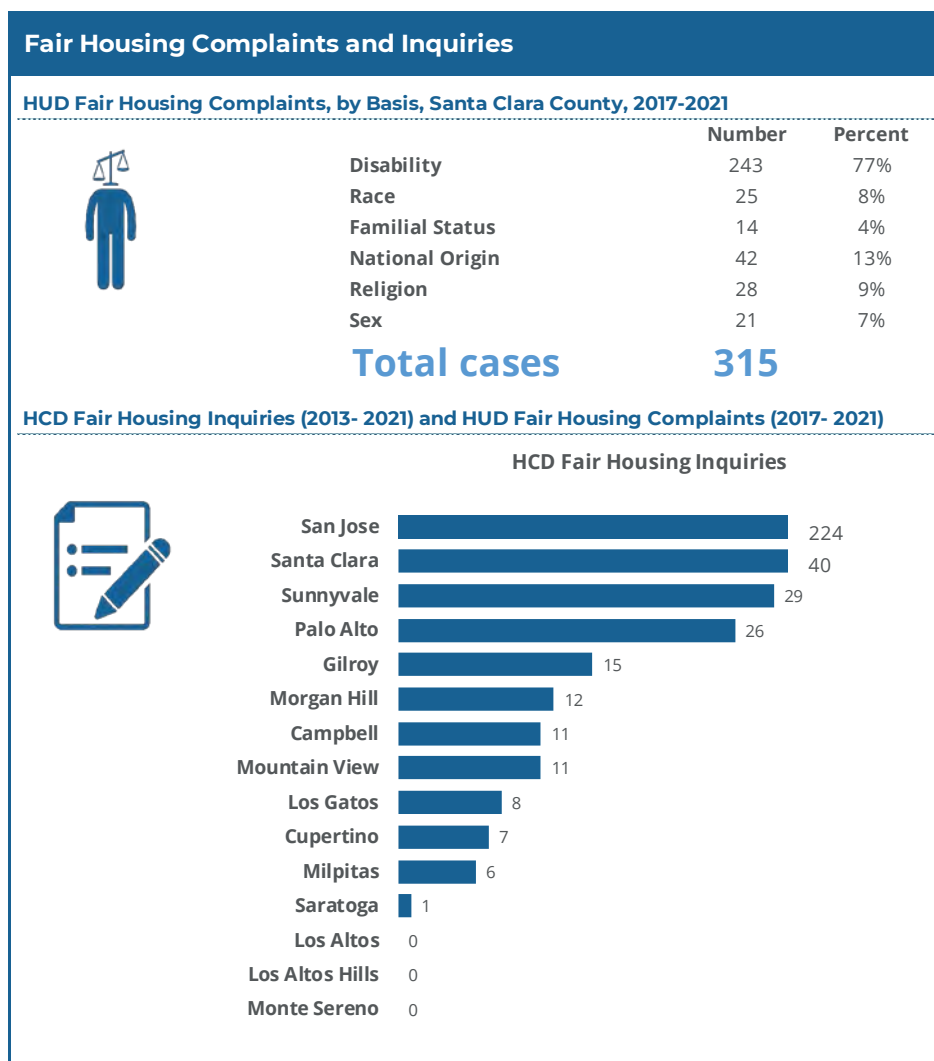
Figure B1-2 Fair Housing Complaints and Inquiries, illustrates fair housing complaints and inquiries.

Outreach and Capacity

Cupertino’s City website contains many resources for learning more about or acquiring affordable purchase and rental units. For example:

- Rebuilding Together Silicon Valley helps locals update their homes;
- Housing Trust Silicon Valley programs;
 - Homebuyer Empowerment Loan Program (HELP) assists middle-income first-time homebuyers with down payment assistance.
 - Empower Homebuyers Santa Clara County assists low to moderate income people with down payment assistance.
 - Small Homes, Big Impact Accessory Dwelling Unit (ADU) Program helping residents add ADUs to their property.
 - Finally, HOME Program provides grants for families moving to permanent sustainable housing.

¹⁰ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

Figure B1-2 Fair Housing Complaints and Inquiries

- Santa Clara Mortgage Credit Certificate Program provides tax credits for federal income taxes to first time homebuyers;
- Habitat for Humanity Silicon Valley works with those earning between 30 percent-80 percent of area median income to attain homeownership;
- City of Cupertino Housing Program for De Anza Students supports college housing assistance; and
- The website also lists resources available for renters through Project Sentinel and the Housing Authority of the County of Santa Clara; however, there is no specific mention of fair housing.

Compliance with State Law

The following state laws were reviewed for Cupertino's compliance:

- Housing Accountability Act (Gov. Code. Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations—Cupertino City Council initially opposed this Act;
- Senate Bill 35 (SB 35) which requires streamlined residential development approval in municipalities not meeting their RHNA allocation—Cupertino enacted this authority in the Vallco Fashion Mall redevelopment to approve the development via ministerial approval;
- Below Market Rate (BMR) program—Cupertino's current Residential Housing Mitigation Program sets BMR requirements which currently require a 20 percent affordable contribution for both rental and for sale housing. The AMI thresholds range from 50 percent to 80 percent AMI for rental units to 100 percent to 120 percent AMI for ownership units. Fee-in-lieu mitigation payments are modest and range from \$19.28/sq ft for detached single family homes to \$21.21/sq ft for small lot homes, \$25.71/sq ft for attached homes, and \$32.14/sq ft for larger multifamily developments;
- State Density Bonus Law, amended by Assembly Bill 2345;
- Housing Conversions—Cupertino regulates conversion of apartments and other forms of rental units to condominiums by requiring that comparable replacement housing exists within the housing market area to accommodate displaced residents;
- Accessory Dwelling Units (ADUs)—requires that ADUs are permitted on lots within any residential or mixed-use zoning district; does not allow short term rental use of ADUs; has streamlined development standards and use restrictions; and allows ministerial review for conforming units;
- No Net Loss Law (Gov. Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations;
- Least Cost Zoning Law (Gov. Code. Section 65913.1);
- Excessive Subdivision Standards Law (Gov. Code. Section 65913.2);
- Limits on Growth Controls Law (Gov. Code. Section 65589.5); and
- Employee Housing Act (25 CCR 600).

B1.3 Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.
Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and Ethnicity

Cupertino differs from the county and Bay area overall for its majority proportion of residents identifying as Asian (68 percent in Cupertino compared to 37 percent in Santa Clara County). On the flip side, the City has a disproportionately low Hispanic population (3 percent in Cupertino and 25 percent in the county). Cupertino’s proportion of Black/African American and Other and mixed-race residents is similar to the county, in that it is less than 4 percent for both groups.

The City’s Asian population has grown by 22 percentage points since 2000, resulting in a smaller share of non-Hispanic White residents (49 percent in 2000 vs. 25 percent in 2020).

Younger residents are less racially diverse than other age groups, with 75 percent of the population under 18 years identifying as Asian compared to 41 percent of those aged 65 or older. There is a slight increase in the number of residents identifying as Other or Multiple Races in the younger age group, but the main shift is the declining share of White (both Hispanic and non-Hispanic) residents. Fifty-seven percent of residents 65 and over identify as White but only 16 percent of residents under 18 were White.

Poverty rates are below the county rate —except for residents identifying as Hispanic or Black. The highest poverty rate by race and ethnicity in Cupertino is for Black/African American residents at 16.9 percent and Hispanic residents at 16.7 percent. This compares to a poverty rate of 6.3 percent for Asian residents and 4.5 percent for non-Hispanic, White residents.

Dissimilarity and Isolation Indices

ABAG created a 2021 report on segregation in Cupertino, measuring racial and income segregation within the community. This report analyzes two common indices that measure segregation: the isolation index and the dissimilarity index.

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall.

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation.

Overall, Cupertino has moderate diversity, and is more diverse than the nearby cities of Saratoga, Monte Sereno, and Los Gatos. The most segregated population is Asian residents, and this segregation has increased since 2000. Asian residents live in neighborhoods where they are less likely to come into contact with other racial groups. This is also true of above moderate-income residents, who also live in neighborhoods where they are less likely to encounter residents of other income groups.

As measured by the DI, segregation in Cupertino is similar to the Bay area overall. Geospatially, in Cupertino, all but one census tracts have a predominant Asian population. Each tract also has a high segregation of the Asian population.

ABAG's assessed measures of segregation above highlighted Asian residents as the most segregated compared to other groups, and Asian residents are becoming more isolated over time. Overall, since 2010, Cupertino's racial segregation scores have remained steady or declined, as has income segregation between moderate income residents and other groups.

Disability Status

The share of the population living with at least one disability is 6 percent in Cupertino compared to 8 percent in Santa Clara County. Cupertino has two census tracts where the population of persons with disabilities is between 10 percent and 20 percent with the remainder less than 10 percent.

Familial Status

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for one- and two-bedroom units.

Cupertino's households are mostly made up of 3- and 4-person households (49 percent) and 2-person households (26 percent). Married couple households make up a majority of Cupertino households (69 percent) while less than half of all households have at least 1 child under the age of 18 (47 percent).

Compared to the county, Cupertino has slightly fewer 1-person households (18 percent compared to 20 percent in the county) and 5-person households (7 percent v. 12 percent). The City has about as many adults living alone (18 percent) as in the county (20 percent) and no concentrations of adults living alone.

Cupertino's married couples overwhelmingly own housing; married couples make up 75 percent of the homeowners in Cupertino (Figure II-19). Homeowners, unsurprisingly, reside in 3- and 4-bedroom homes more than any other housing type (Figure II-20).

Almost as many renters and owners live alone in Cupertino (1,881 and 2,000 respectively). Forty-two percent of renters in Cupertino occupy 2-bedroom housing units.

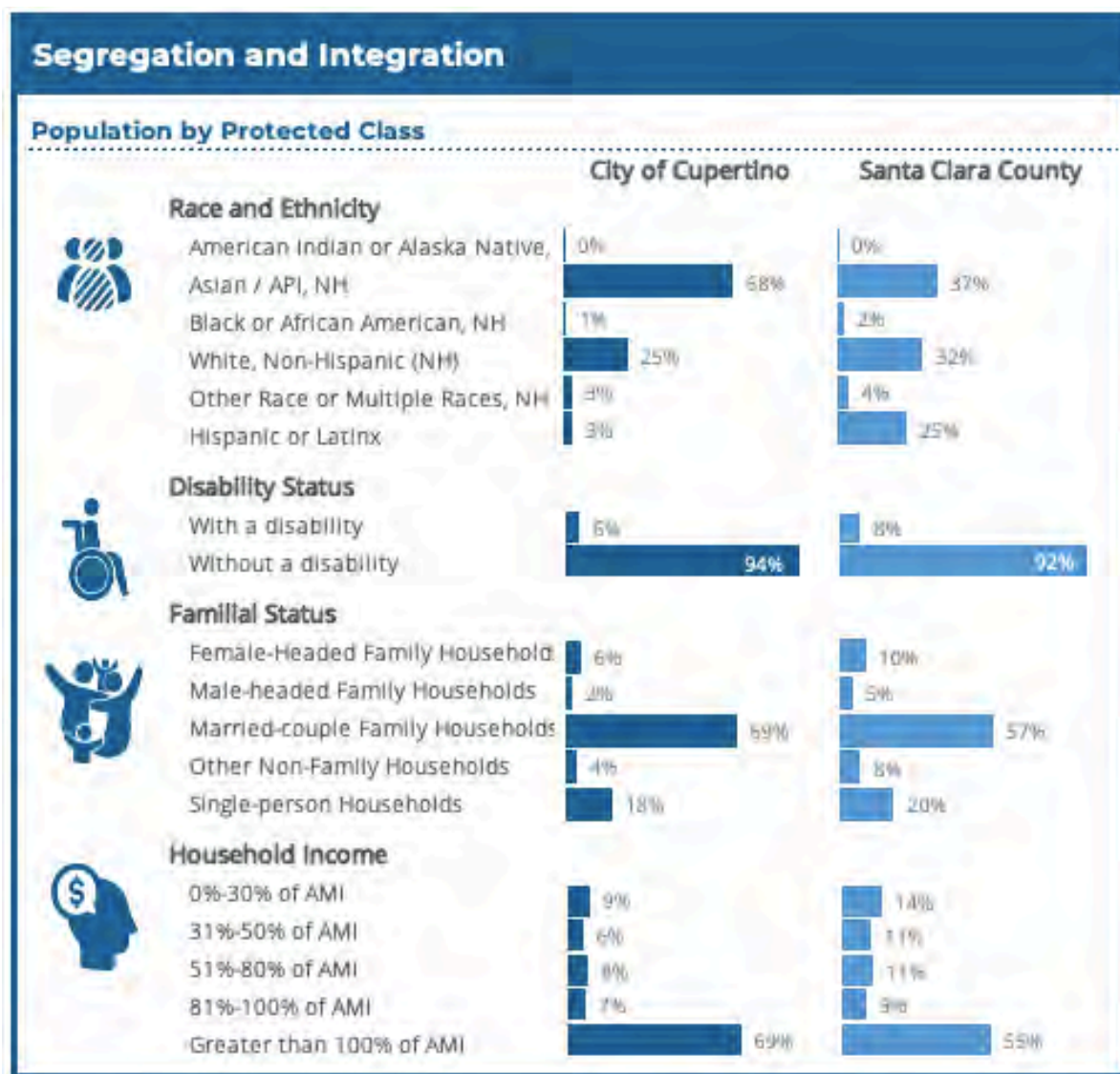
Cupertino's age distribution has shifted older, all categories of age above 45 have increased, since 2000.

Household Income

Cupertino's households are higher-income than the county and Bay area overall: 69 percent of the City's households earn more than 100 percent of the AMI, compared to 55 percent for the county and 52 percent for the Bay area (refer to [Figure B1-3, Segregation and Integration](#)).

Cupertino has fewer households in every other AMI category. All but a few census tracts were made up of households earning greater than \$125,000. At least four census block groups have low to moderate income populations above 25 percent.

Figure B1-3 Segregation and Integration



Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹¹

¹¹ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Citiescape: A Journal of Policy Development and Research*, 21(1), 99–124

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:
A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 21.6 percent.

According to HCD, there were 11 census tracts in the county that qualify as R/ECAPs (19.4 percent poverty rate). All were located in San Jose. None of the R/ECAPs were located in Cupertino.

RCAAs

At the time this report was written, HCD and HUD had not established standard definitions for Racially or Ethnically Concentrated Areas of Affluence (RCAAs). However, these are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Comparing Cupertino to the surrounding county and region, it is safe to speculate that the City has many neighborhoods that would be considered RCAAs. [check on ABAG data]

B1.4 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Education

TCAC’s education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC’s educational opportunity map, every census tract in Cupertino scores higher than 0.75—indicating the highest positive educational outcomes. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Cupertino is served by Cupertino Union School District for K-8 (25 different schools), which is the largest elementary school district in Northern California. Children living in a northeast section of the City are served by the Santa Clara Unified School District.

The Cupertino Union School District had a 2019 enrollment of 17,363 students. Student demographics included 73.1 percent Asian, 5.1 percent Hispanic, and 14.5 percent White. The district educated 4 homeless students, 1,050 socioeconomically disadvantaged students, and 1,192 students with disabilities. Graduation rates were not available through the California Department of Education dashboard for 2019, 2020, or 2021.

Fremont Union (the high school district to which teenagers in the northeast attend) had 11,022 students enrolled in 2019 with 60 percent Asian, 14 percent Hispanic, and 17 percent White populations. The district educated 15 homeless students, 1,634 socioeconomically disadvantaged

students, and 1,053 students with disabilities. Unfortunately, students with a disability and homeless students each graduated at much lower rates, with homeless students graduating at a 28 percentage points lower rate than the state. The overall graduation rate was almost ten percentage points higher than the state average (95.5 percent).

All schools in Cupertino are highly rated according to the California School Dashboard, with little variance in proficiency and among schools. Cupertino High has a slightly better record in English Language Learner progress and ranks higher in above-standard mathematics proficiency, although Homestead High (in Fremont Union) performs well on these measures.

Employment

Cupertino's job market is heavily impacted by Apple, whose headquarters are in the City. The City's job proximity index shows the City to have better employment opportunities than any immediately surrounding areas. Six block groups score above an 80 indicating very close proximity to jobs, due in large part to their proximity to Apple campuses.

In 2014, the jobs to household ratio for Cupertino began to diverge significantly from the county and Bay area. Cupertino's job to household ratio exceeds 2.5, indicating the City has strong job opportunities for residents within Cupertino and from surrounding communities. The high ratio is also an indicator of the lack of workforce housing opportunities within the City and the need for Apple and other employers to draw heavily on workers living in other cities.

The job opportunities, especially with the proximity of Apple, likely contributes to the fact that every block group in Cupertino has a median household income of \$125,000 or more. The City has only four small sections with higher than the minimum poverty concentration of low-income households and minor areas of concentrated poverty in parts of the City shared with Sunnyvale.

Starting in 2005, Manufacturing & Wholesale jobs began growing swiftly. Since then, jobs in this industry have increased by more than 25,000 jobs. The population of Cupertino, comparatively, increased by 11,000, and residential development grew by fewer than 2,000 units. Given the City's slow pace of development relative to job growth, Cupertino employers have had to draw on workforce outside of the City to support their operations and growth.

Unemployment in Cupertino spiked in 2020 but less than the county and region overall. This is an expected, pandemic-related trend; however, the unemployment rate has not yet reached pre-pandemic levels.

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. All but two census tracts in Cupertino have high economic opportunity (> 0.75). The remaining two are still moderate opportunity areas, scores between 0.50 and 0.75.

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Most census tracts in Cupertino score low on positive environmental outcomes, with no census tracts in the City scoring over 0.5 out of 1 (Figures III-9 and III-10). Conversely, the City scores better on California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC) (Figure III-11). It is not clear which is more reflective of the area's environmental health. The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.

Disparities in Access to Opportunity

Because Cupertino offers high opportunity neighborhoods throughout, all residents live in highly resourced areas, regardless of race or ethnicity. Los Gatos and other surrounding areas are also entirely high opportunity cities.

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Cupertino scores well on the SVI; no neighborhoods are ill equipped to respond to disasters.

Cupertino does not have any disadvantaged communities as defined under SB 535 as “the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”¹²

Disparities Specific to the Population Living with a Disability

Seven percent of the population in Cupertino is living with at least one disability, compared to 8 percent in the county. The most common disabilities in the City are ambulatory (3.9 percent), self-care (3.6 percent), and independent living difficulty (3.0 percent). For the population 65 and over, the share of the population with ambulatory difficulties increases to 11.4 percent while hearing difficulty becomes a top three issue at 9.4 percent. There were no unemployed persons with a disability in Cupertino. [Figure B1-4, Access to Opportunity](#), summarizes access to housing opportunities.

¹² <https://oehha.ca.gov/calenviroscreen/sb535>

Disability

“Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

B1.5 Disproportionate Housing Needs

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing Needs

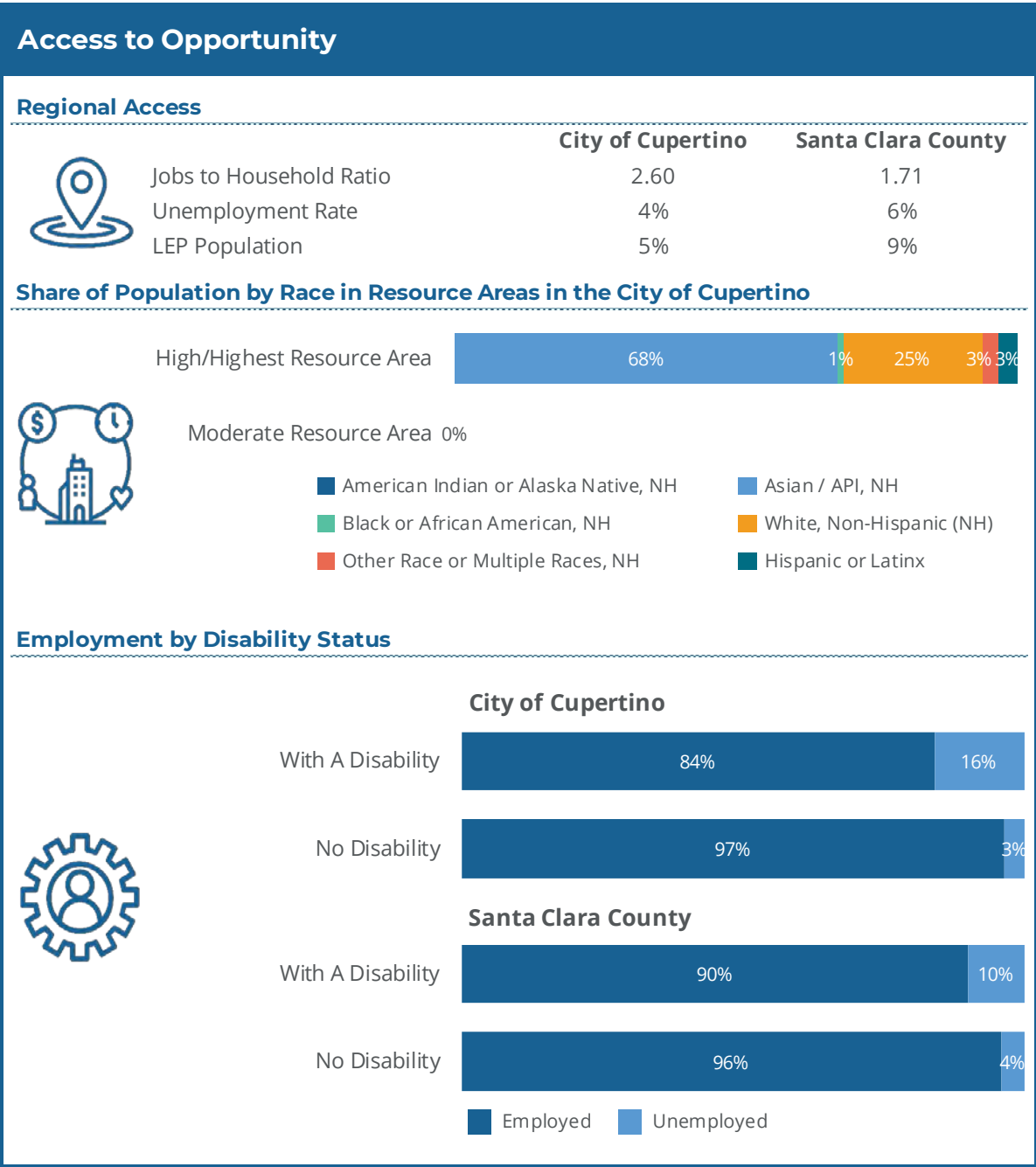
Population growth in Cupertino accelerated in 1994, outpacing the county trends; however, the rate of growth has leveled off since 2018.

As discussed earlier, residential development in Cupertino has lagged job growth significantly. Almost three quarters of the City’s homes were built between 1960 and 1999. After this period, housing production slowed dramatically, with only 502 houses built since 2010.

Since 2015, the housing that has received permits to accommodate growth has largely been for higher income builds, with 215 units permitted for above moderate-income households and only 19 for low or very low income households.

Fifty-seven percent of Cupertino’s housing units are single family units. The next closest share is multifamily at 21 percent of units, followed by 12 percent attached units and 10 percent du/tri/fourplexes. While owners mostly occupy 3- and 4-bedroom homes (72 percent), 68 percent of renters occupy 1- or 2-bedroom units.

Figure B1-4 Access to Opportunity



Ownership in Cupertino comes at a steep price. 83 percent of owner-occupied homes in the City are valued over \$1 million with 37 percent valued above \$2 million. This compares to 48 percent for the county and 35 percent for the Bay area overall of homes over \$1 million. According to the Zillow Home Value Index, Cupertino's home values followed county and area pricing trends until 2011 and are now roughly double the prices in the county and the Bay area overall.

Rentals are very expensive in Cupertino, with 52 percent of units renting for \$3,000 per month and 87 percent renting above \$2,000 per month. Both categories are considerably higher than in the county (56 percent above \$2,000) and Bay area overall (42 percent above \$2,000). Only 4 percent of all renters pay less than \$1,000 per month in Cupertino. While the rates in Cupertino are higher than the county, the trends are similar.

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), Cupertino does not have any public housing buildings. Additionally, none of the census tracts in the City show data for Housing Choice Voucher usage. However, HUD and California Housing Finance Authority (CalHFA) have funded a total of 127 units of subsidized housing in Cupertino.

Cost Burden and Severe Cost Burden

Despite Cupertino's high housing costs, cost burden—which occurs when households spend more than 30 percent of their gross income on housing costs—is slightly better than the county and Bay area. This outcome is due to the lack of low-income households living in the City, as lower income households are much more likely to face cost burden. Cost burden is much higher for the City's lowest income households, 75 percent of whom pay more than 50 percent of their gross household incomes in housing costs.

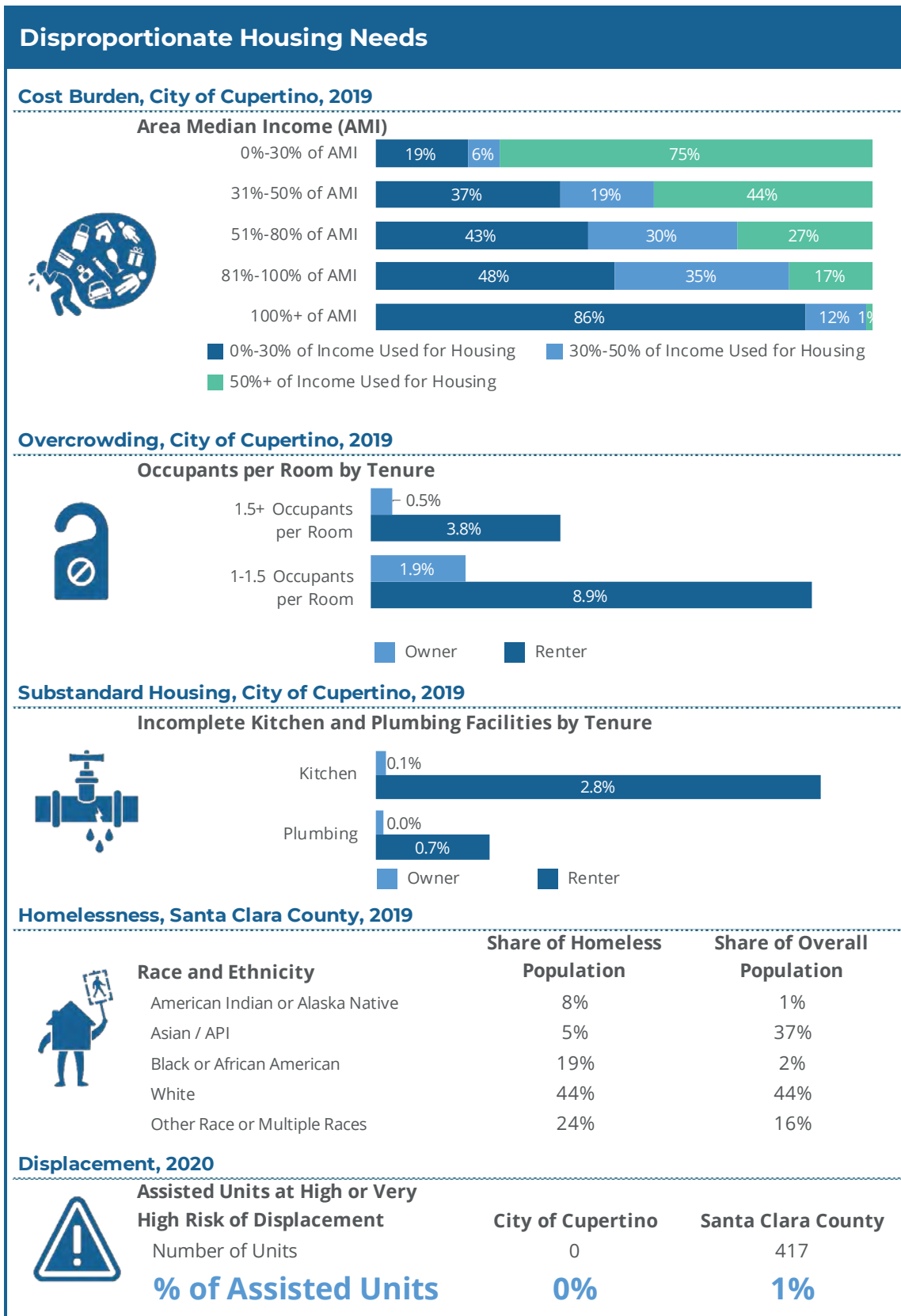
Cost burden does vary by tenure (rentership or ownership) in Cupertino with renters more by renters (37 percent burdened) more likely to experience burden than owners (24 percent).

There are also disparities in housing cost burden in Cupertino by race and ethnicity. Hispanic households experience by far the highest rates of cost burden in the City (45 percent). Asian (28 percent), non-Hispanic White (27 percent), and Black/African American (11 percent) households are least likely to be cost burdened, with Black/African American residents reporting zero cost burden.

There are moderate concentrations of cost burdened renters in the City's eastern census tracts, though the majority fell in the 20 percent-40 percent range. Cost burdened homeowners were clustered on the southern border of the City's census tracts.

Figure B1-5 summarizes disproportionate Housing Needs in Cupertino.

Figure B1-5 Disproportionate Housing Needs



Overcrowding

The vast majority of households (94 percent) in Cupertino do not live in overcrowded conditions, indicated by more than one occupant per bedroom. Renter households are more likely to be overcrowded, with 12.7 percent of renter households overcrowded, compared to 2.4 percent of owner households.

Black/African American households are significantly more likely to be living in overcrowded conditions (17.9 percent) than the rest of the City's residents. Four census tracts had over 8.3 percent overcrowding, with one full tract experiencing over 12 percent.

Substandard Housing

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in census surveys. Only 0.1 percent of owner households in Cupertino report living in substandard housing and only for lacking complete kitchens. About 2.8 percent of renter households lack complete kitchens and 0.7 percent lack complete plumbing.

Homelessness

In 2019, 9,706 people were experiencing homelessness in the county during the One-Day Count (Point-In-Time), with only 18 percent of people in emergency or transitional shelter while the remaining 82 percent were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children.

People who identify as American Indian or Alaskan Native (8 percent of the homeless population compared to less than 1 percent of the total population), Black (19 percent, 2 percent), White (44 percent, 32 percent), and Hispanic (43 percent, 25 percent) are overrepresented in the homeless population compared to their share of the general population. People struggling with chronic substance abuse (35 percent), severe mental illness (42 percent), and post-traumatic stress disorder (33 percent) represented a substantial share of the homeless population in 2019. Losing a job or being evicted was reported to be the causal events that led to homelessness in 44 percent of incidents of homelessness.¹³

Displacement

The severe shortage of housing in Cupertino creates a market where households do not move regularly. Similar to the county, around 86 percent of Cupertino households have not moved

¹³ According to Santa Clara County's Homeless Census & Survey (2019); [2019 SCC Homeless Census and Survey Exec Summary.pdf \(sccgov.org\)](#).

recently. Owners move very infrequently: 96 percent of homeowners moved into their current residence on or before 1989. In contrast, 81 percent of renters moved to their current residence since 2017.

Another indicator of displacement is the potential of assisted units converted to market rate properties. Cupertino reports 153 units at a low risk of conversion, with no other units at risk. According to the Sensitive Communities map of vulnerable communities, five of the City's census tracts are vulnerable to displacement, which is similar to surrounding areas.

Displacement Sensitive Communities

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
- Share of very low-income residents is above 20 percent, 2017

AND

- The tract meets two of the following criteria:
 - Share of renters is above 40 percent, 2017
 - Share of people of color is above 50 percent, 2017
 - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - ♦ Percent change in rent above county median for rent increases, 2012-2017

OR

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017”

Source: <https://www.sensitivecommunities.org/>.

Access to Mortgage Loans

In many communities, disparities by race and ethnicity are prevalent for home mortgage applications, particularly in denial rates. This is true in Cupertino, but primarily only for

Black/African American applicants. Mortgage denial rates are consistent by race —ranging from 18 percent to 20 percent--with the exception of Black/African American applicants (33 percent). It should be noted that only six applicants from Black/African American applicants were received out of 2,214 total applications in 2018 and 2019. [Figure B1-5, Disproportionate Housing Needs](#), summarizes information on disproportionate housing needs.

Cupertino Housing Policy Matrix

Intentions Heard from Community (Input/quotation (date of contribution))	Concept	Suggested Policy
"Housing [in its] current state is unsustainable and will lead to dire consequences in future for Cupertino." (Cupertino Housing Survey)	Housing Sustainability	Maintain Existing Housing Stock
"Participants were proud to live in a city that is hosting community meetings like this, where people with lived experiences share their stories and community members speak with one another." (5-23-22) "What we're doing right now. I want us to do more of this, I want us to be able to actually have the conversations, so that you can speak with people who have differences from you, so you can start to understand that maybe the differences aren't exactly what you thought that they were, and also that we can be interconnected." (5-23-22)	Publicize Housing Needs	Publicize Housing Needs and Community Resources Create opportunities for education on equity - both community building and awareness raising Create more spaces for dialogue and shared experiences
"Finding someone to accept my HUD-VASH voucher, because when you say 'voucher,' people immediately think Section 8, and even though it's along the same lines, it's a little different. The only people who can get this voucher is veterans... you forget that I volunteered six years of my life to protect you." (5-23-22).	State Housing Programs/HUD Housing vouchers	Remove Barriers to the Production of Housing
"The older adult faces numerous housing challenges, and each adult has their own unique scenario... We all want to feel safe, have economic security, and we want to feel comfortable within our means. But the difficulty is that	Address the History of Racial Segregation and Housing Inequalities	Provide New Affordable Housing and Equal Access to Housing/Remove Barriers to the Production of Housing

they may have a social security benefit that has been predetermined that they cannot afford, even if [older adults] had an additional part-time job...I did have an accident and now I applied for the disability benefits but because I took on a part-time job at Target 3 days a week to meet my payments, insurance, car payment, my Verizon, they said “well, you’re now not eligible for social security, you’re not yet sixty-seven.”” (7-20-22)		Provide opportunities for Education about the history of Racial Segregation and Housing Inequalities • presentations • seminars • community dialogue Provide resources for navigating Restrictive Covenants • What are they? • How do you know if you have them • How do you remove them?
“We deserve to live in the communities that we work in, we deserve to be able to live in the places we grew up in. This is my home. I lived here for over 50 years - why should I have to leave my home because it’s too expensive to live in now? That’s just not right.” (5-23-22) “I think it’s really important for people to understand that not everybody is really wealthy, but we still live in this city, and we need places to live, and it’s important for people to understand that there’s all different kinds of people that you may not think are actually living in this city, but we are here.” (5-23-22) “Yes, I have many problems with paying rent, and I would like the rent to be lowered because of all of the other more expensive bills [like] food. As such, I am very grateful for all of you” (Cupertino Housing Survey). “The housing and rents are too high. To pay the rent, you have to sacrifice many other things. We are grateful for the food that you all [WVCS] give. It’s of great help. Thanks very much for the help that you give and for the volunteers. May God bless you all.” (Cupertino Housing Survey)	Housing Affordability	Provide New Affordable Housing and Equal Access to Housing

"I've been very quiet about local civics in the last two years, and this is definitely activating me again - I want to build an equitable and accessible community." (5-23-22) "I was surprised at how many folks are here and fired up about accessible housing in a city like Cupertino. I had honestly felt like Cupertino is a lost cause in ever becoming an accessible city, and it's good to see there's a spirit to change things." (5-23-22)	Housing Accessibility	Provide New Affordable Housing and Equal Access to Housing
"A community member was very upset that we expect companies to provide housing when it should in fact be the responsibility of the community, with potential partnership with companies." (5-23-22)	Partnerships with Local Organizations	Develop Diverse Housing Resources Along with Diverse Housing Resources, support (workshops, meetings, readings etc.) how to exist in diverse communities.
"You are far too shortsighted. Water, water, water ... is the most important problem, and you're completely ignoring it. NO additional water users should be added to the city/county unless they're accompanied by a new desalination plant and 40 years funding for it. Ditto for energy." (Cupertino Housing Survey)	Water and Energy Conservation	Energy and Water Conservation
"Find a way to encourage redevelopment of aged inefficient housing stock with modern higher density housing. People are paying millions to live in houses that were poorly built in the 70's, they should be torn down and replaced." (Cupertino Housing Survey)	Maintaining Existing Housing Stock	Maintaining Existing Housing Stock
"I walk with the rollator a good chunk of the time... I've literally had people back out of showing me an apartment because of that, several times... That was a pretty overt block of even being able to look at housing" (5-23-22)	Housing for Individuals with Special Needs	Services for Extremely Low-Income Households and Special Needs Neighborhoods Creating additional avenues for folks in need to express those needs and get the help they need.

“We’re talking about the whole process of housing - So maybe someone who is neurodivergent doesn’t necessarily need the physical accommodations, but maybe they need some help within the process of filling out the forms, of going through the process of getting into the place, having the decisions, interacting with the people around things that are going on within that process. So that’s why we are bringing neurodivergence into the conversation.” (5-23-22).		
“We need to put in affordable housing. They are needed in this community to work lower wage jobs, and they need housing. Two affordable units in a fair market complex is not enough, and developers can pay to not build them. We need to make sure that these low and extremely low income units get built.” (5-23-22) “A developer who attended said they would like to do more, but the city does not have the resources or the will. The developer doesn’t know how to help.” (5-23-22)	Housing Development Standards	Provide New Affordable Housing and Equal Access to Housing
“The supply of affordable housing is already low since there is not enough funding to subsidize it. Now, some college students wish to have access to affordable housing too, since they chose to attend De Anza college rather than their own local college. The students are extremely low income too since they attend classes and study many hours a day. What do you think about that?” (5-23-22) “We live in a one-bedroom apartment and we would obviously like for our son to enjoy the independence of having his own room where he can enjoy his own individuality and identity. For right now, we are sharing our	Create new housing stock to match increasing population growth and housing demand	Provide New Affordable Housing and Equal Access to Housing

apartment – though small, it is comfortable. Lately, we’ve been renting to people with drug addictions and this has been quite complicated.” (Cupertino Housing Survey)		
Support for students	in our conversations with students, we learned that the commute, housing and just surviving has been difficult for students	Partnership with colleges and learning institutes to address housing insecurities and overall proximity challenges for college students.

Notes:

*(5-23-2022): Refers to participant comments that were made during the Cupertino Housing meeting that occurred on 5-23-2022.

*(7-20-2022): Refers to participant comments that were made during the Cupertino Housing meeting that occurred on 7-20-2022.

Housing Element Report
Cupertino Community Meeting for Inclusive Housing
May 23rd, 2022, 6:30-8 pm, hybrid (Zoom and in person)
West Valley Community Services, City of Cupertino, and EMC Planning Group

Overview

On Monday, May 23rd, 2022, West Valley Community Services (WVCS) partnered with the City of Cupertino and EMC Planning Group to hold a Community Meeting for Inclusive Housing. WVCS is a nonprofit organization that has been providing safety net services to low-income and homeless individuals and families in the west valley region of Santa Clara County, including Cupertino, for more than 48 years. Because of WVCS' connection to the underserved, underrepresented, and most in-need communities of Cupertino, the organization hosted this meeting to amplify the perspectives of those facing barriers, bring community members together, and facilitate dialogue between individuals with different levels of privilege in Cupertino, as well as those who wish to live in the city but are unable to due to the high housing costs.

The Community Meeting for Inclusive Housing featured two breakout sessions during which community members joined one another for dialogue, a panel of four WVCS clients who shared their experiences with barriers and housing, and a brief presentation on the Housing Element and Affirmatively Furthering Fair Housing (AFFH). The panelists had lived experience in areas including homelessness, affordable housing, neurodivergence, disabilities, veteran status, and discrimination.

Agenda

The agenda for the evening was as follows:

6:30-6:35 pm - Welcome

6:35-6:50 pm - Presentation on the Housing Element and AFFH

6:50-7:00 pm - Breakout Rooms #1

7:00-7:25 pm - Moderated Panel

7:25-7:40 pm - Panelist Questions From Audience

7:40-7:58 pm - Breakout Rooms #2, Exit Survey

7:58-8:00 pm - How to Stay Involved, Thank You, Closing Remarks & Goodnight

Panelists

The meeting featured four panelists, all WVCS clients. They represented a variety of experiences, and openly shared both these experiences and the connections between them and housing. Each panelist was compensated \$200.00 for their time and vulnerability.

Mair Dundon - Neurodivergence, affordable housing

Joshua Pringle - Homelessness, affordable housing, Section 8 voucher

Kim Hing - Disabilities, Section 8 voucher

Yavante' Nazareth Rose - Veteran status, homelessness, Section 8 voucher, affordable housing

All - Discrimination, poverty

Event Outreach

Extensive and comprehensive outreach was done in preparation for this event, with the goal of attracting as many community members as possible to ensure the meeting was inclusive, effective, and diverse. Flyers¹ were displayed throughout the city, including in Cupertino City Hall, the Cupertino Library, the Cupertino Sports Center, Quinlan Community Center, and local coffee shops. An email in anticipation of the event was sent to 21 local commissions and community groups and 14 clubs and groups representing a variety of identities and interests from De Anza College, a community college in the City of Cupertino².

As the event approached, outreach was amplified through additional emails to the city's email list of over 1,600 individuals, those subscribed to the Housing Element newsletter, and the community groups referred to above. In total, 111 individuals registered for the event.

Attendees

Because the event was hybrid, it took place in two locations: On Zoom and in person at Cupertino Community Hall. On Zoom, 64 individuals attended the meeting. In person, there were about 20 attendees in total.

Event Content

Opening Poll

The event was facilitated by Josh Selo, the Executive Director of West Valley Community Services. Upon opening the meeting, Josh led a three-question poll for participants to answer. In person attendees answered the questions on paper. The three questions were³:

1. On a scale from 1 to 10, how strong of a sense do you think you have of other people's experiences related to housing?
2. Have you ever experienced housing-related challenges, such as housing insecurity, trouble paying rent, eviction, or homelessness?
3. How much do you know about Affirmatively Furthering Fair Housing (AFFH)?

The responses were as follows:

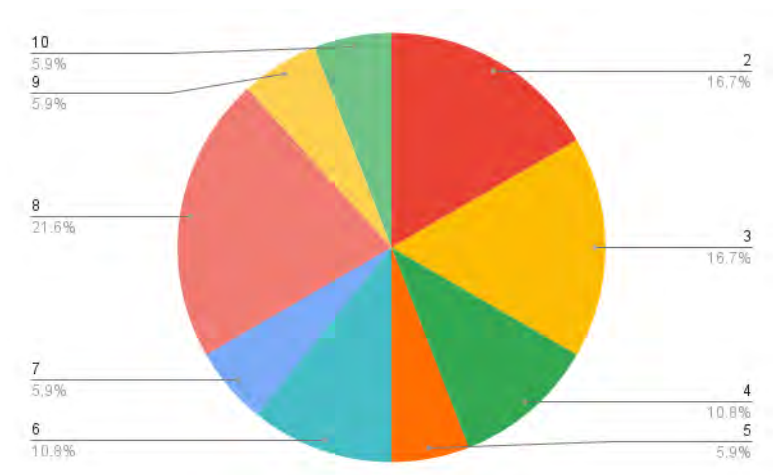
1. On a scale from 1 to 10, how strong of a sense do you think you have of other people's experiences related to housing?

¹ Appendix A: Event flyer

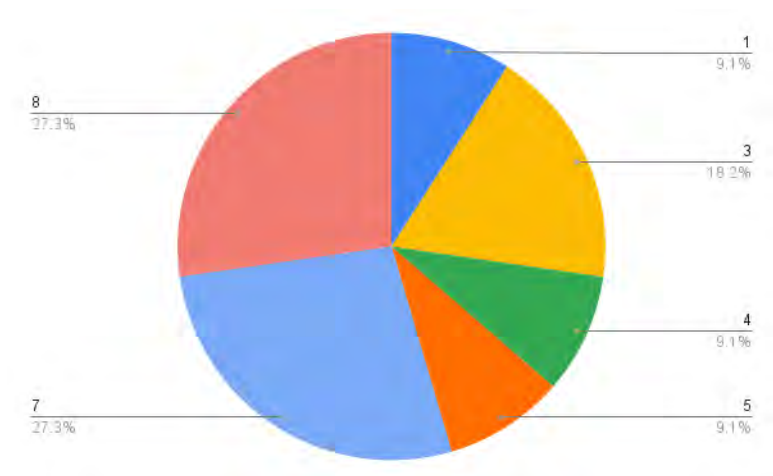
² Appendix B: List of groups outreached to

³ Appendix C: List of opening poll questions including multiple choice options

Zoom

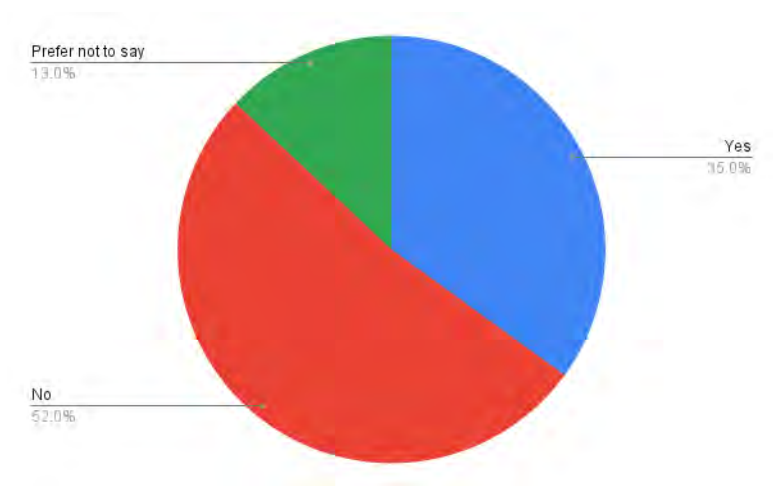


In Person

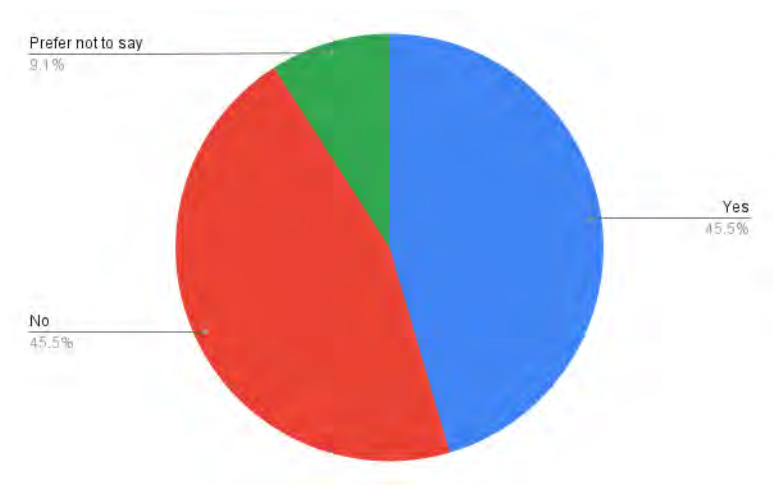


2. Have you ever experienced housing-related challenges, such as housing insecurity, trouble paying rent, eviction, or homelessness?

Zoom

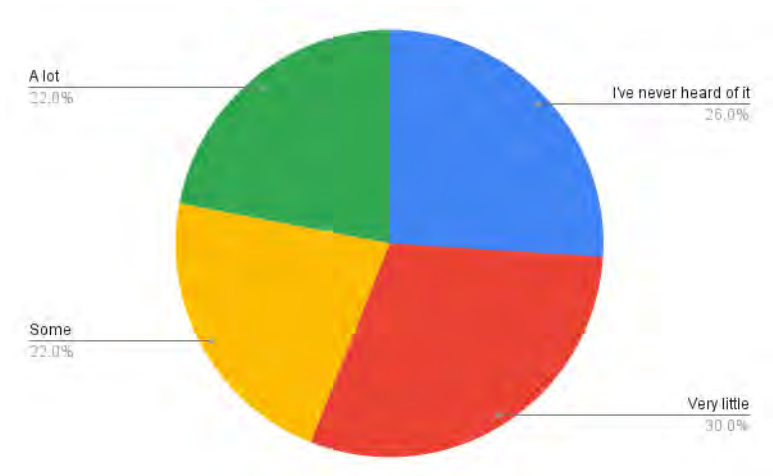


In Person

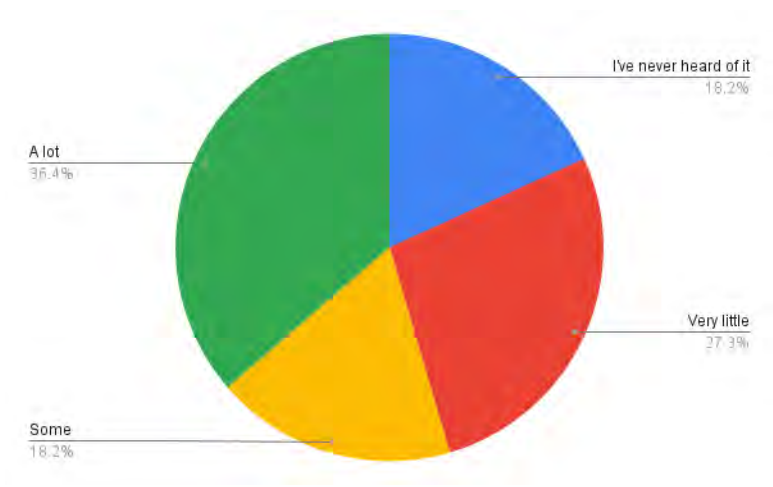


3. How much do you know about Affirmatively Furthering Fair Housing (AFFH)?

Zoom



In Person



Presentation

After the poll was complete, Ande Flower and lea robinson from the EMC Planning Group team gave a brief presentation on the Housing Element and AFFH⁴. The goal of this presentation was to ensure that everyone in attendance had the fundamental understanding necessary to fully participate in the meeting and to dive deeper into AFFH than in previous community meetings.

Breakout Session 1

Following the presentation, attendees entered breakout sessions. On Zoom, these took the form of breakout rooms, and in person, the form of breakout tables. Each breakout group had one moderator who took notes, facilitated the conversation, and ensured everyone had the equal chance to speak. Attendees were asked to answer three questions in their breakout groups:

1. Your name and what brings you here tonight?
2. What do you think inclusive housing looks like in Cupertino? Who are some people that need to be included?
3. What questions do you want to ask the panelists?

Panel

When attendees returned from the breakout session, the panel began. The panelists first responded to eleven questions that had been pre-written and sent to the panelists ahead of time:

1. **ALL:** Tell us a little about yourself, one or two things you would like the participants to know about you, and why you agreed to take part in tonight's panel.
2. **ALL:** What is one thing you want tonight's attendees to know about you going into this panel?
3. **ALL:** What are some stereotypes you think people have about poverty, affordable housing, and homelessness?
4. **Mair:** You describe yourself as "neurodivergent," which is a term not everyone is familiar with. Can you tell us what it means to be neurodivergent, and how this relates to the term "disabilities"?
5. **Kim:** Kim, is there anything you would add from your own experience?
6. **Joshua:** What challenges did you face transitioning from being unhoused to finding affordable housing?
7. **Mair and Kim:** Now Mair and Kim, I want to ask you both, as people living with disabilities, are there any unique challenges you have faced when it comes to housing?
8. **Yavante:** Can you talk about your experience as a veteran and how it relates to housing? What was it like working to get and using a HUD-VASH voucher?
9. **ANYONE:** Can you share any experiences of housing discrimination you have faced in Cupertino? What does housing discrimination in our community look like, and how does this impact people across diverse identities, races, and abilities?
10. **ALL:** Is there one person, organization, program, or moment that was pivotal for you in your search for stable, affordable housing?
11. **ALL:** What is one thing you want tonight's attendees to take away from this panel?

⁴ Appendix D: Presentation slide deck

Following the pre-written questions, attendees had the opportunity to ask the panelists questions. These were submitted through the chat for Zoom attendees and by paper for in person attendees. The questions asked by the audience that were answered during the panel are:

1. After getting through your path to becoming housed, do you still feel today like your housing security is threatened, and in what ways? (Zoom) Related Que-Greatest Housing challenge you have faced and what do you think would have been helpful or supportive? (Zoom)
2. What price range is considered affordable housing in the bay area? It's hard to find any housing to purchase under \$500K in Silicon Valley (Zoom)
3. How do you define affordable housing? (this is from our breakout room but I want to make sure it gets asked) Does anyone know how much minimum wage would have to be in Cupertino in order to afford the average one bedroom apartment? (Zoom)
4. In person: How much of your current income do you spend on housing and what will define affordable housing for you? (in person)
5. Where do you think is a good place for homes relative to other parts of the community? For low income people? For neurodivergent/ disabled people? (In person)
6. As Cupertino looks to "affirmatively further fair housing" do you think it should take into account who cannot afford to live here? Or should it only focus on who already gets to live here? (In person)
7. The supply of affordable housing is already low since there is not enough funding to subsidize it. Now, some college students wish to have access to affordable housing too, since they chose to attend De Anza college rather than their own local college. The students are extremely low income too since they attend classes and study many hours a day. What do you think about that? (Zoom)
8. Could we ask the Governor to spend the billions of dollars in surplus in affordable housing? Otherwise, how do we get affordable housing? (Zoom)
9. What are some concrete examples of policies/actions that do affirmatively further Fair Housing, particularly in "High Opportunity" areas like Cupertino? (Zoom)
10. How did you maintain hope as you worked through the problem? (In person)
11. What has been the greatest housing challenge you have faced? (Zoom)
12. As Cupertino looks to "affirmatively further fair housing" do you think it should take into account who cannot afford to live here? Or should it only focus on who already gets to live here? (In person)
13. What is the amount of people per available homes? What is the breakdown of possible homes? (In person)
14. Where do you think is a good place for homes relative to other parts of the community? For low income people? For neurodivergent/ disabled people? (In person)
15. How much of your current income do you spend on housing and what will define affordable housing for you? (In person)

Each panelist participated fully, and all gave powerful, insightful, and enlightening responses. Some notable words from the panelists are below, though the full recording is the best way to understand the power of the panel.

- "People tend to look at you a little different knowing you're not in the same income bracket as them... They think of you as a little bit less" - *Joshua Pringle*
- "There's a lot of conversation about people making bad choices, and that's why they are in the place that they are. And I do often challenge that, because a lot of stuff happens to us that we have no control over. So, I do want people to stop and think about that before they make those kinds of assumptions." - *Mair Dundon*
- "People think it can't happen to them...people look at you differently, and it's like they know. Even if they don't really really know, if people even suspect that you are anywhere near being homeless, they treat you as less than a citizen... They forget that this could happen to them at any moment, and... anyone who's ever been homeless - that's something that we had to find out. This is nothing I raised my hand for and said 'yeah, I volunteer to be homeless.' This is something that

happened due to, in my case, things that were basically out of my control. That's the one thing I kind of want to get community members to see, is don't judge, because you could end up there yourself." - *Yavante Nazareth Rose*

- "We're talking about the whole process of housing - So maybe someone who is neurodivergent doesn't necessarily need the physical accommodations, but maybe they need some help within the process of filling out the forms, of going through the process of getting into the place, having the decisions, interacting with the people around things that are going on within that process. So that's why we are bringing neurodivergence into the conversation." - *Mair Dundon*
- [About process of moving from homelessness into housing] "It was really tough because before all that even happened, it was just the fact that I just needed somebody to give me a chance. It was so hard because I had no laptop, I basically lost everything that I own. So it was pretty hard for me to find where somebody could actually just help me out." - *Joshua Pringle*
- "Just to adapt to being inside a home again is kind of a struggle too, because you've been without a home for so long, it just feels weird." - *Joshua Pringle*
- "I think it's really important for people to understand that not everybody is really wealthy, but we still live in this city, and we need places to live, and it's important for people to understand that there's all different kinds of people that you may not think are actually living in this city, but we are here." - *Kim Hing*
- "I think that people have this misconception that low-income people should live someplace else, and I think there's an attitude that the area will become a ghetto if there's low-income housing. I don't understand why people think that those of us who work low-paying jobs would trash areas that we live in. I think people want us to work these low-paying jobs because the work needs to be done, but they want us to live someplace else. And I think people have an attitude that since they pay fair market rate, everyone should do that, and that includes low-income people, because they think that's only fair... I remember somebody wrote that they should put in micro housing for low-income people. And this leads me to believe that there's an attitude that low-income people don't deserve pleasant housing, like we should have these sub-standard housings just because we don't earn much money. I really think people believe we're low-income because we don't work hard and we don't want to better ourselves... There are reasons why I'm low-income. Talk to me and find out what things are going on, why I am in this category. Because I am Extremely Low Income, but there are a lot of reasons for it, and I probably don't fit in this stereotype that you may have for someone in this category." - *Kim Hing*
- "I walk with the rollator a good chunk of the time... I've literally had people back out of showing me an apartment because of that, several times... That was a pretty overt block of even being able to look at housing" - *Mair Dundon*
- "I don't know what it is about the credit score, but if your credit score is really low, most people won't even talk to you after that. You can fill out an application, but once they do your credit score, it's pretty much a wrap after that. I kind of think that's a little bit unfair, because for me, just because you have a low credit score, doesn't mean you can't afford the apartment you're applying for." - *Joshua Pringle*
- "I worked for the County of Santa Clara when my family and I were coming out of being homeless, and that credit score prevented us from getting into a lot of nice places. They didn't care how much I was making, and I was making a decent amount of money. People, when they think

about discrimination, they think about race, or gender, or something like that, but there's also financial discrimination that we have to overcome a lot of times. Also, the discrimination of 'where'd you live in the last six months?' I can't put that I lived in my truck, so trying to come up with something other than telling a lie is really hard." - *Yavante Nazareth Rose*

- [What is the greatest housing challenge you've faced?] "Finding someone to accept my HUD-VASH voucher, because when you say 'voucher,' people immediately think Section 8, and even though it's along the same lines, it's a little different. The only people who can get this voucher is veterans... you forget that I volunteered six years of my life to protect you." - *Yavante Nazareth Rose*
- "I think that one of the biggest challenges for me was not only finding the housing, because I'm a good researcher, but also the application process was very, very difficult. Often, tons of pages of materials, some of which you had things for, some of which you didn't, different rules for every place you go, nothing is replicated, so in other words, if you apply to one place, you have to go to the one place and you have to go to the next place and you have to do it all over with that 20 pages of documentation. And just getting to those places physically, mentally, and emotionally was very difficult." - *Mair Dundon*

Two questions prompted particularly powerful and poignant responses from the panelists. The questions and their answers are below.

Do you have any specific examples of policies or actions that you'd like to see the City of Cupertino implement that would Affirmatively Further Fair Housing?

- Yavante would like to see application fees disappear, especially if he's willing and able to bring his credit reports with him and give them to a potential landlord. They're charging \$100 per adult for an application fee, and if you're in a bad situation financially, this is almost impossible.
- Joshua said something needs to change about the waiting process, because when you're on a waitlist, you don't know how long it's going to be. His process only got sped up because his roommate worked in the City of Cupertino. You shouldn't need to work in the city to have higher priority
- Mair said centralization of the listings is her key thing she'd like to see us doing a better job of. There's no visibility to waitlists, but there's different rules in each place. Let's provide some transparency and provide information in a central spot, so whatever resources we do have, we actually can distribute, rather than making it a hunt.
- Kim found that there are only three affordable apartment complexes in Cupertino and 9 BMR complexes, then she hears about construction of a luxury hotel and fair market condos with a couple of affordable housing units. She thinks there should be a policy stopping all of this fair housing stuff and luxury hotels. We need to put in affordable housing. They are needed in this community to work lower wage jobs, and they need housing. Two affordable units in a fair market complex is not enough, and developers can pay to not build them. We need to make sure that these low and extremely low income units get built.

What is one thing you would like all attendees to take away from tonight's panel?

- "I would like everybody to get involved in a positive way. Be advocates for people who don't have the courage to be advocates for themselves, because a lot of times you hear people when they're complaining, but it would be really nice to hear people be loud when they're speaking up for the homeless and people who are at risk of becoming homeless. Get involved." - *Yavante' Nazareth Rose*
- "Support people instead of just saying 'these people need to go someplace else.' People may not realize that if you want a store, to have someone working the register and stocking the shelves, if you want someone to take your order, bus your table, wash your dishes at a restaurant, if you want someone to teach and take care of your children, like I do, then you need people like me. We deserve to live in the communities that we work in, we deserve to be able to live in the places we grew up in. This is my home. I lived here for over 50 years - why should I have to leave my home because it's too expensive to live in now? That's just not right." - *Kim Hing*
- "For me, we're all human. Just because we're in different income brackets, doesn't make us any less of a human being compared to everybody else. We may not have the same income as you, but we all have aspirations and hopes to get to where we need to be in life, and it's just a level of respect. We all want the same level of respect as everybody else." - *Joshua Pringle*
- "What we're doing right now. I want us to do more of this, I want us to be able to actually have the conversations, so that you can speak with people who have differences from you, so you can start to understand that maybe the differences aren't exactly what you thought that they were, and also that we can be interconnected. I just want to emphasize, communities that are integrated... are really amazingly creative, fun, and full of life. Yes, they have problems, but so do the communities that are isolated. So we need to be able to be interconnected here, and this is a beautiful way to get started, so come on! Let's keep going." - *Mair Dundon*

Breakout Session 2

When the panel concluded, attendees were sent into a second breakout session, responding to a new set of questions prompting them to reflect on the panel and what they learned. Before entering the breakout room, attendees were led in a brief exercise to reflect on the panel and ponder the questions. Moderators took notes in the breakout sessions to capture community feedback while maintaining privacy and anonymity. The questions for the second breakout session were as follows:

1. What impact did hearing from the panelists have on your thoughts around housing, the Housing Element, and representation?
2. What barriers and unmet needs did you hear from the panelists? How did this make you feel?

Some of the themes that emerged from the notes gathered by moderators *during both Breakout Sessions #1 and #2* are summarized below:

- Participants were unaware of and very concerned about challenges and barriers faced by the panelists. These barriers included credit scores, application fees, property owners raising rent, and waitlists.
- Participants felt they better understood the challenges that the panelists faced and had not previously considered the impact that the barriers they learned about have on people.
- It is very important to give everyone a chance.

- There are many additional barriers that people face which participants had never thought of, such as having to go to the library to access a computer and electricity, and having to take a bus to even get there.
- Some participants said their experiences strongly paralleled those of the panelists, as they had lived experience with housing insecurity, homelessness, disabilities, and discrimination.
- Many participants brought up the courage it took the panelists to share their stories, and greatly appreciated their vulnerability, openness, and insight.
- A developer who attended said they would like to do more, but the city does not have the resources or the will. The developer doesn't know how to help.
- The panelists' stories demonstrated that this could happen to any of us. Circumstances can change in an instant, and it's hard to get out of a spiral.
- We need more Below Market Rate and affordable housing.
- Participants wanted some sort of city program, and suggested versions such as city funding to buy land and build housing, voucher programs in which the city engages with property owners to help them support low-income tenants, and application fee waiving.
- Multiple participants would like to see the city play a part in reducing barriers to finding housing by vetting tenants so they only need to apply once and do not have to pay \$100+ fees for each application.
- We need housing for people who work in Cupertino but cannot afford to live here.
- Participants were unaware of the barriers faced by individuals with disabilities and who are neurodivergent. They wanted to see accessible housing for this demographic. One particular insight participants gained was the difficulty neurodivergent individuals faced when trying to complete the applications and paperwork. They wondered how we could simplify the process.
- Participants were proud to live in a city that is hosting community meetings like this, where people with lived experience share their stories and community members speak with one another.
- Participants wanted more housing for students at De Anza College. One person said living near school would motivate students to attend class.
- People with lived experience who related to the panelists said they felt heard, seen, and not alone. They felt energized and motivated after the event.
- Participants were frustrated at the number of people who are not being heard.
- Participants stressed the importance of listening to what people are saying and what they need before making decisions.
- We need a home for all of our community members, not just the tech employees who are able to afford it.
- A community member was very upset that we expect companies to provide housing when it should in fact be the responsibility of the community, with potential partnership with companies.
- A community should factor in and include people with many financial backgrounds and incomes so that we can build a diverse society.

Additionally, participants were asked to complete an exit survey during their breakout session. This is further discussed below.

Closing Poll

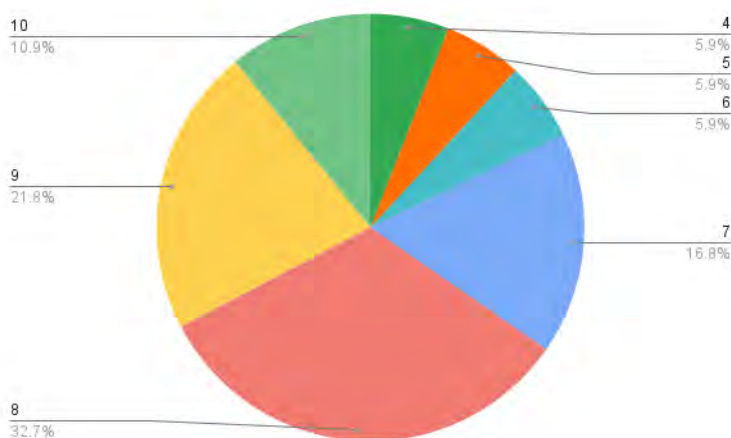
Before leaving the meeting, attendees were issued an closing poll⁵. During this poll, they responded to three questions:

1. On a scale from 1 to 10, how strong of a sense do you think you have of other people's experiences related to housing?
2. How much do you know about Affirmatively Furthering Fair Housing (AFFH)?
3. What is one thing you will do to get involved with the Cupertino Housing Element?

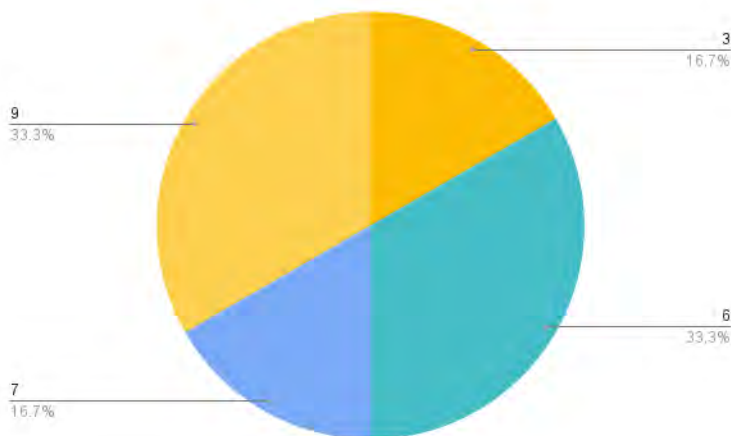
The responses were as follows:

1. On a scale from 1 to 10, how strong of a sense do you think you have of other people's experiences related to housing?

Zoom



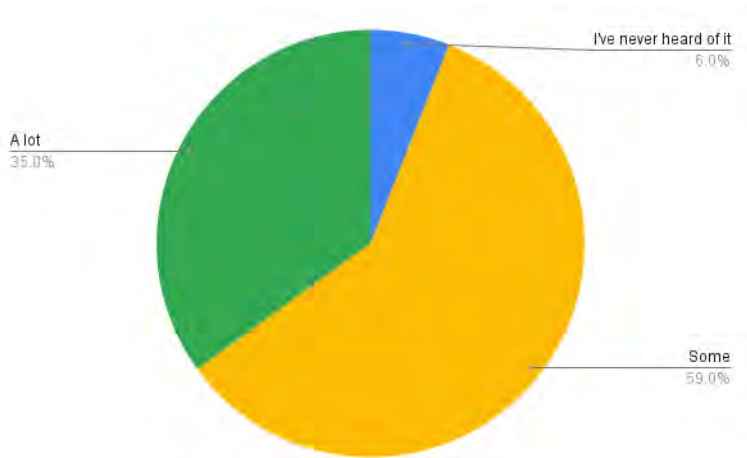
In Person



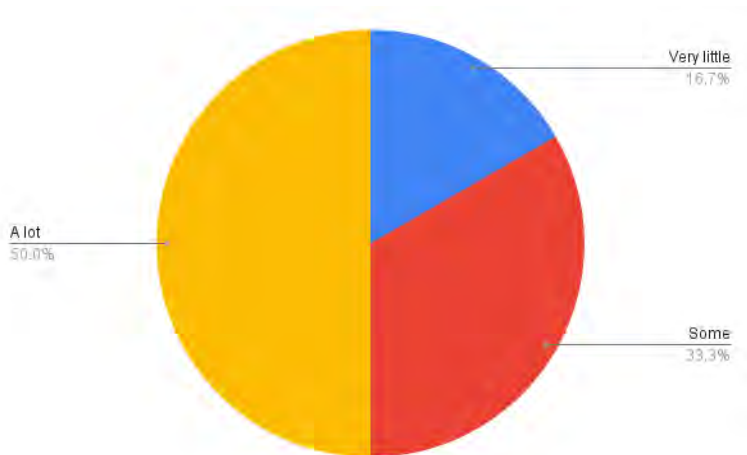
⁵ Appendix E: List of closing poll questions including multiple choice options

2. How much do you know about Affirmatively Furthering Fair Housing (AFFH)?

Zoom

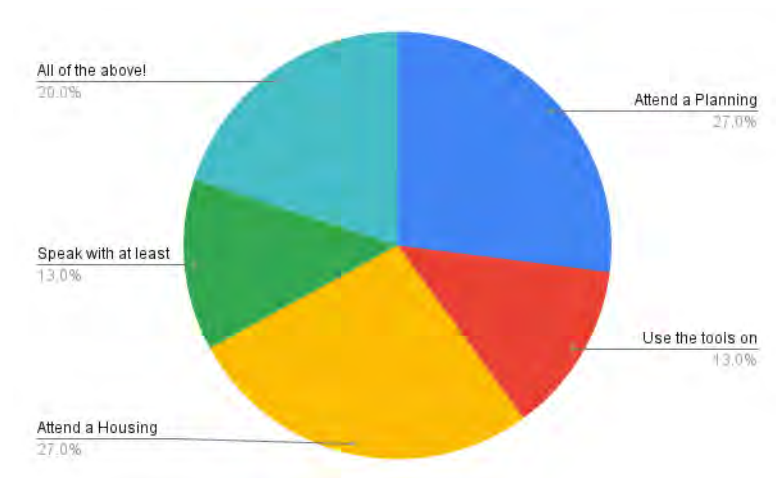


In Person

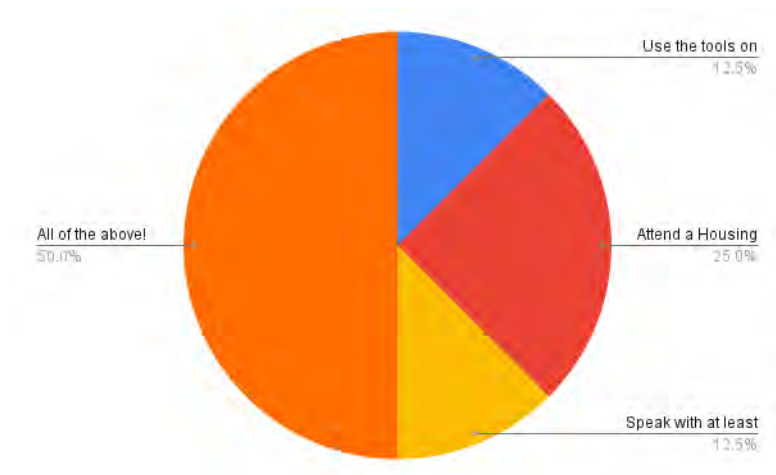


3. What is one thing you will do to get involved with the Cupertino Housing Element? (*Attend a Planning Commission or City Council meeting; Use the tools on the Housing Element website; Attend a Housing Element community meeting; Speak with at least three friends/neighbors about the Housing Element; Speak about the Housing Element at a public meeting; All of the above!*)

Zoom



In Person



Conclusion

Following the ending poll, attendees were encouraged to stay involved and were informed about upcoming Planning Commission meetings and tools on the Housing Element website. They were wished a good night, and the event came to an end.

Feedback

Exit Survey Results

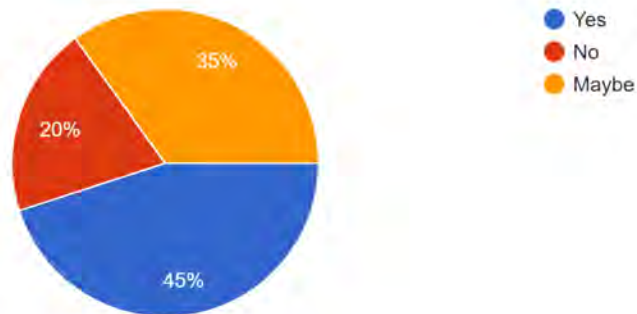
During their second breakout session, attendees were allotted time to complete an exit survey⁶. The goal of this survey was to better understand and capture what they learned from the event, how they felt following the panel and community dialogue, and what has shifted in their views toward housing and our

⁶ Appendix F: Full exit survey responses

less privileged community members. Additionally, participants were asked for ideas and strategies that they believe could be deployed to make Cupertino more inclusive, providing insight that can be turned into policies. Some of the results from this survey are summarized below:

Did this experience bring about surprising feelings for you?

20 responses

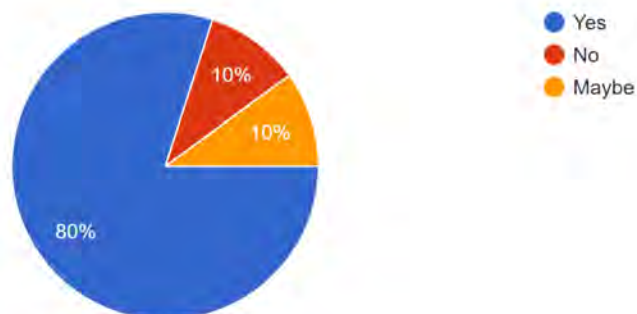


Can you share what feelings you've had during this meeting (optional)? (*Some responses below*)

- Empathy for the homeless people who shared their stories.
- I've been very quiet about local civics in the last two years, and this is definitely activating me again - I want to build an equitable and accessible community.
- I was not familiar with the experiences of the unhoused and low income seeking housing in Cupertino. While I felt that my housing situation was unideal growing up, I didn't think about the more dire situations others can face.
- I was surprised how the panelists' stories haven't really been part of the housing conversations I'm part of. We definitely need to make it easier for people of all backgrounds to share their stories, particularly BMR residents, low income residents, renters, disabled people.

Did you learn new information or learn about housing from a new perspective?

20 responses



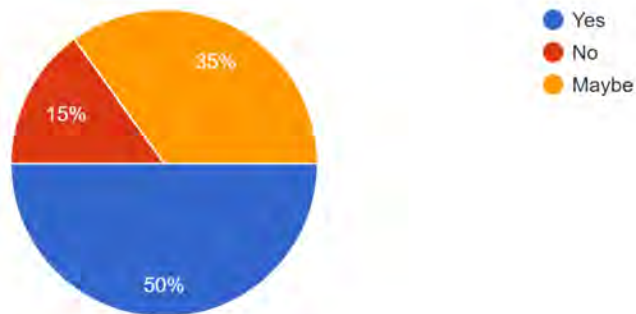
Can you share what new information or perspective you've gained during this meeting (optional)? (*Some responses below*)

- Learning about AFFH, and some of the work that WVCS does.
- the impact of a low credit score on the ability to secure housing despite having the income to pay the rent; also I hadn't considered that being neuro-divergent could impact the ability to secure housing

- Great perspectives about different aspects that I hadn't considered - credit rating, assumptions and ways to be involved
- The difficulty for unsheltered people to do basic tasks: use computer, transportation, find a safe place. From panelist and long-time West SC Valley resident Kim: Anger that development projects provide so few BMR units, or pay in-lieu fees and develop no BMR units, or provide smaller units with sub-standard materials for BMR units.
- I was interested that the panelists focused on the processes that surround affordable housing almost as much as the basic lack of affordable housing. That seems like something that could be improved.

Has something shifted or changed for you in your understanding of local impacts of the housing crisis?

20 responses



Can you share details about how this experience has changed your understanding of local impacts of the current housing crisis (optional)?

- The shortage trickles down into a thousand tiny miseries.
- I was surprised at how many folks are here and fired up about accessible housing in a city like Cupertino. I had honestly felt like Cupertino is a lost cause in ever becoming an accessible city, and it's good to see there's a spirit to change things.
- a reminder that we rely on people in our community to do low income jobs, they have just as much right to live here as those who have sufficient income
- Yes, just in the sense that the needs were dire, but the panelists drove home the point that the pains of the housing crisis are not shared equitably, and the difficulties of finding housing are regressive, in that they disproportionately impact those in lower incomes, or disadvantaged backgrounds
- We need to center the experiences and needs of those most impacted by the housing crisis.

What is one way you think you could contribute to meeting AFFH requirements, and/or to the Housing Element process in general (optional)?

- Participate in more meetings like this to ensure that the voices of all people in our community are heard and considered
- Conversations and helping people get to services
- Continue to be involved in the Housing Element process
- Getting more people who work here but can't afford to live here to participate
- Talk to my friends/neighbors about it. Meet people who have different housing situations from me.

Do you have ideas or strategies about addressing the conditions some of the panelists face or have faced (optional)?

- We need to work together on this issue
- Build more housing, especially middle housing that isn't just single-family homes! Rent ceilings, financial support for new homeowners, ending application fees and credit checks.
- Waiver of application fees by the City in BMR units; removal of parking requirements, height restrictions, and any other municipal policies affecting the unit economics that make more affordable housing projects feasible, advocacy for a rental registry and work regionally by the City in streamlining the application processes and varied assistance programs offered to lower-income individuals.
- I'd be curious if we could have more communal conversations with people with lived experience as most folks really don't have access (that they know of) to have these discussions. Central database of opportunities. Trauma-informed practices throughout the process.
- I wish we had a program to screen applicants for housing and match them with older folks who are sitting on too big of a home. Maybe renters could offer assistance to defray their rent
- Create a common housing application with fee waivers. Policy that prioritizes affordable housing over luxury housing
- Housing Commission should have a required tenant representative
- We need to make affordable housing actually scalable, which means upzoning and rezoning!

Summary

This hour-and-a-half hybrid community meeting was successful for multiple reasons. First, it brought up participation in the Housing Element process in Cupertino to a significantly higher number. This meeting drew community members in and allowed them to engage in meaningful dialogue with their neighbors and other members of the community.

Second, the survey results demonstrated that this meeting will keep people engaged. 50% of Zoom and 20% of in person attendees responded that they would do “all of the above” options to get involved with Cupertino’s Housing Element. All participants committed to do at least one thing to engage with the Housing Element. This meeting generated engagement beyond the hour and a half that evening; many attendees will stay involved, and this meeting helped build momentum as the City moves through the Housing Element process. In the exit survey, participants wrote about their new desire to participate in the process and to be a part of the change happening in Cupertino.

Third, the meeting centered the voices of those with lived experience, and many attendees also had lived experience related to housing. This dialogue and listening was important because more privileged community members rarely get to hear from WVCS clients and others who have faced significant barriers to housing. Amplifying the experiences, opinions, and passions of WVCS clients changed the perspectives of the participants, shifting the way they understand affordable housing and areas such as homelessness, neurodivergence, and discrimination.

This was the first of three community meetings. The two to follow will have a similar format, with a stronger focus on breakout sessions, as participants and moderators found these to be particularly valuable. We will continue to center the voices of individuals with lived experience and to bring the community together to discuss and learn about housing in Cupertino.

Appendix

Appendix A: Event flyer

Appendix B: List of groups outreached to

Appendix C: List of opening poll questions including multiple choice options

Appendix D: Presentation slide deck

Appendix E: List of closing poll questions including multiple choice options

Appendix F: Full exit survey responses

Housing Element Report
Community Meeting on Cupertino Housing Element: Perspective of Students and Older Adults
July 20th, 2022, 6:30-8 pm, Zoom
West Valley Community Services, City of Cupertino, and EMC Planning Group

Overview

On Wednesday, July 20th, 2022, West Valley Community Services (WVCS) partnered with the City of Cupertino and EMC Planning Group to hold a Community Meeting. WVCS is a nonprofit organization that has been providing safety net services to low-income and homeless individuals and families in the west valley region of Santa Clara County, including Cupertino, for more than 48 years. Because of WVCS' connection to the underserved, underrepresented, and most in-need communities of Cupertino, the organization hosted this meeting to amplify the perspectives of students and older adults on housing those facing barriers, bring community members together, and facilitate dialogue between individuals with different levels of privilege in Cupertino.

The Community Meeting for Inclusive Housing featured two breakout sessions during which community members joined one another for dialogue, a panel of three De Anza students and two WVCS clients who shared their experiences with barriers and housing. The panelists spoke of the unique barriers facing students and older adults in finding affordable housing, such as the issues that arise in trying to find resources in the community to help students, issues with Below Market Rate housing, and how income and employment can shape struggles in finding affordable housing.

Agenda

6:30 pm - Welcome
6:35 pm - Breakout rooms #1
6:45 pm - Panel
7:30 pm - Breakout rooms #2
7:55 pm - Thank you and good night

Panelists

The panel featured De Anza students and WVCS clients.
Parisha Ranabhat - De Anza student
Edwyn Castillo - De Anza student and intern for CYLC De Anza
Erika Flores - Program Coordinator II, Student Success and Support Program at De Anza
Komala Rangachari - Older adult, WVCS client, BMR resident

Leslie Butlar - Older adult, WVCS client

Event Outreach

Extensive and comprehensive outreach was done in preparation for this event, with the goal of attracting as many community members as possible to ensure the meeting was inclusive, effective, and diverse. Work was done to ensure there was attendance from both the community at-large and those whose experiences were being discussed, namely students and older adults.

The WVCS mobile food market, known as the Park It Market, goes to De Anza College every other week to provide free food to its students. Multiple hours of outreach were conducted at the market in order to garner student interest and attendance. Additionally, emails publicizing the event were sent out by the De Anza basic needs center, various school districts, and De Anza clubs and groups. A large portion of WVCS clients are older adults, so outreach was done to WVCS clients encouraging event attendance.

Panelists were asked to reach out to their networks, and over twenty unique community groups were reached out to about the event by WVCS and the City. Additionally, the City sent out several emails to an email list of over 1,000 individuals with information about the event and registration.

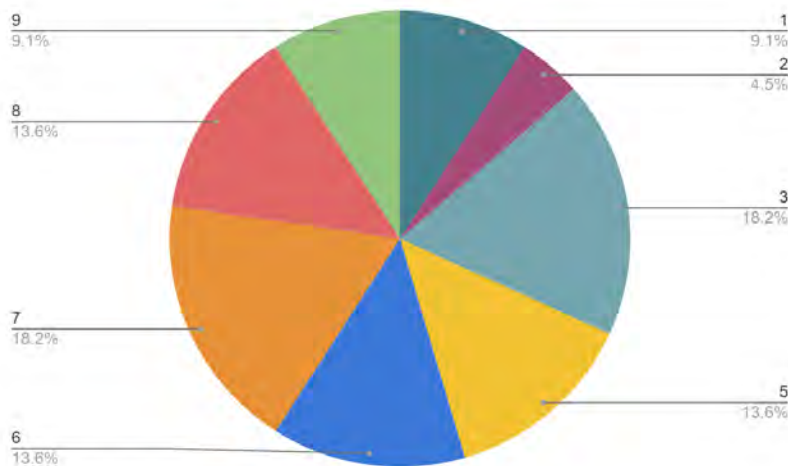
Attendees

The event took place on Zoom, with 65 individuals attending this meeting.

Event Content

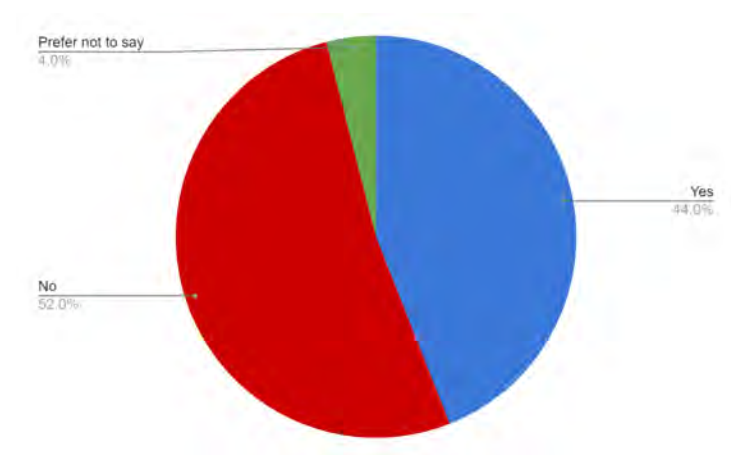
Beginning Poll Question #1

How often have you joined this kind of public meeting about planning policy? (22 Responses)



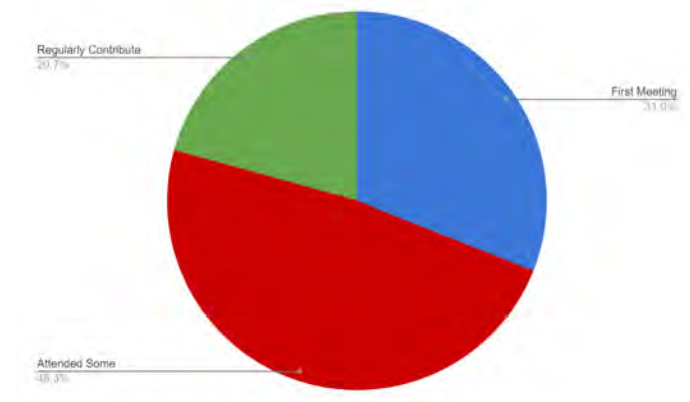
Beginning Poll Question #2

Have you ever experienced housing-related challenges, such as housing insecurity, trouble paying rent, eviction, or homelessness? (25 Responses)



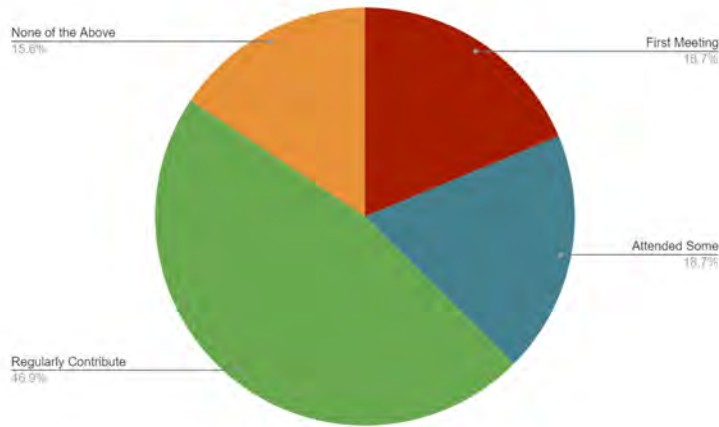
Beginning Poll Question #3

How often have you joined this kind of public meeting about planning policy? (29 Responses)



Beginning Poll Question #4

Which, if any, of the following groups would you consider yourself to be a part of? (32 Responses)



Presentation

After the poll was complete, Ande Flower from the EMC Planning Group team gave a brief presentation on the Housing Element updates and how to get involved in the housing element.

Breakout Session 1

Following the presentation, attendees entered breakout sessions. On Zoom, these took the form of breakout rooms, and in person, the form of breakout tables. Each breakout group had one moderator who took notes, facilitated the conversation, and ensured everyone had the equal chance to speak. Attendees were asked to answer the following questions in their breakout groups:

What is your name and why did you choose to come to this meeting tonight?

How much do you feel like you know about affordable housing?

How would you like to be more involved in the Cupertino community?

Panel

ALL: Tell us a little about yourself, one or two things you would like the participants to know about you, and why you agreed to take part in tonight's panel.

ALL: What is one thing you want tonight's attendees to know about you going into this panel?

Parisha, Edwyn, and Erika: What unique barriers do you think students and young people face when it comes to housing?

Komala and Leslie: What unique barriers do you think older adults face when it comes to housing?

Erika: Through your work supporting students, what have been some of the biggest needs you've observed?

Parisha: What has it been like navigating the job market, and how has this impacted your housing situation and options?

Komala: What has it been like to live in Below Market Rate housing in Cupertino for the past 14 years?

Komala: What problems and fears are you facing with your housing situation as retirement approaches?

Edwyn: Tell us about your experience living in an apartment complex. And how has it changed as prices have increased over the past decade or so?

Leslie: In your 15 years living in Cupertino, have you seen changes in rental pricing? How has this impacted you?

ALL: What has been your biggest takeaway from this panel? Why do you think it is important for the community to support students and older adults with their housing needs?

ALL: What is one thing you want tonight's attendees to take away from this panel?

Each panelist participated fully, giving valuable insights about the experiences people face in trying to find housing. Some notable words from the panelists are below, though the full recording is the best way to understand the power of the panel.

“Up and down the ladder you see tons of lack of resources, but I think it's particularly concentrated for younger people and students...you lose tons of privacy, safety, and security... I have to see tons of young students having to park in dangerous areas cause that's where people don't check. And they have to live with a bad roommate because rent is cheap...you have to have heavy planning and accommodations to make things work, you have to have tight budgets.”
- Edwyn Castillo

“There are a lot of barriers that students face...the tuition fees are really expensive, we have our FAFSA, everything covered up, we have a lot of things to take care of like books...being a full time student, even if I work at a place part-time, they're not paying enough. If I work at university, they just pay the minimum. Twenty hours per week is really not enough to pay for the inflation in the market. There should be affordable student housing...if we could get a housing place or maybe some resources, that would be really beneficial so that we could focus more on our studies than taking on stress or the burden that we don't have enough.” - Parisha Ranabhat

“I think some things that became clear to me in this work is the challenge of even finding and accessing the resources that are available, and obviously there aren't enough resources available—but you know what I find with students of any age, or young people, is really issues in navigating the maze that are all of the resources, the agencies, the requirements, the guidelines, the forms, It's a really daunting task for someone who is new to this circumstance. I've had students that were nervous enough to talk to me on their campus asking for support, so when the support is outside of the campus, it's really difficult... It's a lot of teaching how to navigate these systems

which are so confusing and so detailed and so intertwined with each other, so that makes it really difficult. Other barriers might come up depending on the type of house that the student is looking for...some students need emergency shelter, and that could be completely across town making it difficult to get to school or to work so it impacts their status as a student. If they have a pet or a partner some resources aren't available to them. Sometimes there's financial grants that have really strict requirements that students just don't fit into... like credit scores or renter's history or things like that that make it really difficult..." - Erika Flores

"A lot of athletes come out of state or out of the area so when their housing falls through, it's a really difficult position that they're in. For international students it's the same thing.... A lot of the students that I've seen sometimes or that have come to me - becoming housing insecure was something that happened very suddenly. There was no time to plan or to save or to seek out resources immediately and that makes it really difficult because that kind of resources are very limited..." - Erika Flores

"The older adult faces numerous housing challenges, and each adult has their own unique scenario... We all want to feel safe, have economic security, and we want to feel comfortable within our means. But the difficulty is that they may have a social security benefit that has been predetermined that they cannot afford, even if [older adults] had an additional part-time job...I did have an accident and now I applied for the disability benefits but because I took on a part-time job at Target 3 days a week to meet my payments, insurance, car payment, my Verizon, they said "well, you're now not eligible for social security, you're not yet sixty-seven."" - Leslie

"My challenge is, as we are getting older, we have to work to sustain ourselves. To get food, shelter, housing, everything else. If it comes to a stage where we are not able to work, where do we turn to? Where do we get our housing? I am almost 80 years old, and I am still working to sustain myself, because I have to provide for my housing, for my food, my clothing, my living, everything else. But I save nothing because the rents are high, even with BMR, my rent is high, inflation is so high, and so it's just making ends meet. That's all I can do. If a stage comes when I'm not able to work, and I have to retire. Where am I going? What will happen to me? That's a big question mark I have on my mind all the time. The inflation has gone so much, but the income limit for BMR has not changed. Why is it that? It has been static for so long, I have been under BMR for 14 years, and I know it has not changed. When inflation has gone up so much, everything is 30-40% higher, why isn't the income limit going up? ...the same income limit that was decided about a decade ago... I also want information on senior housing, and how we can get resources from there...how are seniors going to be helped by the city for housing and other resources?" - Komala

"Before moving to Cupertino, I was moving here exactly three years ago...I did fill out forms at different places where they said there is an open application for low income housing, but right

now if I reach out to them, they will be like “your turn is going to come in eight or seven years”...I filled out an application right now... I really need help right now...there is affordable housing in the area, people are staying there and using it, that’s really great...but we need more space...there are new people who are joining in the community.” - Parishia

“The rental market in Cupertino does not really provide for affordable housing. That would pertain to an older adult as well as to the younger students ... shared housing with three or four students living in a two or three bedroom apartment, which means they would each have to pay between \$1200 to \$1500 per student. As Parishia said, you still have to study, there is no time to go out and do something part-time. I am doing a three-day part-time job at Target, but that’s about a paycheck of \$600 to \$700 dollars every other week, and personally, that’s not enough to sustain even the additional rent you need in order to continue to have an affordable business...The hardships are real, somebody then has to downsize in a very short amount of time - taking care of their belongings, finding a place, seeing if you need help if you have a mobility challenge. Getting someone to help you pack up, and then you have the move costs, you have new utilities, the new internet, changing your business license, and then the emotional stress...it is hard times, but we have to continue on. If we have our community and we know the resources, then we can help others.” - Leslie

“In my apartment complexes...before rent got so high, it was kind of like a cultural hotspot, like a docking point. For any communities that would come in, they would have families that could also speak Spanish...when you hear someone speaking your language, there’s automatically a connection. We would have that here, but slowly our community kind of lost that where people would just have to move out from the complex...you see the interlocking aspect that rent has on immigrant issues.... If we lose these communities because of rent ...you lose a huge docking point for any other communities that want to join here... Day to day favors like daycare, general tips on which schools to register your kids in...you get it through information circulation...for immigrant communities and these hotspots, it is one of the ways which through other means, you can facilitate this type of access...this impacts job acquisition, language acquisition...saving money by [sharing] spare food... we would have things like rent parties, when rent was starting to get very high, people who couldn’t make that difference, as a community would raise money so they could pay it. I think my community is not really a Mexican community anymore as it used to be, it’s kind of indifferent neighbors, closed doors...you vaguely know each other...Mine is lost but there’s still other hotspots with people helping each other, we can keep those intact. And we know the issues that are causing it - like rent increases and inflation.” - Edwyn

“I coordinate the food pantry and one of the things that we ask is how many people are in your household. I have students coming in and saying that they are in a household of 10 or 18 people, and it’s all students. And I don’t believe it’s a five or six bedroom home. They’re sharing a two or

three bedroom home or apartment...the rental market in Cupertino is wildly underestimated. I don't think people understand how people are living in Cupertino.” - Erika

“I believe in collective resources - if you are a community member, it is very important to share the resources that you have gained with another human being... if you're at your church, you're volunteering, talk about your experience to somebody else. Because they might have a connection, and you may be able to offer something” - Leslie

“Until and unless we speak, we don't know what's happening around...once we start communicating and being in touch with people around us, then we would know exactly what they need.”

“I want people to take away from this: pay attention to your community, like why is that apartment complex no longer there, why are you [not] seeing these demographics...all of a sudden you don't see as many people anymore. So just pay attention to the changes in your community.” - Edwyn Castillo

“Community resources are very important...reach out to people.” - Komala

“There's so many different situations and scenarios that I think go unknown or unperceived. It's just a greater understanding that housing in your community, if you're living in cupertino, looks different than most people would assume. There are a lot of people that are struggling. I think the takeaway in these meetings...people that are working on solving or impacting the housing pricing market...have more of these types of sessions where people can come and really talk about what their housing situation is, what they're struggling with, in the hopes of rallying the community to solve these issues together. Sometimes the community itself could be the barrier, and maybe it's because they don't know what their neighbors are struggling with.”

Breakout Session 2

When the panel concluded, attendees were sent into a second breakout session, responding to a new set of questions prompting them to reflect on the panel and what they learned. Before entering the breakout room, attendees were led in a brief exercise to reflect on the panel and ponder the questions. Moderators took notes in the breakout sessions to capture community feedback while maintaining privacy and anonymity. The questions for the second breakout session were as follows:

1. How did hearing from the panelists change your perspective on housing and student and older adult needs?

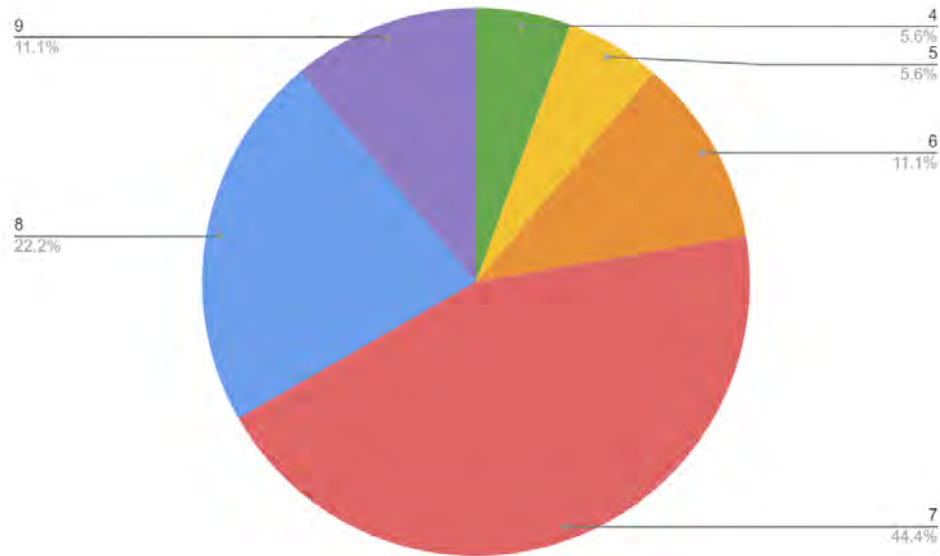
2. Why do you think it's important to hear from people with lived experience? (*Lived experience = people who have experienced the things we are talking about, such as actually being a student and actually living in affordable housing*)
3. What can we as a community do to better support our neighbors in need?

Some of the themes that emerged from the notes gathered by moderators *during both Breakout Sessions #1 and #2* are summarized below:

- Participants appreciated the opportunity to hear panelists speak about their lived experiences with housing insecurity. Hearing about the effects of housing insecurity on the panelists' work or school life and mental health allowed participants to better understand panelists' situations and strengthened their sense of urgency to act.
- Participants felt that hearing about the experiences of the panelists made them more inspired to act.
- After the panel, participants observed/felt that the system can trap people into staying within a certain income limitation in order to afford housing.
- Participants who also had lived experiences in struggling to get housing resonated with a lot of the issues panelists spoke about, especially regarding how housing insecurity happened very suddenly.
- A few community members resonated with panelists who spoke about the lack of access to resources.
- A community member who was a BMR and disability individual appreciated hearing younger folks speak about their struggles with housing.
- A community member expressed concerns about the detrimental effects of inflation and wished for a coordinated effort by the Bay Area to address this. He suggested a regional analysis to study the impact of inflation.
- A community member wanted to see more of an effort to spread awareness about the resources available and the importance of voting and volunteering to learn about rights.
- Participants expressed the need for these kinds of meetings in order to hear directly from community members rather than seeing harmful generalizations in the news.
- A few senior participants were interested in the application processes for affordable senior housing. One senior wanted to hear an update on the planning and construction of housing. Another senior wanted the income limit for BMR housing to account for inflation.
- Participants expressed a realization about the complexity of homelessness and housing insecurity after the panelists spoke. They were eager to participate in more conversations concerning how homelessness affects different groups.
- Participants felt that such conversations about housing can inspire more compassion and an understanding of the bigger picture in how access to housing shapes our community.

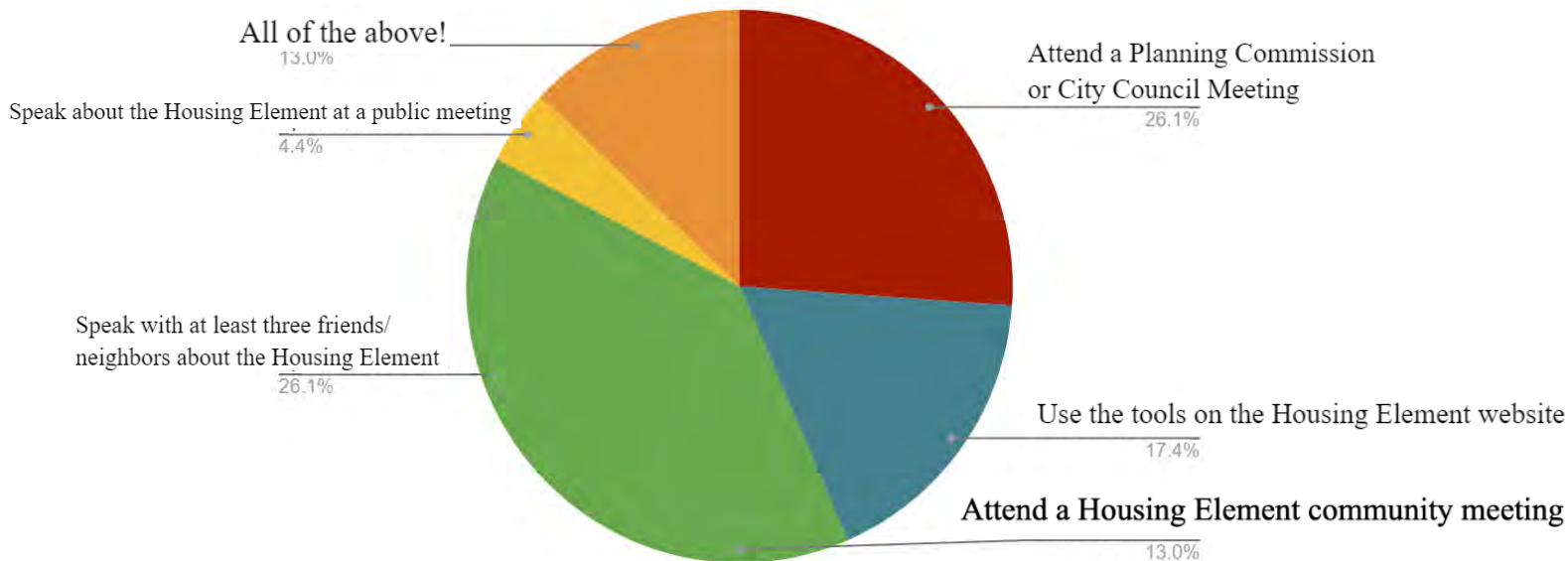
Ending Poll Question #1

On a scale from 1 to 10, how strong of a sense do you think you have of students' and older adults' experiences related to housing? (18 Responses)



Ending Poll Question #2

What is one thing you will do to get involved with the Cupertino Housing Element? (23 Responses)

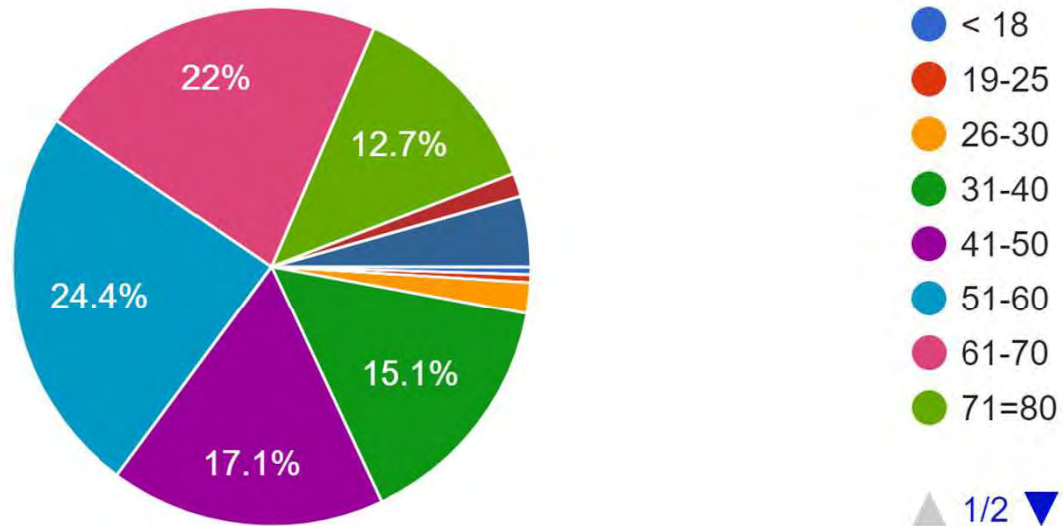


Housing Survey Background

- The Survey was available online for over a month.
- 205 responses were recorded.
Narrative responses are available in full text as a separate document.

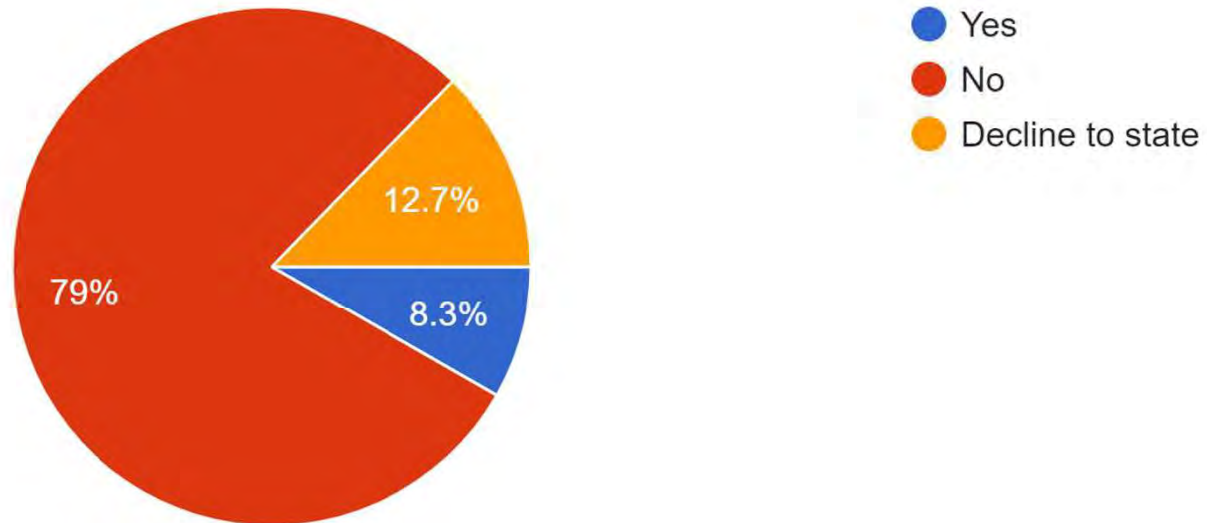
1. How old are you (in years)?

205 responses



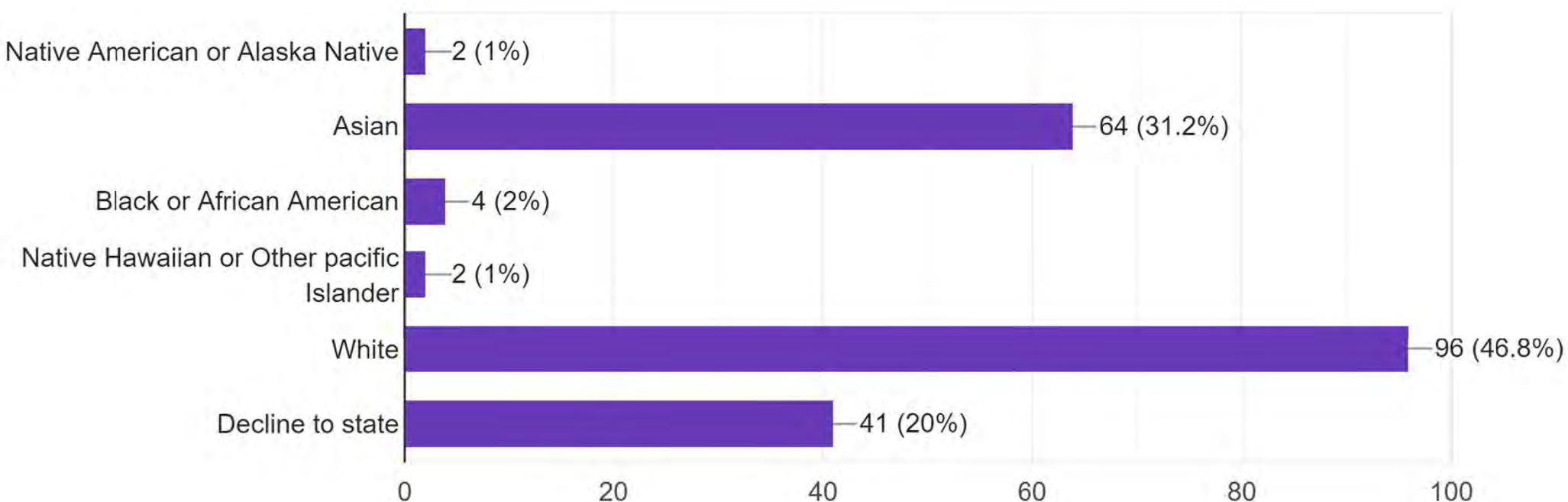
2. Are you of Hispanic, Latino, or of Spanish origin?

205 responses



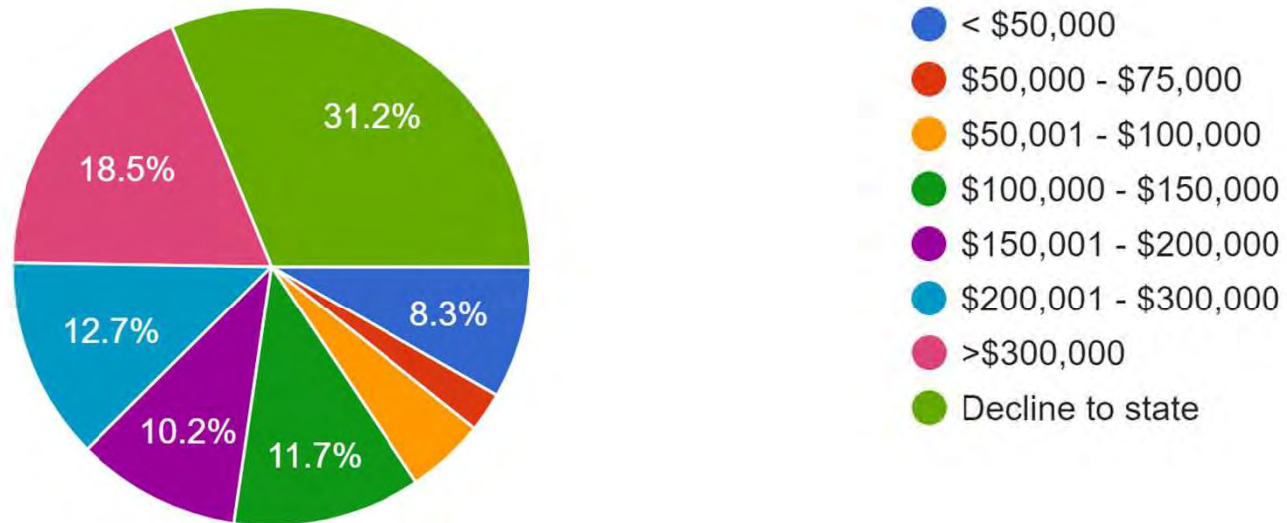
3. How would you describe yourself? (check all that apply)

205 responses



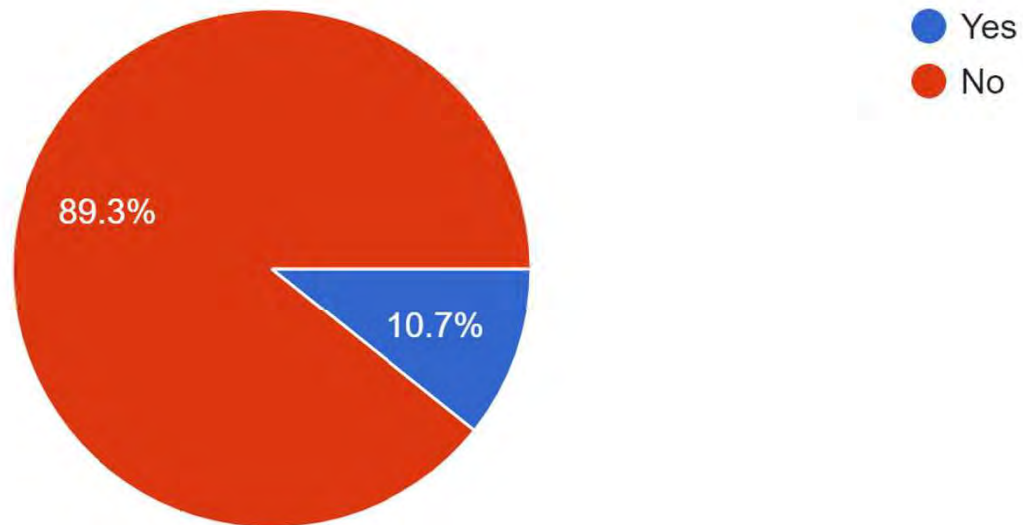
4. Household Income

205 responses



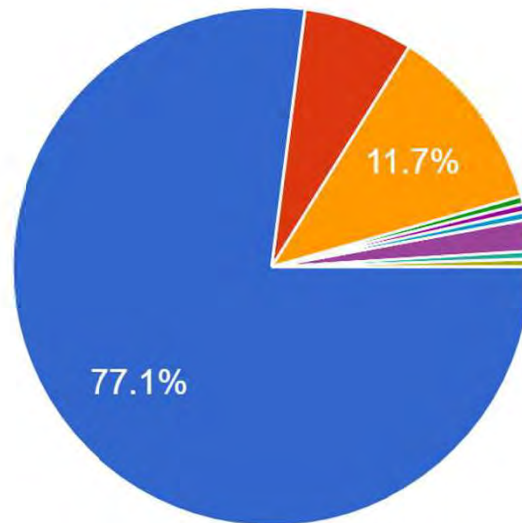
6. Do you consider your living situation to be too crowded?

205 responses



7. Select the type of housing you currently reside in:

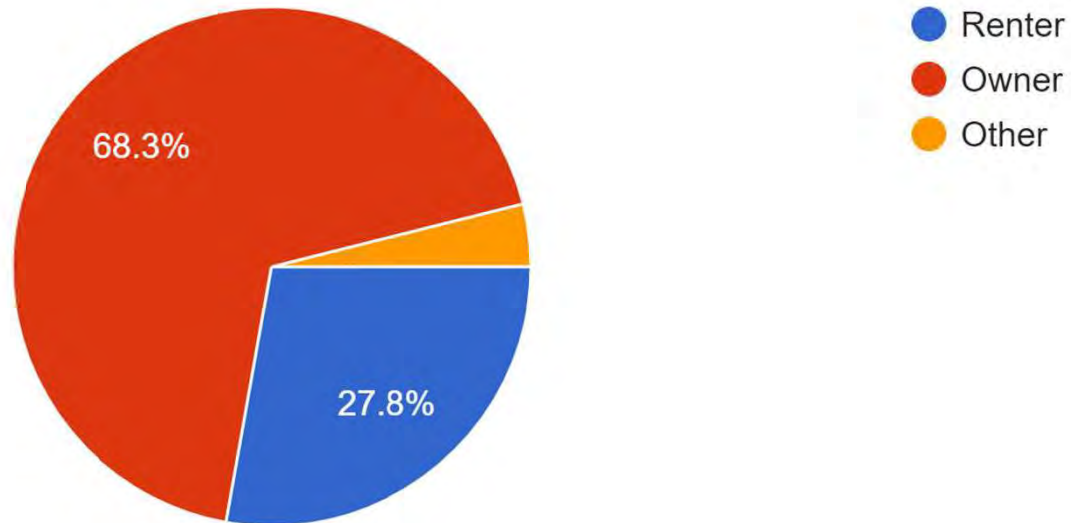
205 responses



- Single Family Home
- Attached Home (Townhouse, Duplex)
- Multi Family Home (Apartment, Condo)
- Accessory Dwelling Unit (in-law unit)
- Mobile Home
- Live with parents or other relatives
- RV
- Couch surfing

8. Are you a renter or owner or other?

205 responses



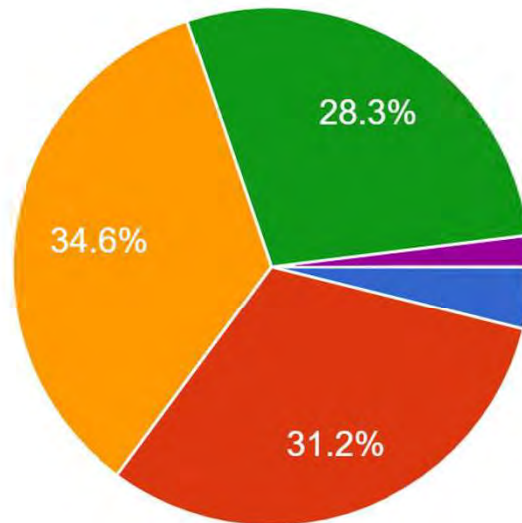
9. What is your employment status?

205 responses



10. Do you live and/or work in the City of Cupertino?

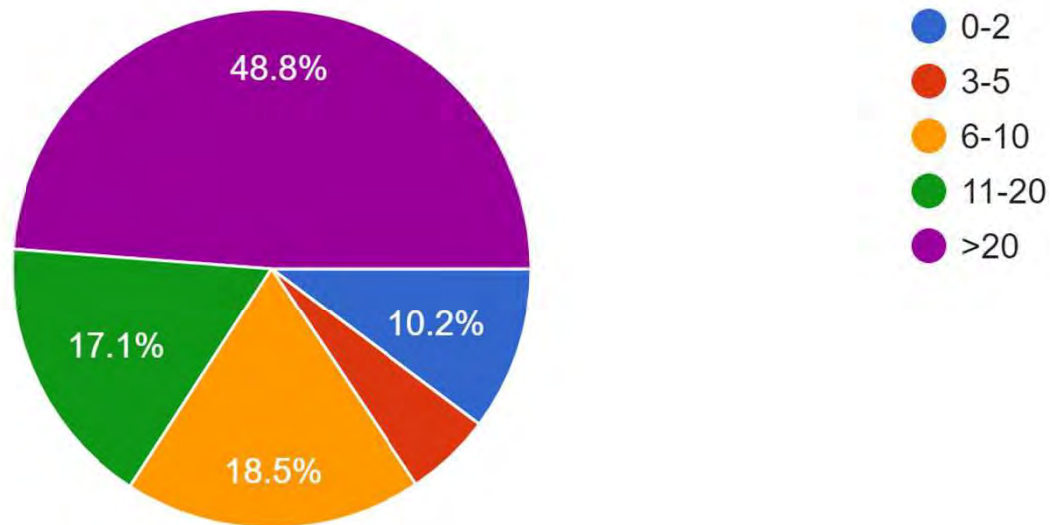
205 responses



- I work in Cupertino, but live elsewhere
- I live in Cupertino, but work elsewhere
- I both live and work in Cupertino
- I live in Cupertino and don't work
- I don't live in Cupertino and don't work in Cupertino

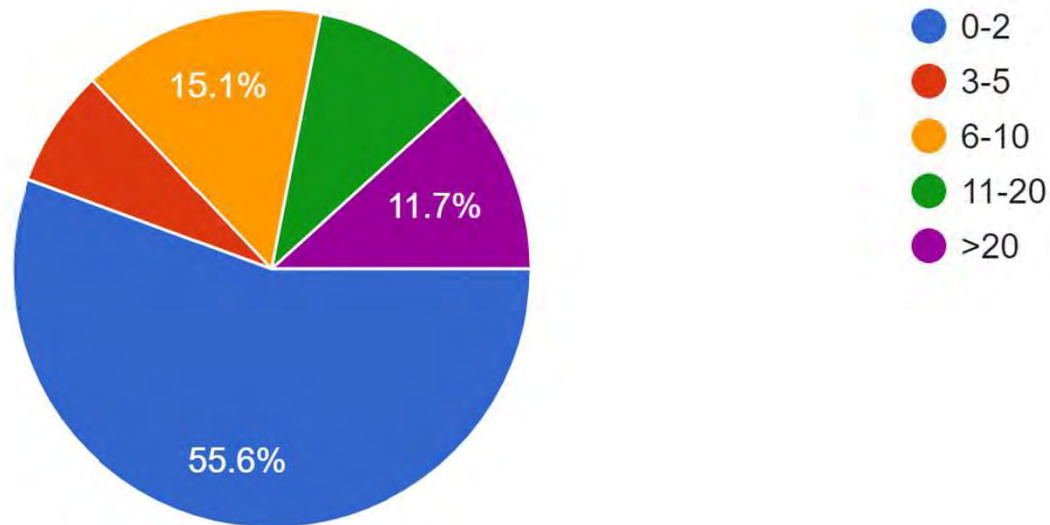
11. If you live in Cupertino, how many years have you lived in Cupertino?

205 responses



12. If you work in Cupertino, how many years have you worked in Cupertino

205 responses

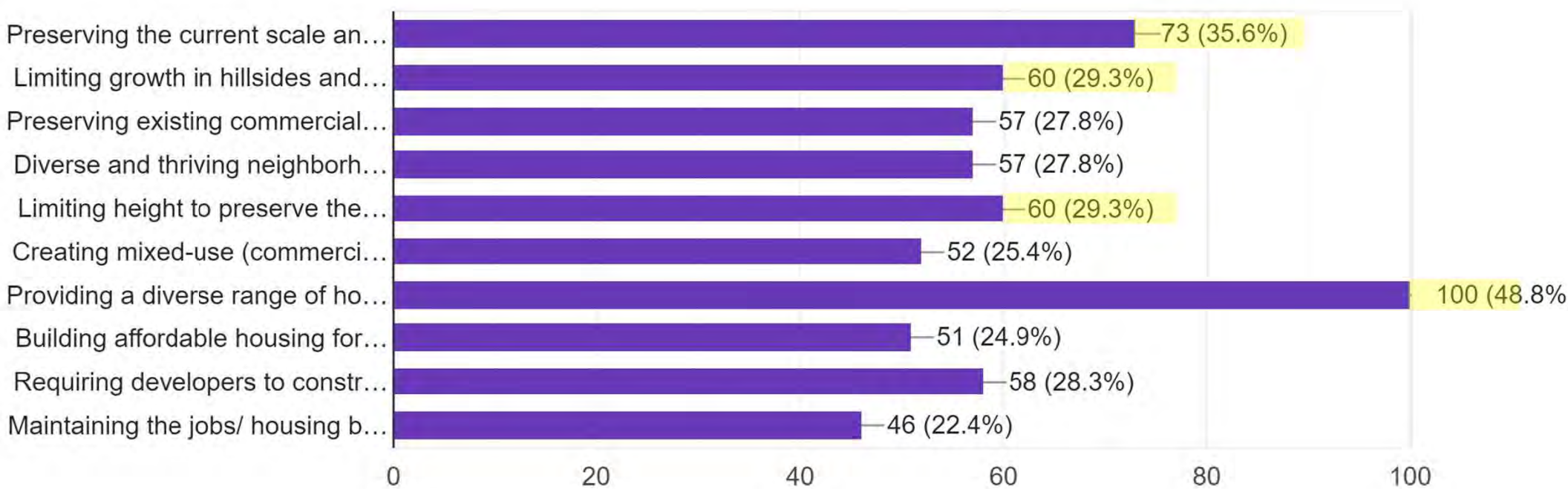


13. If you live Cupertino, please pick the top three goals based on importance to you and your family. *

- ☒ Preserving the current scale and massing of single family neighborhoods
- ☒ Limiting growth in hillsides and areas at risk for wildfire
- ☐ Preserving existing commercial locations, such as shopping centers and grocery stores.
- ☐ Diverse and thriving neighborhood/ community
- ☒ Limiting height to preserve the suburban scale and massing
- ☐ Creating mixed-use (commercial/office and residential) projects
- ☒ Providing a diverse range of housing types to meet the needs of people at all income levels.
- ☐ Building affordable housing for older adults or college students.
- ☐ Requiring developers to construct affordable units as part of projects
- ☐ Maintaining the jobs/ housing balance

13. If you live Cupertino, please pick the top three goals based on importance to you and your family.

205 responses

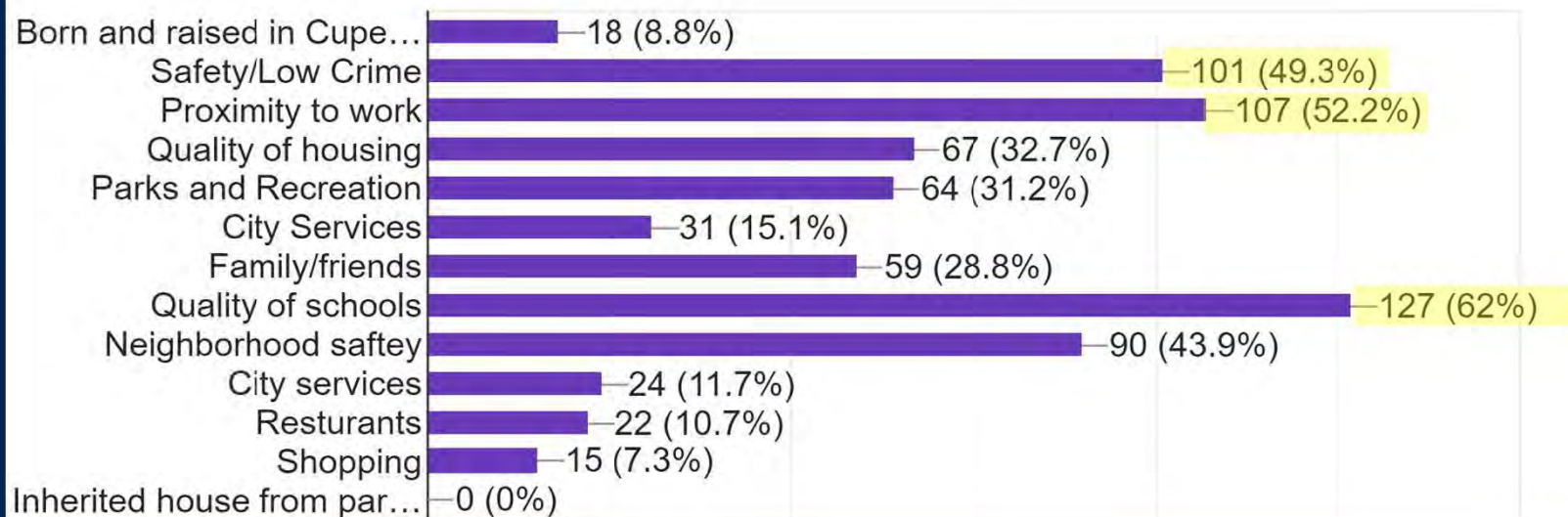


14. If you live in Cupertino, why did you choose to live here? Select all that apply. *

- ☐ Born and raised in Cupertino
- ☐ Safety/Low Crime
- ☐ Proximity to work
- ☐ Quality of housing
- ☐ Parks and Recreation
- ☐ City Services
- ☐ Family/friends
- ☐ Quality of schools
- ☐ Neighborhood safety
- ☐ City services
- ☐ Restaurants
- ☐ Shopping
- ☐ Inherited house from parents

14. If you live in Cupertino, why did you choose to live here? Select all that apply.

205 responses



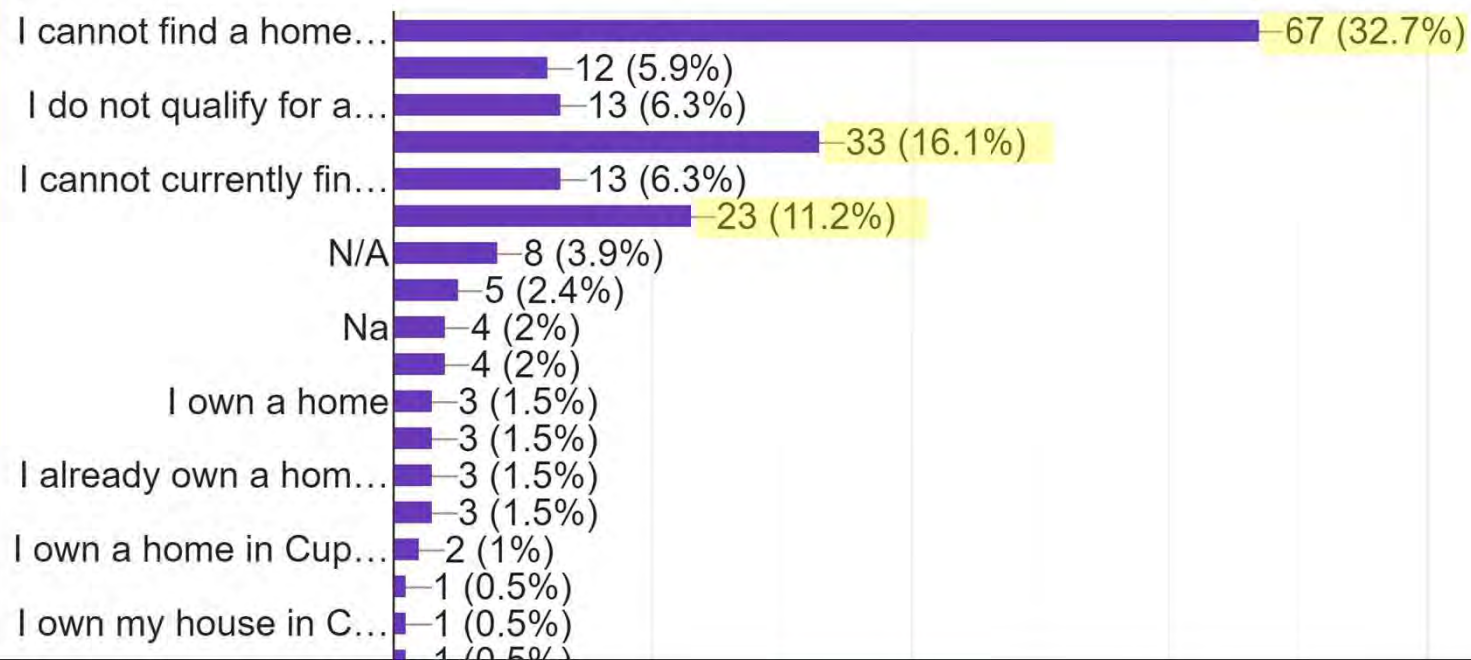
15. If you wish to own a home in Cupertino, but do not, what issues are preventing you at this time? Select all that apply: *

- ☐ I cannot find a home within my target price range
- ☐ I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)
- ☐ I do not qualify for a mortgage loan
- ☐ I do not have the money for down payment
- ☐ I cannot currently find a home that suits my quality standards
- ☐ I keep getting outbid for homes by institutional investors or others able to pay cash
- ☐ Other...

15. If you wish to own a home in Cupertino, but do not, what issues are preventing you at this time?

Select all that apply:

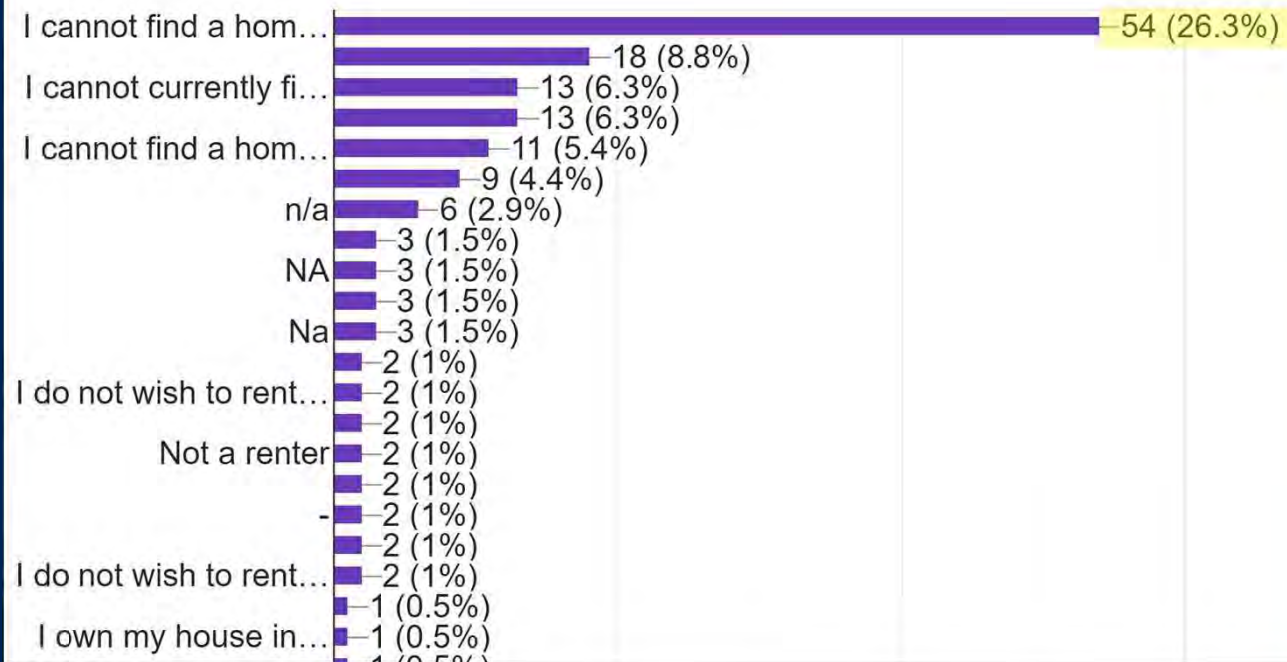
205 responses



16. If you wish to rent a home in Cupertino, but do not, what issues are preventing you at this time? Select all that apply. *

- ☒ I cannot find a home within my target price range
- ☐ I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)
- ☐ I do not currently have the financial resources for an appropriate deposit
- ☐ I currently do not have the financial resources for an adequate monthly rent
- ☐ I cannot currently find a home that suits my quality standards
- ☐ Other...

205 responses

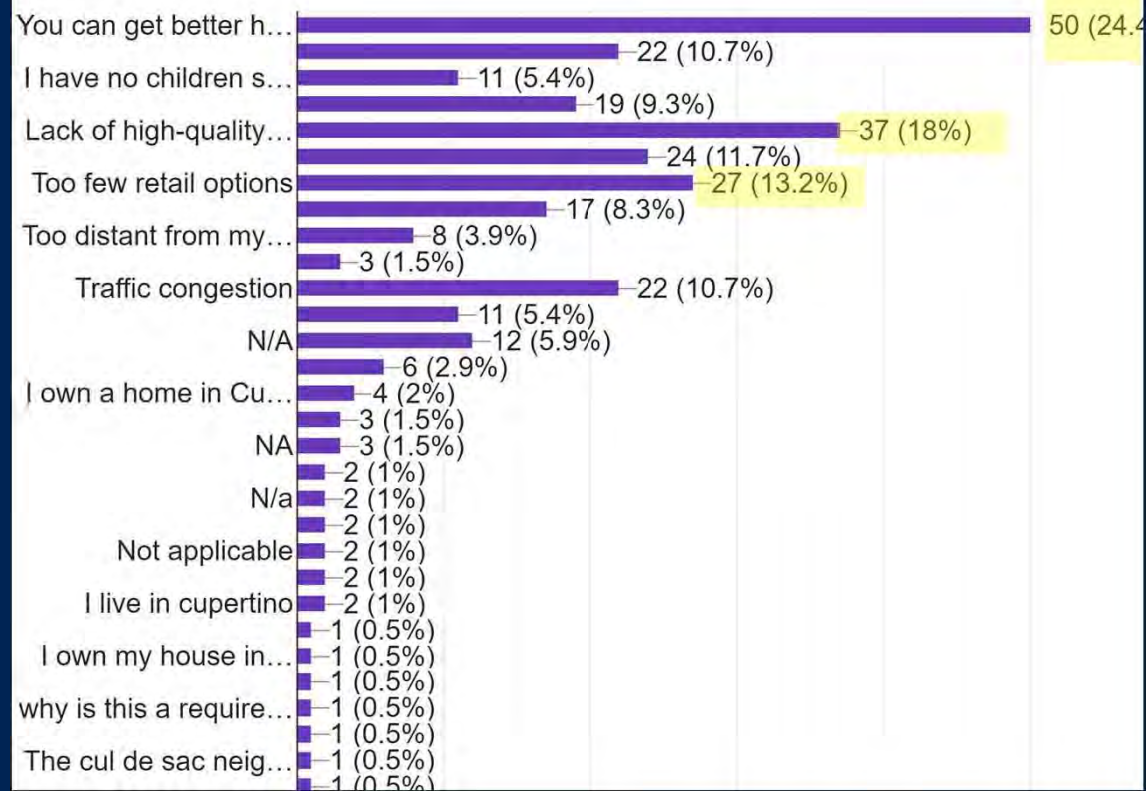


17. If you could afford to live in Cupertino, but don't want to, please share the reasons? Select ^{*} all that apply.

- ☐ You can get better housing for your money in other cities
- ☐ I like where I am living now
- ☐ I have no children so I don't need to pay more for housing in order to get high-quality public schools
- ☐ The public schools serving Cupertino are too competitive
- ☐ Lack of high-quality mass transit
- ☐ Lack of nightlife like music venues, movie theaters, nightclubs, etc.
- ☐ Too few retail options
- ☐ Lack of recreational options
- ☐ Too distant from my place of employment
- ☐ Too distant from my friends and relatives
- ☐ Traffic congestion
- ☐ Demographics
- ☐ Other...

17. If you could afford to live in Cupertino, but don't want to, please share the reasons? Select all that apply.

205 responses

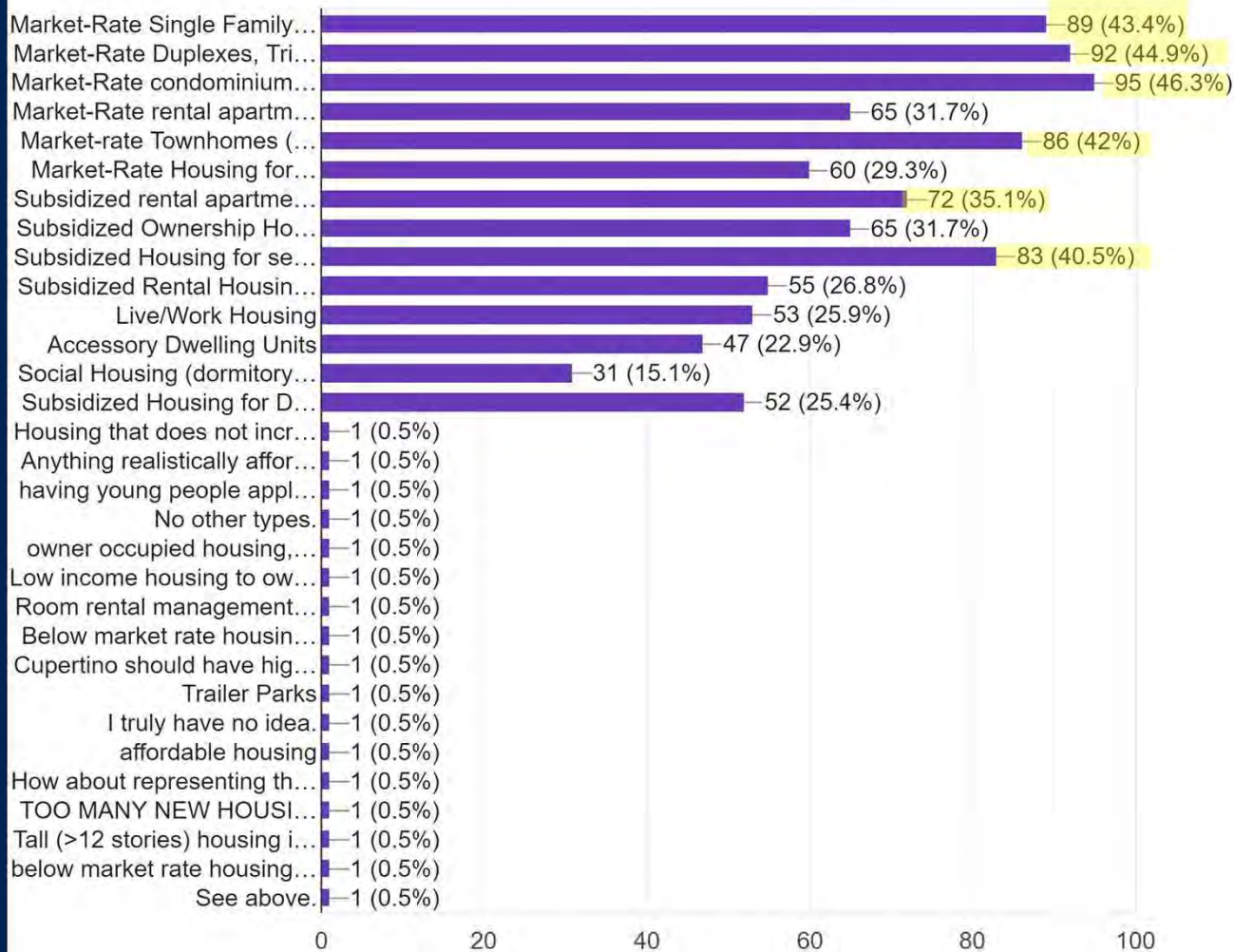


18. As Cupertino plans to meet the State and Regional mandate to plan for at least 4,588 new ^{*} housing units, which types of additional housing would you like to see in the City of Cupertino? Select all that apply.

- ☐ Market-Rate Single Family Detached Homes
- ☐ Market-Rate Duplexes, Triplexes, etc
- ☐ Market-Rate condominiums and Townhomes
- ☐ Market-Rate rental apartments
- ☐ Market-rate Townhomes (owned)
- ☐ Market-Rate Housing for Seniors
- ☐ Subsidized rental apartments
- ☐ Subsidized Ownership Housing
- ☐ Subsidized Housing for seniors
- ☐ Subsidized Rental Housing for students
- ☐ Live/Work Housing
- ☐ Accessory Dwelling Units
- ☐ Social Housing (dormitory style with shared living spaces)
- ☐ Subsidized Housing for Developmentally Disabled Adults
- ☐ Other...

18. As Cupertino plans to meet the State and Regional mandate to plan for at least 4,588 new housing units, which types of additional housing would you like to see in the City of Cupertino? Select all that apply.

205 responses

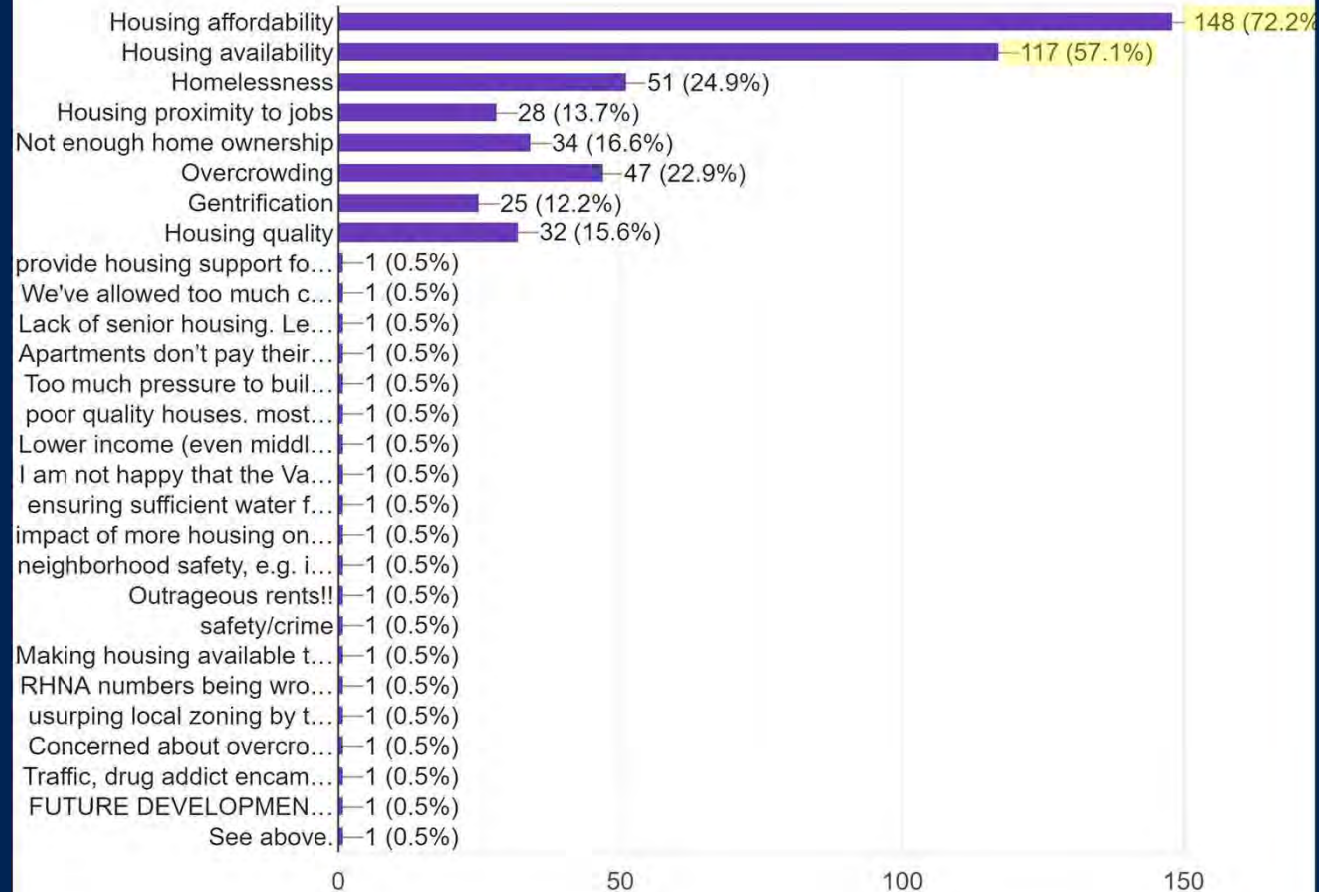


19. What do you believe are the most urgent housing concerns in Cupertino? (top 3) *

- ☒ Housing affordability
- ☒ Housing availability
- ☐ Homelessness
- ☐ Housing proximity to jobs
- ☐ Not enough home ownership
- ☐ Overcrowding
- ☐ Gentrification
- ☐ Housing quality
- ☐ Other...

19. What do you believe are the most urgent housing concerns in Cupertino? (top 3)

205 responses

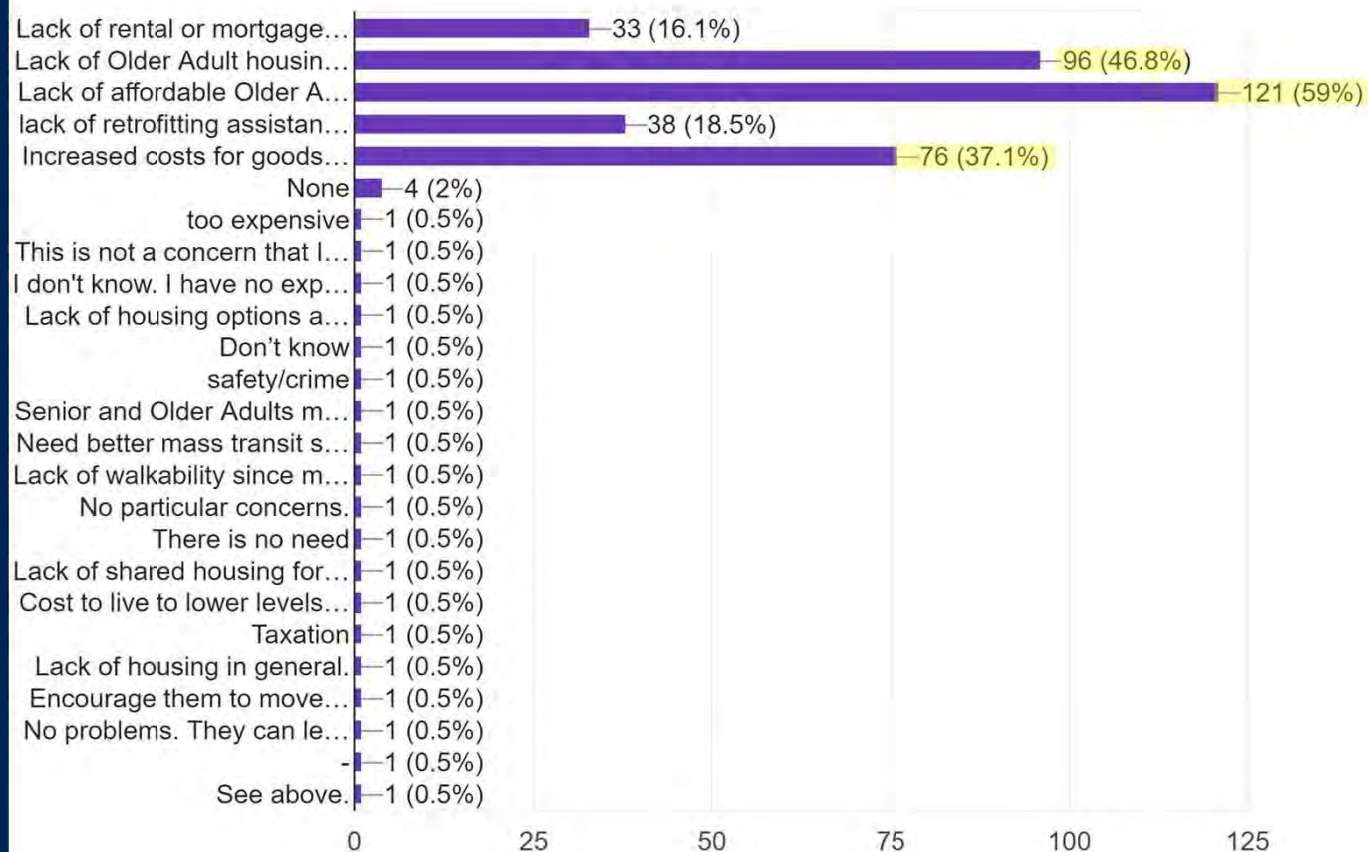


20. What do you believe is the biggest challenge for addressing the living and housing needs of lower income Older Adults (age 65+)? *

- ☐ Lack of rental or mortgage payment assistance
- ☐ Lack of Older Adult housing where services are within walking distance
- ☐ Lack of affordable Older Adult housing
- ☐ lack of retrofitting assistance to make homes more livable
- ☐ Increased costs for goods and services
- ☐ Other...

20. What do you believe is the biggest challenge for addressing the living and housing needs of lower income Older Adults (age 65+)?

205 responses

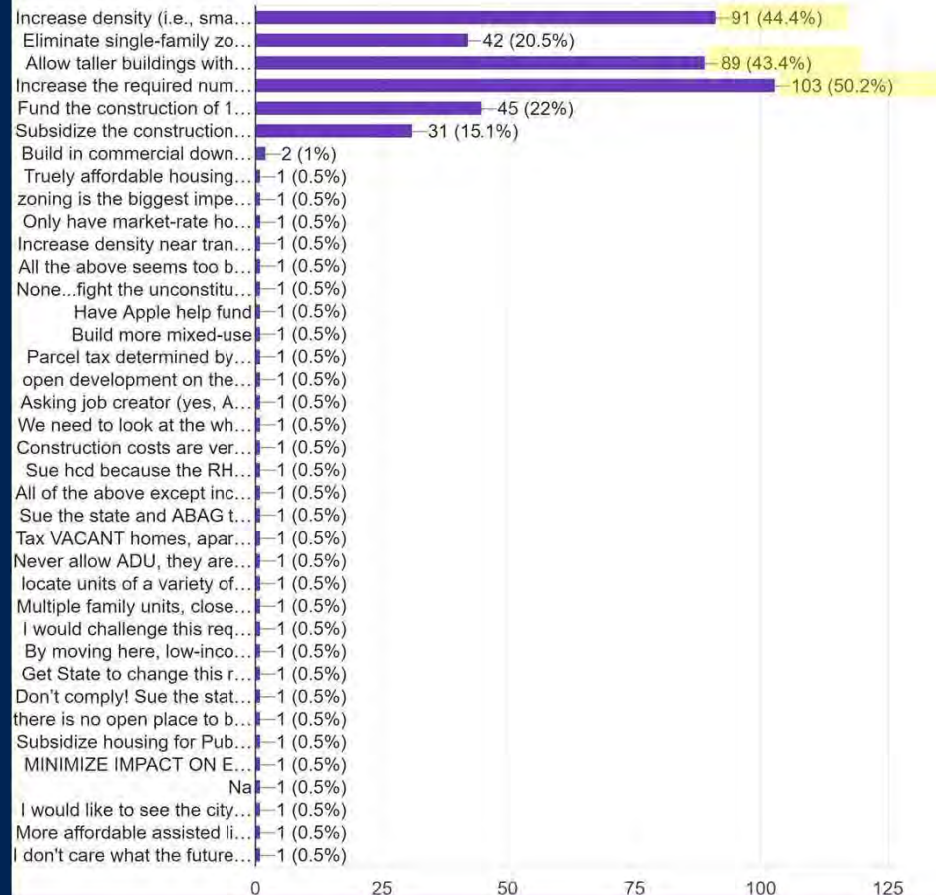


21. The City of Cupertino is required to for at least 4,588 additional housing units. What do you think are the best strategies for accommodating these units? *

- ☐ Increase density (i.e., smaller units, smaller lots)
- ☐ Eliminate single-family zoning
- ☐ Allow taller buildings with more housing units
- ☐ Increase the required number of affordable housing in all new projects (inclusionary housing)
- ☐ Fund the construction of 100% affordable housing projects by passing bond measures
- ☐ Subsidize the construction of accessory Dwelling Units with General Fund money
- ☐ Other...

21. The City of Cupertino is required to for at least 4,588 additional housing units. What do you think are the best strategies for accommodating these units?

205 responses

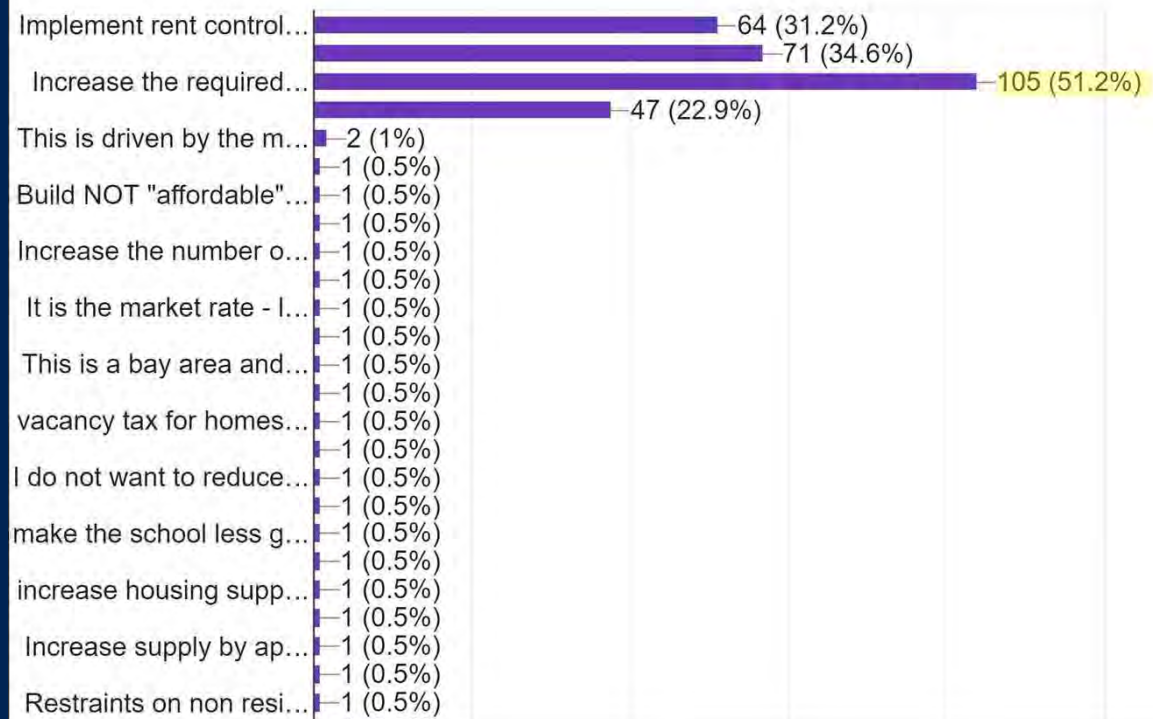


22. Housing in Cupertino is very expensive. How can home prices and rents be reduced? *

- ☐ Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)
- ☐ Implement vacancy control (limit percentage of rent increases when rental housing turns over)
- ☐ Increase the required percentage of Below Market Rate housing on new projects
- ☐ Pass bond measures to provide funding for new affordable housing projects
- ☐ Other...

22. Housing in Cupertino is very expensive. How can home prices and rents be reduced?

205 responses

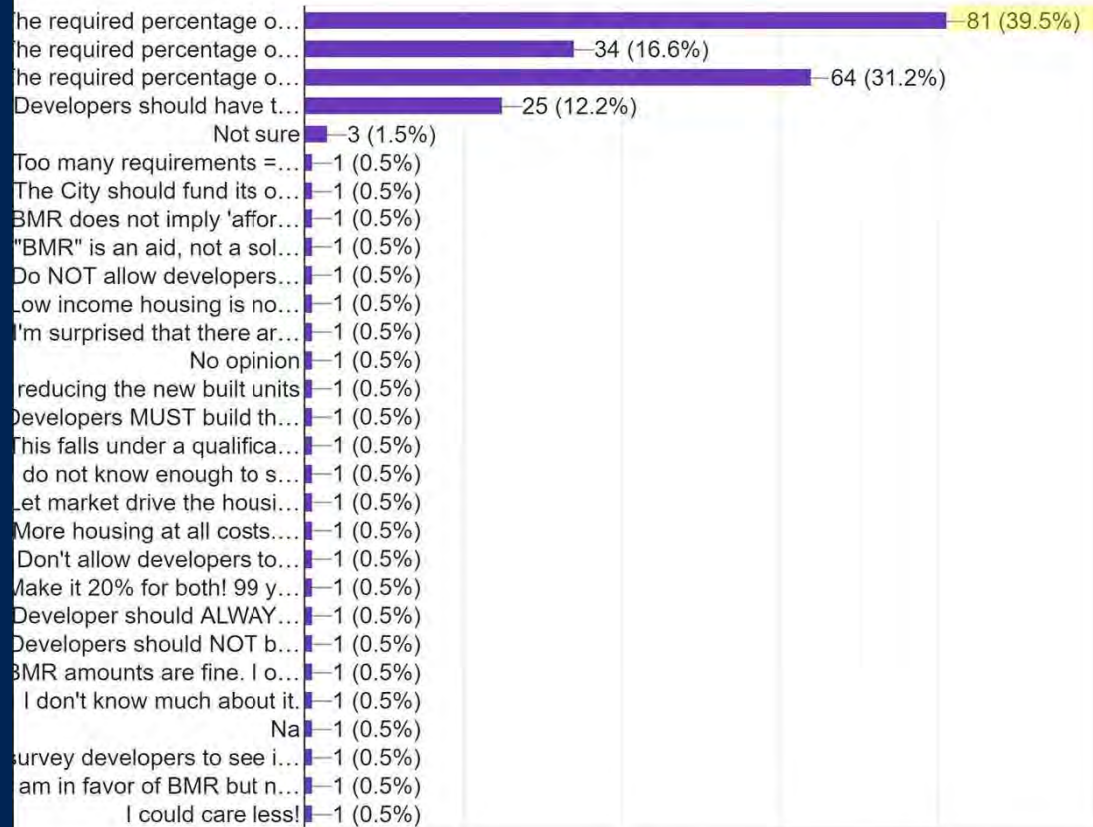


23. Below Market Rate (BMR) Housing is required as a percentage of units when more than 7 ^{*} units are built. Generally, Cupertino requires that 15% (rentals), and 20% (ownership units) are dedicated BMR units. What are your views on this? ([link to BMR manual](#))

- ☒ The required percentage of affordable units is too low and should be increased
- ☐ The required percentage of affordable units is too high and should be decreased or eliminated
- ☐ The required percentage of affordable units should stay the same
- ☐ Developers should have the option to pay in-lieu fees instead of providing actual housing units
- ☐ Other...

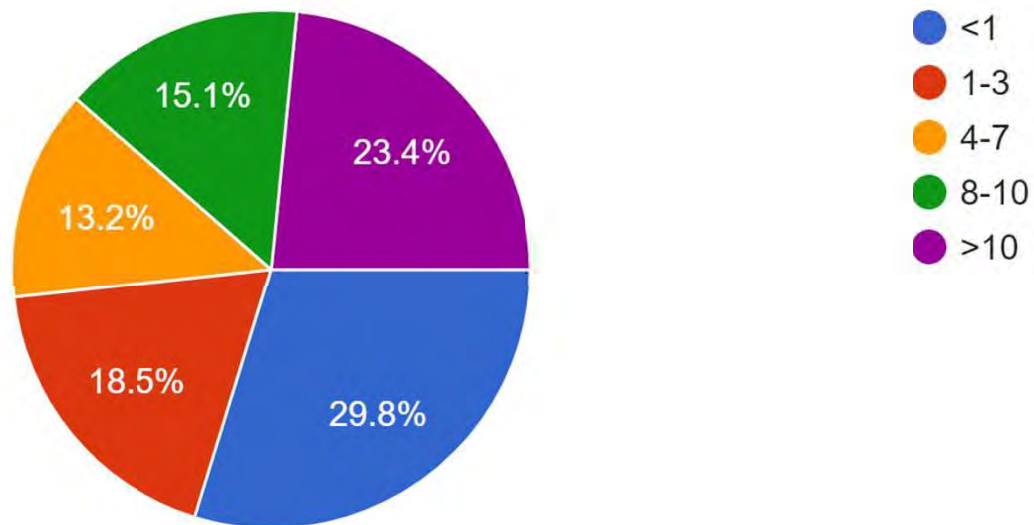
23. Below Market Rate (BMR) Housing is required as a percentage of units when more than 7 units are built. Generally, Cupertino requires that 15% (r...What are your views on this? (link to BMR manual)

205 responses



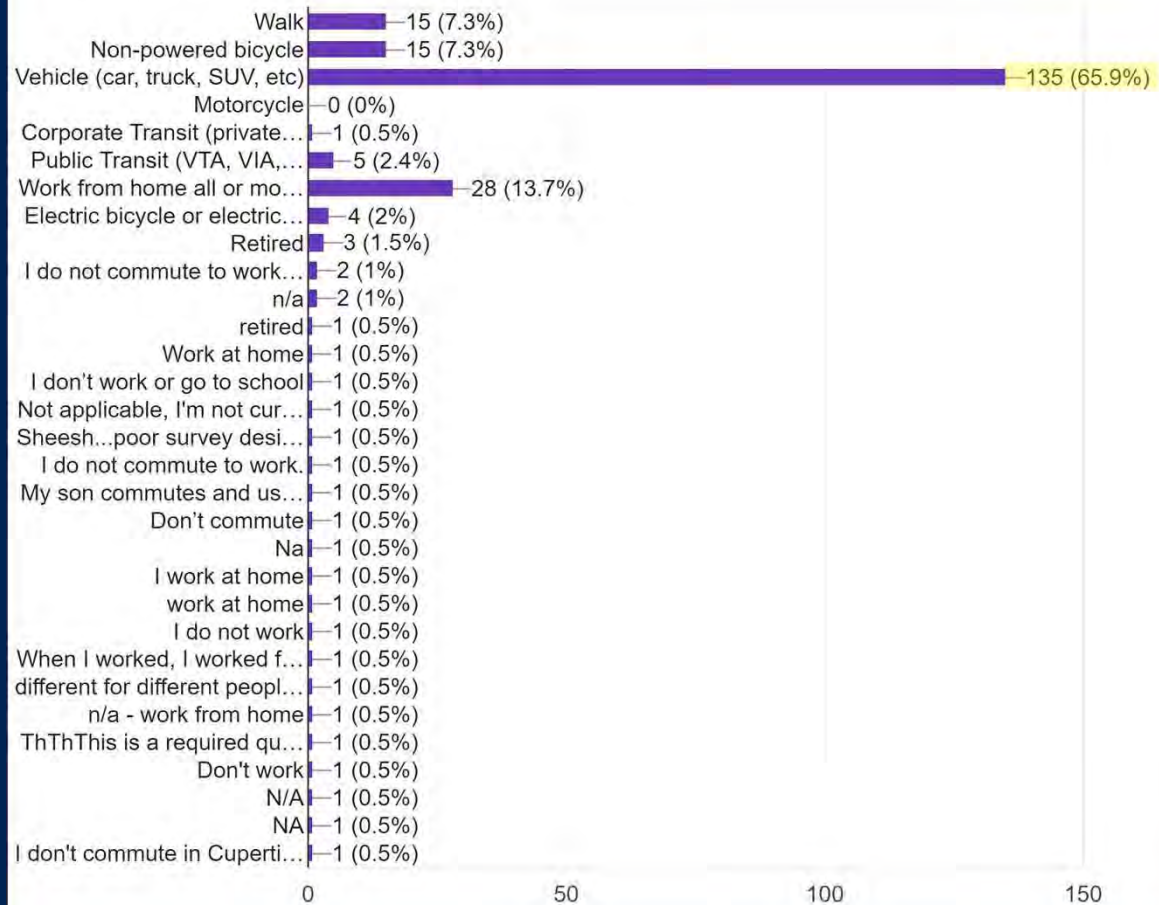
24. If you live in Cupertino, and work, how many miles do you commute, one-way, to work or school?

205 responses



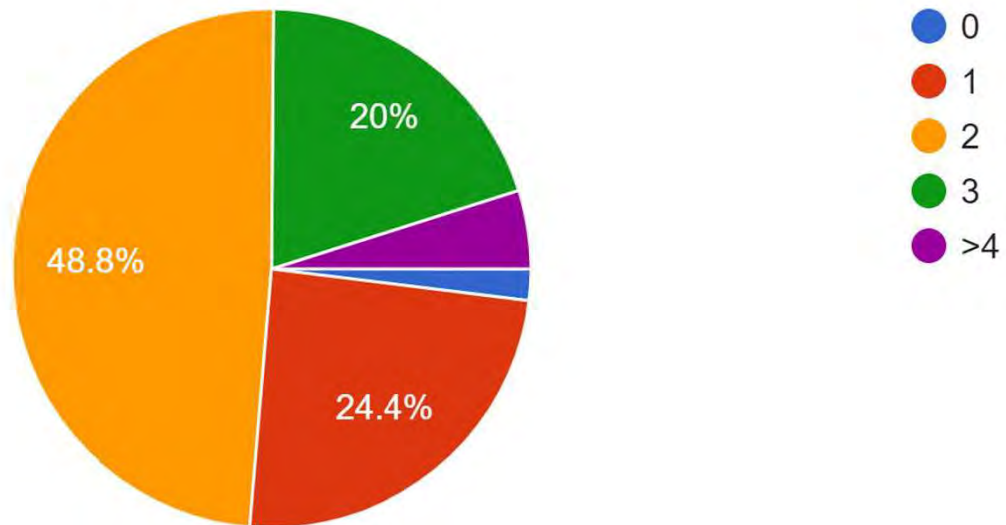
25. How do you (most often) commute to work or school?

205 responses



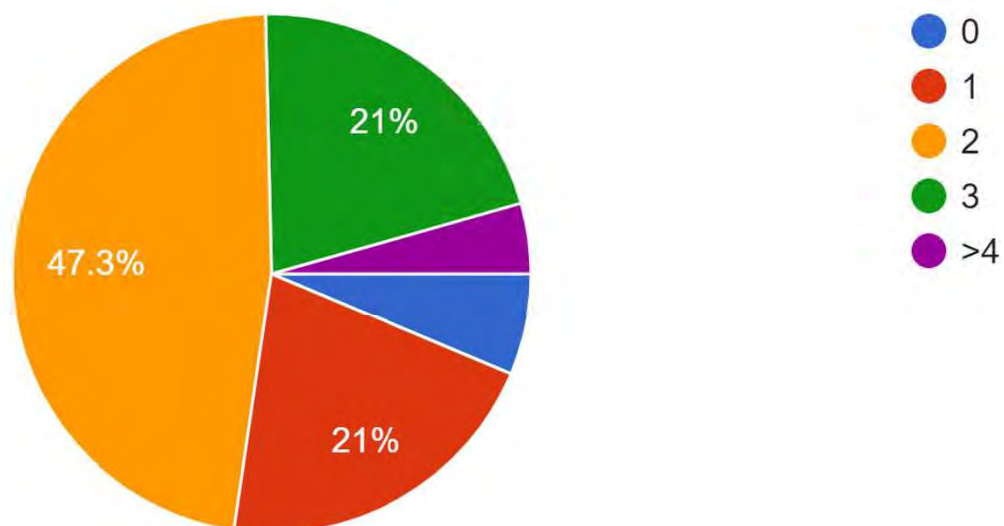
26. How many vehicles does your household lease or own?

205 responses



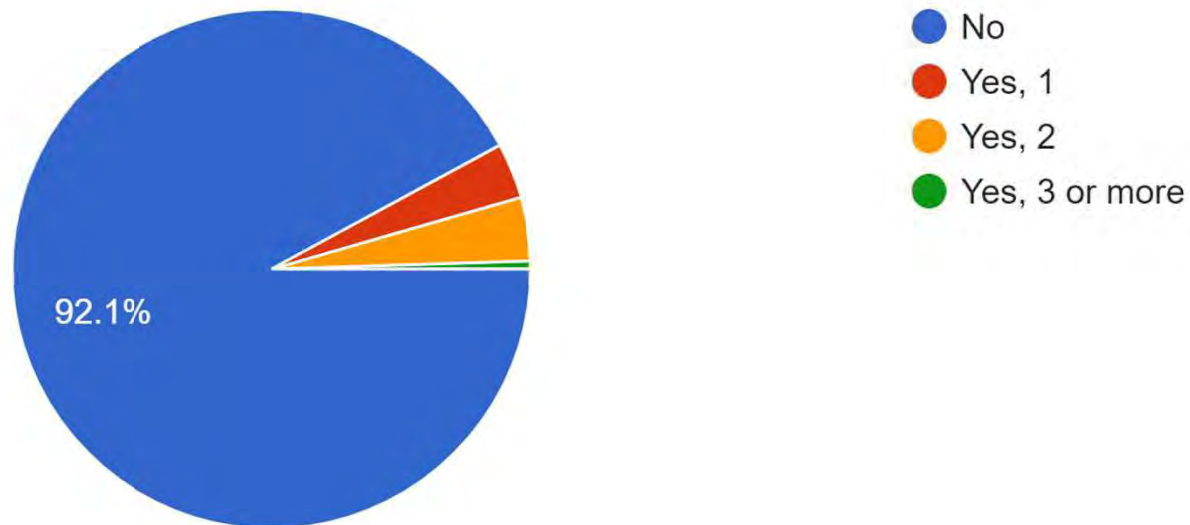
27. How many parking spaces do you need at your residence to accommodate your vehicles?

205 responses



28. Do you have work vehicles (trucks, vans, etc), either you own or your company's, that you must park at your place of residence?

202 responses

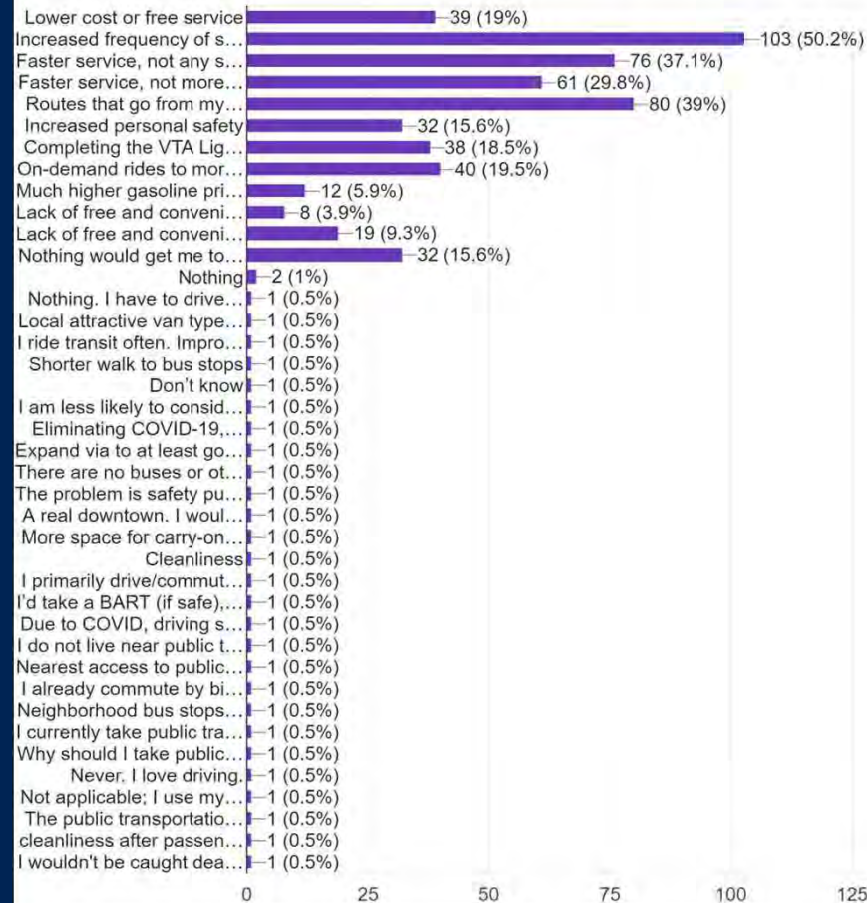


29. What would encourage you to consider taking public transit instead of using a private vehicle? (select all that apply)

- ☐ Lower cost or free service
- ☐ Increased frequency of service
- ☐ Faster service, not any slower than driving
- ☐ Faster service, not more than 30% slower than driving
- ☐ Routes that go from my home to my work without multiple transfers
- ☐ Increased personal safety
- ☐ Completing the VTA Light Rail network
- ☐ On-demand rides to more areas than the VIA shuttle currently covers
- ☐ Much higher gasoline prices
- ☐ Lack of free and convenient parking at my place of residence
- ☐ Lack of free and convenient parking at my destination
- ☐ Nothing would get me to take public transit as long as I have other alternatives
- ☐ Other...

29. What would encourage you to consider taking public transit instead of using a private vehicle?
(select all that apply)

205 responses



Timestamp	1. How old are you (in years)?	2. Are you of Hispanic, Latino, or of Spanish origin?	3. How would you describe yourself? (check all that apply)	4. Household Income	5. Which best describes your household type?	6. Do you consider your living situation to be too crowded?	7. Select the type of housing you currently reside in:	8. Are you a renter or owner or other?	9. What is your employment status?	10. Do you live and/or work in the City of Cupertino?	11. If you live in Cupertino, how many years have you lived in Cupertino?	12. If you work in Cupertino, how many years have you worked in Cupertino?	13. If you live in Cupertino, please pick the top three goals based on importance to you and your family.	14. If you live in Cupertino, why did you choose to live here? Select all that apply.	15. If you wish to own a home in Cupertino, but do not, what issues are preventing you at this time? Select all that apply:	16. If you wish to rent a home in Cupertino, but do not, what issues are preventing you at this time? Select all that apply.	17. If you could afford to live in Cupertino, but don't want to, please share the reasons? Select all that apply.	18. As Cupertino plans to meet the State and Regional mandate to plan for at least 4,588 new housing units, which types of additional housing would you like to see in the City of Cupertino? Select all that apply.	19. What do you believe are the most urgent housing concerns in Cupertino? (top 3)	20. What do you believe is the biggest challenge for addressing the living and housing needs of lower income Older Adults (age 65+)?	21. The City of Cupertino is required to for at least 4,588 additional housing units. What do you think are the best strategies for accommodating these units?	22. Housing in Cupertino is very expensive. How can home prices and rents be reduced?	23. Below Market Rate (BMR) Housing is required as a percentage of units when more than 7 units are built. Generally, Cupertino requires that 15% (rentals), and 20% (ownership units) are dedicated BMR units. What are your views on this? (link to BMR manual)	24. If you live in Cupertino, and work, how many miles do you commute, one-way, to work or school?	25. How do you (most often) commute to work or school?	26. How many vehicles does your household lease or own?	27. How many parking spaces do you need at your residence to accommodate your vehicles?	28. Do you have work vehicles (trucks, vans, etc), either you own or your company's, that you must park at your place of residence?	29. What would encourage you to consider taking public transit instead of using a private vehicle? (select all that apply)	30. What other kinds of housing or innovative approaches to providing housing do you believe Cupertino should consider?	31. Are there any comments you would like to share with the City of Cupertino about the Housing Element Update?	
7/29/2022 10:29:35	51-60	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	>20	Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Parks and Recreation, Quality of schools, Neighborhood safety	need to be able to skip this for those that already stated they own a home	same as #15	Same as #15	Market-Rate Housing for Seniors, Subsidized Ownership Housing, Subsidized Rental Housing for students, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, provide housing support for those working in Cupertino who can't afford to live here	Lack of affordable Older Adult housing	Fund the construction of 100% affordable housing projects by passing bond measures	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	<1	Work from home all or most of the time		3	3	No	Completing the VTA Light Rail network	Provide financial support for Teachers, Fire Fighters, Police, Healthcare workers who work in Cupertino to buy a home	no
7/29/2022 9:40:33	61-70	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Proximity to work, Quality of schools	I own my house in Cupertino	I own my house in Cupertino	I own my house in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors	Housing affordability, Housing availability, We've allowed too much commercial development and the jobs that come with it without adding the housing. It seems like we may now be forced to make the city more dense than residents would like to make up for poorly thought out past actions	too expensive	Truely affordable housing comes from there being enough housing in an area to meet the needs. To add housing, I support adding condo's or apartments above the restaurants and shops along the Stevens Creek and DeAnza Blvd corridors.	You could make the city undesirable by making it incredibly dense or allowing the homeless to take over our streets and parks? Housing demand has to be met for prices to even stabilize.	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 1	Nothing. I have to drive my truck to do my job.	We could allow some commercial spaces to be converted to housing to reduce the jobs housing imbalance.	Too many pieces of the housing puzzle are regional and not really addressable by Cupertino alone. Maybe high housing prices and the ability to work from home is already making a dent in this problem. I think all we can do is try to correct past mistakes and do our part to not make the situation worse.	
7/30/2022 19:02:53	41-50	No	Asian	\$100,000 - \$150,000	Couple (no children in the home), Multi-generational (>3 generations in home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Creating mixed-use (commercial/office and residential) projects, Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Quality of schools	I cannot find a home within my target price range, I do not have the money for down payment	I currently do not have the financial resources for an adequate monthly rent	Nothing	Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces)	Housing affordability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over), Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased, Developers should have the option to pay in-lieu fees instead of providing actual housing units	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not more than 30% slower than driving, Completing the VTA Light Rail network	Sharing housing seniors plus housemates	No	
7/30/2022 20:23:48	>80	No	White	Decline to state	Multi-generational (>3 generations in home)	Yes	Accessory Dwelling Unit (in-law unit)	Other	Retired	I both live and work in Cupertino	11-20	6-10	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Diverse and thriving neighborhood/community, Limiting height to preserve the suburban scale and massing, Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Parks and Recreation, City Services, Family/friends, Neighborhood safety, City services, Restaurants, parks, open space, now gone Valco Shopping Center, organizations	I already live in Cupertino.	I don't want to move from my home	Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Housing for seniors, Live/Work Housing	Housing availability, Not enough home ownership, Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Subsidize the construction of accessory Dwelling Units with General Fund money	Build NOT "affordable" multi-story LUXURY Townhomes for Seniors who might move to multi dwelling townhomes and condo's.	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	Local attractive van type service that runs often, and takes reservations.	Very nice multi aged multi-sized apartments with amenities and security.	Be realistic, appoint "commissioner-type" members to be on this committee. The Complexes must have restaurants, coffee houses serving Latte type drinks and lovely bakery goods. Keep some places elegant and others ordinary. Trams should be included. Please make these shops American-ish and NOT ETHNIC. This is very important. No more ethnic Asian places. Thank you for doing this survey.	
7/31/2022 14:06:30	61-70	Decline to state	Decline to state	Decline to state	Living alone	No	Decline to state	Renter	Working full time	I both live and work in Cupertino	6-10	6-10	Preserving the current scale and massing of single family neighborhoods	Quality of housing, Quality of schools, Neighborhood safety	I cannot currently find a home that suits my quality standards	I cannot currently find a home that suits my quality standards	why is this a required question? I do not fit the narrative. How can I possibly answer? How useful would such an answer be?	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned)	Housing availability, Housing quality	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	some cities are just more expensive. That is part of the overall housing mix. Don't fear it.	The required percentage of affordable units is too high and should be decreased or eliminated	4-7	Vehicle (car, truck, SUV, etc)	1	1	No	Faster service, not any slower than driving, Faster service, not more than 30% slower than driving	Stop fearing the marketplace. Some cities are more expensive than others. That is life and encourages some people to work to live in a more expensive city. Stop trying to fit everyone into the lowest common denominator.	no	

8/2/2022 21:30:07	71=80	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Diverse and thriving neighborhood community. Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Parks and Recreation, Quality of schools	I already own a home, so why is this question required?	I already own a home. So why is this a required question?	I already live in Cupertino. So why is this a required question?	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing availability, Lack of senior housing, Less than 1,000 units to all types for approximately 7,000 over the age of 60.	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units. Fund the construction of 100% affordable housing projects by passing bond measures	Increase the number of missing middle housing units.	The required percentage of affordable units should stay the same. Too many requirements = NO new housing.	<1	Work from home all or most of the time	1	1	No	Increased frequency of service, Lack of free and convenient parking at my destination	Streamline the approval process for new housing. Ridiculously long and complicated process. Cupertino is deemed a "lost cause" by multi-unit housing developers.	Council interference has significantly delayed the entire process. The community has given up on engagement so low turnout at community meetings.
8/3/2022 10:12:11	61-70	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I work in Cupertino, but live elsewhere	0-2	>20	Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels.	Family/friends	I cannot find a home within my target price range. I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	I cannot find a home within my target price range	Too distant from my friends and relatives	Market-Rate condominiums and Townhomes	Housing availability, Housing proximity to jobs	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	2	1	No	Lower cost or free service	Increase mixed use projects and higher densities	No
8/3/2022 10:21:44	51-60	Decline to state	Decline to state	\$50,000 - \$75,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Owner	Self-employed	I both live and work in Cupertino	>20	3-5	Preserving the current scale and massing of single family neighborhoods, Creating mixed-use (commercial/office and residential) projects, Maintaining the jobs/housing balance	Safety/Low Crime, Parks and Recreation, Neighborhood safety	I do not qualify for a mortgage loan	does not apply	You can get better housing for your money in other cities, I like where I am living now, Demographics	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc	Housing affordability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots)	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same. Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	not sure	if you increase density Cupertino will not longer be the same. I don't think its possible to increase all services especially roads while also increasing density. Work/Live communities may help but not everyone will work where they live. I think the state is wrong in forcing increases. I have never seen a study that said high density produces healthier happier people... the science suggests the opposite.
8/3/2022 10:26:18	41-50	No	White	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	3-5	0-2	Diverse and thriving neighborhood community. Providing a diverse range of housing types to meet the needs of people at all income levels. Requiring developers to construct affordable units as part of projects	Proximity to work, Quality of housing, Parks and Recreation, Quality of schools	I cannot find a home within my target price range. I do not have the money for down payment	n/a (currently renting)	The public schools serving Cupertino are too competitive, Lack of high-quality mass transit	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness, Gentrification	Lack of rental or mortgage payment assistance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects, Provide downpayment assistance	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	Tiny homes.	n/a
8/3/2022 10:26:44	51-60	No	White	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Not employed and not looking for work	I live in Cupertino and don't work	11-20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Proximity to work, City Services, Asian-friendly community	I own a home in Cupertino	I do not wish to rent a home in Cupertino	I live in Cupertino	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Homelessness, Housing quality	Increased costs for goods and services	Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Pass bond measures to provide funding for new affordable housing projects	The City should fund its own subsidized housing (own the land), so the housing remains affordable in perpetuity (for sale condos or rental homes). Profit-driven real estate developers will never build enough of the housing the community needs. Nor will they maintain adequately subsidized homes as the age. And, over time, developer-owned affordable housing reverts to market-rate, though the need for subsidized housing does not go away. Build public housing for public benefit.	<1	I do not commute to work or school	3	3	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, I ride transit often. Improve VTA Route 51 hours and days of service and frequency of service to unlock more housing opportunity sites located west of De Anza Blvd and west of HWY 85. Very useful route to connect residents to West Valley College, De Anza College, and Downtown Mountain View.	I support a Cupertino bond measure to purchase land where long-term, affordable acquisition of Cupertino-owned land to build and maintain homes with 2, 3, 4, 5 bedrooms, so vulnerable people who must live with care providers (including children and severely disabled or incapacitated adults) have housing options in the City. I would like to see Cupertino join other cities that have passed their own housing construction and maintenance bonds and have created their own community land trusts. Tax vacant homes to discourage	
8/3/2022 10:28:10	41-50	No	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Quality of housing, Family/friends, Quality of schools, Neighborhood safety	I own a home	I own a home	I own a home in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability, Housing availability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	Don't know	N/a

8/3/2022 10:28:13	61-70	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere.	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire. Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work, Quality of housing, Quality of schools	N/A	N/A	N/A	Subsidized rental apartments, Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability, Homelessness, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	8-10	Non-powered bicycle	3	3	No	Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	Subsidized housing for teachers, first responders, and hospital workers.	No
8/3/2022 11:03:58	51-60	No	White	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Parks and Recreation, Family/friends, Quality of schools, City services	Already own a Cupertino home. This should have been an option for this required survey question (or provide a 'does not apply' option).	Already own a Cupertino home. This should have been an option for this required survey question (or provide a 'does not apply' option).	Lack of high-quality mass transit	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Ownership Housing, Subsidized Housing for seniors, Live/Work Housing, Accessory Dwelling Units	Housing affordability, Homelessness, Overcrowding	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	Creative high-density designs that blend the structures into the local landscape while maximizing the number of people housed might be more palatable for a city used to having relatively large lots and homes.	n/a
8/3/2022 11:13:19	31-40	Yes	White	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Renter	Working full time	I both live and work in Cupertino	3-5	6-10	Limiting growth in hillsides and areas at risk for wildfire. Diverse and thriving neighborhood/ community, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Parks and Recreation, Family/friends	I cannot find a home within my target price range, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned)	Housing affordability, Housing proximity to jobs, Not enough home ownership	None	Increase density (i.e., smaller units, smaller lots), Fund the construction of 100% affordable housing projects by passing bond measures	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving	Making 200k per household doesn't qualify for BMR housing, can you consider upping the income threshold? Many people make double that income and can afford to buy homes here.	None
8/3/2022 11:13:45	41-50	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Not employed and not looking for work	I live in Cupertino and don't work	6-10	0-2	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Quality of schools, Restaurants	Na	N/a	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive, Lack of recreational options, Traffic congestion, The cul de sac neighborhood in Cupertino are horrible layouts are horrible for traffic to schools	Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Subsidized Housing for seniors	Housing affordability, Housing availability, Apartments don't pay their fair share of parcel tax, it's robbery	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	Not sure	1-3	Walk	2	2	No	Lower cost or free service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Lack of free and convenient parking at my destination	Community outreach on affordable housing, People have such negative thoughts about folks who have less or who need traditional housing due to homelessness, Cupertino doesn't do our part to help and it's shameful how some people just want to keep their property values up.	Good luck
8/3/2022 12:00:50	71=80	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Diverse and thriving neighborhood/ community, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services	I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	Traffic congestion	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Live/Work Housing	Housing affordability	Lack of affordable Older Adult housing, Increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased, Developers should have the option to pay in-lieu fees instead of providing actual housing units	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, On-demand rides to more areas than the VIA shuttle currently covers	Backyard units.	No
8/3/2022 12:21:45	71=80	No	White	\$200,001 - \$300,000	Couple (no children in the home)	No	Attached Home (Townhouse, Duplex)	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Quality of schools	we have owned since 1986	N/A	We live here	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Subsidized rental apartments, Subsidized Ownership Housing, Accessory Dwelling Units	Housing affordability, Housing availability, Housing quality	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), zoning is the biggest impediment to housing. We consider the "cost" of proposals, but not the "cost" of inaction.	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	retired	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Lack of free and convenient parking at my destination	Serious reduction of zoning restrictions so new development can take place in most of the City. Policy makers react, understandably, to local (nimby) reactions w/out considering the real cost and impact of not changing the way we do things. Also, really speed up the approval process... look at Valco, that remains an embarrassment.	I know this is hard, but I would hope public officials will do the right thing for the future.
8/3/2022 12:39:26		Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Other	Not employed but looking for work	I live in Cupertino and don't work	>20	3-5	Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing, Creating mixed-use (commercial/office and residential) projects	Proximity to work, Quality of schools	Not looking to own	No issues.	Lack of high-quality mass transit, Traffic congestion, No town 'character', Different than Los Altos, Log Gatos or Saratoga.	Housing that does not increase traffic	Too much pressure to build new housing	None	Only have market-rate housing -- prefer owned, not rentals	It is the market rate - let the market decide	BMR does not imply 'affordable' -- be honest	<1	Work at home	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Shorter walk to bus stops	Only owned - not rentals	Push back on the state mandate and be honest about BMR.
8/3/2022 12:53:45	51-60	Yes	Native Hawaiian or Other pacific Islander	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	>20	6-10	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Proximity to work, Parks and Recreation, Quality of schools	None	None	None andwer	Market-Rate Housing for Seniors	Not enough home ownership, Overcrowding	Increased costs for goods and services	Allow taller buildings with more housing units	Screw this. I dont Want my value to drop!	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Walk	3	3	No	Nothing would get me to take public transit as long as I have other alternatives	None	None
8/3/2022 13:28:29	71=80	No	White	< \$50,000	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Quality of housing	does not apply to me	does not apply to me	does not apply to me	Market-Rate Duplexes, Triplexes, etc, Subsidized rental apartments, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Vehicle (car, truck, SUV, etc)	1	1	No	Nothing would get me to take public transit as long as I have other alternatives	not sure	stop being a NIMBY community

8/3/2022 14:22:29	41-50	No	Asian	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Quality of schools	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, Lack of recreational options	Subsidized rental apartments, Subsidized Rental Housing for students, Live/Work Housing	Housing affordability, Housing availability	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service	Need more low income housing or apartment.	None
8/3/2022 14:58:12	41-50	No	White	>\$300,000	Couple with children in the home	Yes	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Parks and Recreation, Quality of schools, Neighborhood safety	I cannot find a home within my target price range, I do not qualify for a mortgage loan, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc), I currently do not have the financial resources for an adequate monthly rent.	You can get better housing for your money in other cities, Demographics	Market-Rate condominiums and Townhomes, Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Not enough home ownership	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Limit or ban institutional and foreign investors from purchasing properties. Force current institutional and foreign investor to sell their properties within 5 years.	Institutional and foreign investors are ruining the housing market in the Bay area. Something has to be done about such entities that do not have local interests at heart.
8/3/2022 15:03:19	31-40	No	Black or African American	\$150,001 - \$200,000	Living alone	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work, Neighborhood safety	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	Lack of nightlife like music venues, movie theaters, nightclubs, etc., Demographics	Market-Rate Single Family Detached Homes	Housing affordability, Gentrification	Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	1	1	No	Nothing would get me to take public transit as long as I have other alternatives	Enforce rent stabilization to prevent landlords from drastically increasing rates each year	The demographics of Cupertino are NOT diverse and landlords/business owners are trying to keep it that way by not practicing or complying with fair housing laws.
8/3/2022 15:11:24	51-60	No	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Family/friends, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, I like where I am living now, I have no children so I don't need to pay more for housing in order to get high-quality public schools	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Accessory Dwelling Units	Housing affordability, Housing availability, Overcrowding	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	2	2	No	Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Open up new locations for housing to the extent infrastructure, services, and other amenities can tolerate.	Don't increase office spaces, or add density to office spaces that exacerbates the housing problem
8/3/2022 15:37:59	31-40	No	Asian	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	3-5	0-2	Preserving the current scale and massing of single family neighborhoods, Creating mixed-use (commercial/office and residential) projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Parks and Recreation, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	I like where I am living now	Market-Rate Single Family Detached Homes, Subsidized Ownership Housing, Subsidized Rental Housing for students	Housing affordability, Housing quality, poor quality houses, most of them were built 20-80 years ago	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers, Much higher gasoline prices	build taller buildings, invest in public transport, build better bike lanes	none
8/3/2022 18:51:09	41-50	No	White	\$200,001 - \$300,000	Single parent with children in home	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino, Family/friends	I cannot find a home within my target price range, I do not have the money for down payment	I cannot find a home within my target price range	I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc.	Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers, Increased personal safety	N/a	N/a
8/3/2022 20:05:17	61-70	No	White	\$50,001 - \$100,000	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work	N/A because I do own a home	N/A because I don't want to rent a home in Cupertino	The public schools serving Cupertino are too competitive, Lack of high-quality mass transit, Too few retail options, Lack of recreational options, No soul	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs, Lower income (even middle income) working individuals can't afford to live here, lack of socio-economic diversity	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	I don't work or go to school	1	1	No	Don't know	don't know	don't know

8/3/2022 20:26:06	51-60	Decline to state	Decline to state	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Not employed and not looking for work	I live in Cupertino and don't work	>20	11-20	Limiting growth in hillsides and areas at risk for wildfire. Creating mixed-use (commercial/office and residential) projects. Building affordable housing for older adults or college students.	Safety/Low Crime, Proximity to work, Quality of housing, Quality of schools. To explain work answers, I used to work in Cupertino for 14 years.	Not Applicable, we own our house now.	Not applicable, we own our house now.	We live here, but the lack of diversity reflecting CA demographics is concerning.	Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Subsidized Housing for seniors	Housing affordability, Housing availability, Not enough home ownership, I am not happy that the Valco redevelopment is all apartment units instead of owned condos for owners to care more about our community.	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Increase density near transit and services like grocery stores with taller buildings downtown with more condos, NOT rental apartments.	Increase the required percentage of Below Market Rate housing on new projects. This is a bay area and CA problem that a city approach will not solve. Rent control discourages good maintenance of homes.	The required percentage of affordable units is too low and should be increased	<1	Not applicable, I'm not currently working outside the home. I do 40+ hours a week of financial work at home.	1	1	No	Faster service, not any slower than driving, Increased personal safety, On-demand rides to more areas than the VTA shuttle currently covers, I am less likely to consider public transit until the covid-19 pandemic ends.	Increase density of condos in downtown/commercial areas. at Cupertino Main Street and along DeAnza and Stevens Creek Blvd. Scattering high density units in single family housing neighborhoods will anger the community. It is very poor urban planning for public transit and the use of local services as well.	Please encourage more owner occupied homes and condos. Renters and short term property ownership deteriorates the sense of community involvement in Cupertino.
8/3/2022 20:27:04	61-70	No	White	\$50,001 - \$100,000	Living alone	No	Attached Home (Townhouse, Duplex)	Owner	Retired	I live in Cupertino and don't work	6-10	3-5	Diverse and thriving neighborhood community. Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels.	Family/friends	I have a home	I have a home and don't need to rent	I live in Cupertino	Market-Rate Duplexes, Triplexes, etc, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects. Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	<1	Work from home all or most of the time	1	1	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, Much higher gasoline prices	More housing please! Higher density	My grandkids' school is losing students because their families can't afford Cupertino rents (and these are Google and Apple, etc. engineers!). Please fix this. I hate that we're losing good neighbors!
8/3/2022 20:49:01	>80	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working part time	I don't live in Cupertino and don't work in Cupertino	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire. Building affordable housing for older adults or college students., Maintaining the jobs/housing balance	Quality of schools	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)	I like where I am living now, The public schools serving Cupertino are too competitive, Lack of high-quality mass transit, Traffic congestion	Market-Rate condominiums and Townhomes, Subsidized Housing for seniors, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	1	2	No	Nothing would get me to take public transit as long as I have other alternatives	Davis/Fremont model: cluster housing groups with common play, recreation spaces.	Public transportation is an integral part of this equation, especially as the number of housing units increases.
8/3/2022 20:50:45	61-70	No	White	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	11-20	Diverse and thriving neighborhood community. Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Quality of schools	"Required Question"? I already own a home in Cupertino...	"Required Question"? I already own a home in Cupertino...	"Required Question"? I already own a home in Cupertino...	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units	Become a smarter city, increase housing supply via planned density.	"BMR" is an aid, not a solution; must address basic lack of housing.	>10	Vehicle (car, truck, SUV, etc)	1	0	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	Significant increase in density near major streets (and hence shopping, et al).	Stop fighting the state, start planning to meet the needs; cities all over the world are facing their challenges why can't we?
8/3/2022 21:54:32	71+80	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Building affordable housing for older adults or college students.	Safety/Low Crime, Proximity to work, Quality of schools, Neighborhood safety	NA	NA	NA	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units	Housing affordability, Homelessness, ensuring sufficient water for everyone; preventing plans that will cause major transportation problems	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	NA	How do we deal with dwindling water supplies? Locate new housing away from overcrowded traffic areas. Do not allow tall building- will change feel of the city.
8/3/2022 22:27:16	31-40	No	White	>\$300,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Diverse and thriving neighborhood community. Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Proximity to work, Family/friends, Quality of schools	I already own a home in Cupertino	I own a home in Cupertino	I own a home in Cupertino	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	vacancy tax for homes that are left vacant and not rented out; build more housing (below and at market rate) to meet demand	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	higher density housing around the city, infrastructure/public transit to support higher density housing needs; vacancy tax for any property (single family house, apartment, etc.) that is not used by the owner as primary residence or rented out by the owner	Please approve housing projects in a timely manner so that we have healthy influx of young families and don't have to close additional schools!
8/3/2022 22:28:25	31-40	No	White	Decline to state	Multi-generational (>3 generations in home)	No	Attached Home (Townhouse, Duplex)	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	6-10	Diverse and thriving neighborhood community. Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	n/a	n/a	n/a	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes	Housing affordability, Housing availability, Not enough home ownership	This is not a concern that I have	Allow taller buildings with more housing units	Add supply by allowing taller buildings with more housing units	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	0	No	Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	More market rate housing	Approve housing projects

8/4/2022 4:31:26	41-50	Decline to state	Decline to state	Decline to state	Couple with children in the home	Yes	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Diverse and thriving neighborhood/ community, Creating mixed use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Family/friends, Quality of schools	*	*	*	Market-Rate Single Family Detached Homes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	All the above seems too broad for certain areas within Cupertino. For example wouldn't want to see high rises in residential areas.	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	>4	>4	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, Lack of free and convenient parking at my destination	None come to mind	Don't make Cupertino architecturally cheap looking and style will look dated in 10 years. No overcrowding or feeling of being swallowed by housing. Traffic is a concern. Water resources and schools are a concern.
8/4/2022 7:51:49	41-50	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	6-10	6-10	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Building affordable housing for older adults or college students.	Safety/Low Crime, Parks and Recreation, Quality of schools, Neighborhood safety	Na	Na	Na	Market-Rate Housing for Seniors	Housing availability, Homelessness, Not enough home ownership	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	<1	Work from home all or most of the time	2	3	No	Increased frequency of service, Faster service, not any slower than driving	No	No
8/4/2022 8:50:22	26-30	No	Asian	\$100,000 - \$150,000	Non-family with roommates	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino	I cannot find a home within my target price range, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	n/a	n/a	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	not sure	none
8/4/2022 9:13:04	31-40	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	3-5	11-20	Preserving the current scale and massing of single family neighborhoods, Creating mixed-use (commercial/office and residential) projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of schools	N/A	N/A	N/A	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned), Subsidized Housing for seniors	Overcrowding, Housing quality	Lack of affordable Older Adult housing	Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc)	2	0	No	Increased frequency of service, Faster service, not more than 30% slower than driving	n/a	n/a
8/4/2022 11:05:13	51-60	No	Asian	>\$300,000	Single parent with children in home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	3-5	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Diverse and thriving neighborhood/ community	Safety/Low Crime, Proximity to work, Parks and Recreation, Family/friends, Quality of schools, Neighborhood safety, Shopping	this question doesn't apply to me - it's stupid that it's required	this question doesn't apply to me - it's stupid that it's required	this question doesn't apply to me - it's stupid that it's required	Market-Rate Single Family Detached Homes, Market-Rate Housing for Seniors, Subsidized Housing for seniors	Overcrowding	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Walk, Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Completing the VTA Light Rail network	we need more compelling public transportation options, especially for school drop offs and pickups to cut down on traffic before adding even more people to the city	figure out how to get people out of cars and onto public transport like light rail before adding more housing and increasing traffic, school pick up and drop offs are a nightmare that jams up neighborhoods... I cannot get out of my own neighborhood because of all the parents waiting on the street in their cars near schools.
8/4/2022 14:14:31	61-70	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	6-10	0-2	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Quality of schools	N/A	N/A	N/A	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Housing for seniors, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Fund the construction of 100% affordable housing projects by passing bond measures	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	On-demand rides to more areas than the VIA shuttle currently covers	More project like Main St. and Santana Row, especially along Stevens Creek Blvd	Thanks for seeking community input!
8/4/2022 14:40:34	51-60	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	11-20	0-2	Preserving the current scale and massing of single family neighborhoods	Safety/Low Crime, Parks and Recreation, Family/friends, Quality of schools	I own a home. Isn't what this questionnaire about? Asking residents? What the heck is this question?	I already have a house. STOP asking LEADING QUESTIONS THAT GET YOU THE ANSWERS YOU WANT!	BUT I CAN AFFORD!	Market-Rate Single Family Detached Homes	Overcrowding	Lack of Older Adult housing where services are within walking distance	Allow taller buildings with more housing units	I do not want to reduce house prices.	The required percentage of affordable units is too high and should be decreased or eliminated	<1	Work from home all or most of the time	2	3	No	Nothing would get me to take public transit as long as I have other alternatives	STOP MESSING WITH CUPERTINO WITH THIS LOW INCOME NEIGHBORHOOD SHIT	GO MESS AROUND IN OTHER CITIES. DONT MESS WITH CUPERTINO

8/4/2022 15:24:33	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Proximity to work, Quality of housing, Restaurants	Sheesh...poor survey design. There needs to be a "not applicable" choice. I already live here.	Sheesh...poor survey design. There needs to be a "not applicable" choice. I already live here.	Sheesh...poor survey design. There needs to be a "not applicable" choice	Market-Rate Housing for Seniors, Subsidized Housing for seniors	Overcrowding, impact of more housing on water, energy, traffic...all unacceptably bad.	Lack of rental or mortgage payment assistance	None... fight the unconstitutional law. Work with out-of-area locales to build work/housing there, where water and room is available.	Impose fines on unoccupied houses, unoccupied commercial buildings.	The required percentage of affordable units should stay the same	<1	Sheesh...poor survey design. There needs to be a "not applicable" choice. Retired, no school...so "none of the above" is appropriate. I'd walk more if the damn river walk would finally get finished!	2	3	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	out-of-box thinking: we have no moral or legal obligation to worsen our living conditions, there is no end to that slippery slope. Instead, we can work with other regions/counties/states that "have room", "have water", "have energy" to develop jobs and housing as a place for people to live/work. Growing crowded here, quite obviously, is clearly not a solution, as any rational person knows. Stop taking bribes from contractors, and help society solve the real problem.	shortsighted. Water, water ... is the most important problem, and you're completely ignoring it. NO additional water users should be added to the city/county unless they're accompanied by a new desalination plant and 40 years funding for it. Ditto for energy. Similarly, there should be no building permits issued that add new people for 1 year after traffic is measured to be at a certain level (oh...we've already hit that level, guys). Work on finding places for people to move to, particularly red states, where they're less educated and desperately need people from California to bring up
8/4/2022 15:53:46	51-60	No	Decline to state	Decline to state	Couple with children in the home	No	Decline to state	Other	Decline to state	I both live and work in Cupertino	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Quality of housing, Quality of schools	I do not qualify for a mortgage loan	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent, I cannot currently find a home that suits my quality standards	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc	Overcrowding, Housing quality	Increased costs for goods and services	Build in commercial down town area	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	1	2	Yes, 1	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving	Don't know	Keep near Apple so they get good jobs around there so less traffic going out of Cupertino and the taxes come back to city of Cupertino
8/4/2022 18:02:27	51-60	No	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	3-5	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Parks and Recreation, Neighborhood safety	Already home owner, and we pretty much throw everything in when we bought it, not different from what people are experiencing now	Not a renter	A Cupertino resident	Subsidized rental apartments, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Homelessness, Overcrowding	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, make the school less good -> less people want to move in -> lower housing cost	Do NOT allow developers to pay in-leu fees, they MUST build BMR housing.	<1	Work from home all or most of the time	2	0	No	Nothing would get me to take public transit as long as I have other alternatives	(For Valco) build ONE sky scraper (like NYC) next to I280 interchange so it is away from existing residential area, then and make the rest of the lot open, public space	No
8/4/2022 20:16:52	Decline to state	Decline to state	Decline to state	Decline to state	more than couple all adults	No	Single Family Home	Owner	Decline to state	I both live and work in Cupertino	11-20	6-10	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety	I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate Housing for Seniors	Housing affordability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	na	na
8/4/2022 20:28:16	41-50	Yes	White	< \$50,000	Single parent with children in home	No	Attached Home (Townhouse, Duplex)	Renter	Working part time	I live in Cupertino, but work elsewhere	3-5	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Maintaining the jobs/housing balance	Born and raised in Cupertino, Safety/Low Crime, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services	I cannot find a home within my target price range, I do not have the money for down payment	I cannot currently find a home that suits my quality standards	I'm waiting	Market-Rate Single Family Detached Ownership Housing	Housing affordability, Housing availability, Homelessness, Housing proximity to jobs, Not enough home ownership, Gentrification	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too high and should be decreased or eliminated, Low income housing is no longer "low income " nor affordable. Please make it affordable to an impoverished person's income.	4-7	Vehicle (car, truck, SUV, etc)	1	1	No	Faster service, not any slower than driving	Low income/meaning fits to the level of poverty income level standards for renting to individuals.	Help the homeless get housed by making rental's affordable to their income not making rentals available to an income they do not have. Thank you.
8/4/2022 21:17:54	51-60	No	Decline to state	Decline to state	Couple with children in the home	No	Decline to state	Other	Decline to state	I both live and work in Cupertino	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Quality of housing, Quality of schools	I do not qualify for a mortgage loan	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent, I cannot currently find a home that suits my quality standards	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc	Overcrowding, Housing quality	Increased costs for goods and services	Build in commercial down town area	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	1	2	Yes, 1	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving	Don't know	Keep near Apple so they get good jobs around there so less traffic going out of Cupertino and the taxes come back to city of Cupertino

8/5/2022 12:00:03	31-40	No	White	< \$50,000	Couple (no children in the home)	No	Multi Family Home (Apartment Condo)	Renter	Not employed but looking for work	I live in Cupertino and don't work	6-10	0-2	Limiting growth in hillsides and areas at risk for wildfire. Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Neighborhood safety, It is where I was able to find low-income housing.	I cannot find a home within my target price range. I do not qualify for a mortgage loan. I do not have the money for down payment. I might not be able to stay in Cupertino much longer. It is too expensive here.	I do not wish to rent here. I am already renting here, and would rather own a home.	N/A. I can't afford to live in Cupertino, but if I could I would be fine living here. This is a weird question.	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults, Anything realistically affordable.	Housing affordability, Homelessness	I don't know. I have no experience with this topic.	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased. I'm surprised that there are any BMR's in Cupertino outside of Vista Village. Either you need far more of them, or you need to advertise them better.	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Eliminating COVID-19, Monkey Pox, etc.	Find out how many homeless people live within Cupertino city limits. Construct a building with enough studio and one-bedroom apartments for 3 times that number and give one to each homeless person/family for free, then offer to the remainder to college students and seniors at affordable rates.	residents of Vista Village. Per the lease agreement, we are supposed to have access to the uncovered parking spaces. However, WVCSS has claimed ALL of the uncovered parking for their employees and volunteers. We were not given an opportunity to plead our case or argue against this annexation. Cupertino needs laws/rules/regulations explicitly requiring landlords to abide by the terms of the lease agreement. There need to be methods for anonymous mediation so these disagreements can be resolved without any risk of landlords taking retribution against the renters,
8/7/2022 3:33:45	51-60	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Family/friends, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability, Housing availability, Not enough home ownership	Lack of rental or mortgage payment assistance, Lack of Older Adult housing within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing). Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Increase the required percentage of Below Market Rate housing on new projects. Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	>10	Work from home all or most of the time	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Increased personal safety, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	None	None
8/7/2022 10:13:41	41-50	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Renter	Working full time	I both live and work in Cupertino	6-10	6-10	Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Quality of schools	I cannot find a home within my target price range	N/A	N/A	Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Subsidized rental apartments	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	1	No	Nothing would get me to take public transit as long as I have other alternatives	None	No
8/7/2022 12:39:40	31-40	No	Asian	>\$300,000	Living alone	No	Multi Family Home (Apartment Condo)	Renter	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Diverse and thriving neighborhood community. Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Born and raised in Cupertino	Cupertino has extremely limited condo inventory that meets my life goal	No issue	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Very limited condo and townhome inventory	Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned)	Housing affordability, Housing availability	Lack of housing options and variety.	Increase density (i.e., smaller units, smaller lots)	More smaller units (condo / townhome) that cost less	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Completing the VTA Light Rail network	More density (condo / townhome) on major streets to provide more housing variety (smaller unit with lower cost)	NA
8/7/2022 13:01:24	Decline to state	No	Asian	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Maintaining the jobs/housing balance	Quality of schools	I cannot find a home within my target price range. I do not have the money for down payment	I cannot find a home within my target price range	You can get better housing for your money in other cities, I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit	Market-Rate Duplexes, Triplexes, etc, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	<1	Vehicle (car, truck, SUV, etc)	1	2	No	Lower cost or free service, Routes that go from my home to my work without multiple transfers	Duplex	very limited public transportation to where I need to go. I can walk to the nearest grocery but there is no public transportation. But there are other destinations that are too far to walk.
8/7/2022 18:20:28	51-60	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Creating mixed-use (commercial/office and residential) projects	Family/friends	I own a home in Cupertino!	I own a home here! For the love of god have you guys ever written a survey!	I already told u I own a home in Cupertino! Face palm!	Market-Rate Single Family Detached Homes	Housing availability, Overcrowding, Housing quality	None	Increase the required number of affordable housing in all new projects (inclusionary housing)	This is driven by the market...let the market determine the costs.	The required percentage of affordable units is too high and should be decreased or eliminated	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Nothing	Cupertino is so poorly planned. Housing limits are bad and huge houses are being built on small parcels. Too many illegals in the city and not enough enforcement which is causing housing overcrowding. Too many visa overstayers the city needs to work with the INS to help enforce. The city needs to clean up the homeless camps. Not sure why homeless peeps get to litter but those paying taxes don't...doesn't seem to make sense. The city is getting very dump and the city needs to improve the overall standards.	You might wanna check your survey...u ask if I work in Cupertino and I said no...but then must answer a question about working in Cupertino but I don't work in Cupertino. Also I said I own a home but u ask me about what is keeping me from owning a home here

8/9/2022 22:14:40	51-60	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Creating mixed-use (commercial/office and residential) projects	Family/friends	I own a home in Cupertino!	I own a home here! For the love of god have you guys ever written a survey!	I already told u I own a home in Cupertino! Face palm!	Market-Rate Single Family Detached Homes	Housing availability, Overcrowding, Housing quality	None	Increase the required number of affordable housing in all new projects (inclusionary housing)	This is driven by the market...let the market determine the costs.	The required percentage of affordable units is too high and should be decreased or eliminated	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Nothing	Cupertino is so poorly planned. Housing limits are bad and huge houses are being built on small parcels. Too many illegals in the city and not enough enforcement which is causing housing overcrowded. Too many visa overstayers the city needs to work with the INS to help enforce. The city needs to clean up the homeless camps. Not sure why homeless peeps get to work in Cupertino but I don't work in Cupertino. Also I said I own a home but u ask me about what is keeping me from owning a home here	You might wanna check your survey...u ask if I work in Cupertino and I said no...but then must answer a question about working in Cupertino but I don't work in Cupertino. Also I said I own a home but u ask me about what is keeping me from owning a home here	
8/10/2022 17:24:41	31-40	Yes	Decline to state	\$150,001 - \$200,000	Couple (no children in the home)	Yes	Single Family Home	Renter	Working full time	I work in Cupertino, but live elsewhere	0-2	6-10	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Maintaining the jobs/housing balance	City services	I cannot find a home within my target price range, I do not have the money for down payment	I cannot currently find a home that suits my quality standards	Traffic congestion	Market-rate Townhomes (owned), Subsidized Ownership Housing, Live/Work Housing	Housing affordability, Housing availability	Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	>4		3	Yes, 1	Lower cost or free service	Parking garages for housing	Please update BMR seekers with latest data
8/10/2022 17:28:12	51-60	No	Asian	\$200,001 - \$300,000	Single parent with children in home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities	Market-Rate Single Family Detached Homes, Market-Rate Housing for Seniors, Live/Work Housing, Accessory Dwelling Units	Housing proximity to jobs, Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	N/A	N/A	
8/10/2022 17:28:19	71+=80	No	White	< \$50,000	Living alone	No	Studio apartment	Renter	Retired	I don't live in Cupertino and don't work in Cupertino	0-2	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	NA	I do not qualify for a mortgage loan, I do not have the money for down payment	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc), I currently do not have the financial resources for an adequate monthly rent	NA	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Accessory Dwelling Units	Housing affordability, Housing availability, Gentrification	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Walk, Public Transit (VTA, VIA, Caltrain, etc)	0	0	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Low income ,very low rent,apartment way below normal rent,below 1000 dollars and lower than that,shared housing options,rent controls,,community ownership,,community trusts,	Rent control a must,,community ownership,,very very low rent,,senior housing low cost ,amenities lik a pool,park,exercise room,computer lab,,so simple services attached with it,transportation options	
8/10/2022 17:30:08	41-50	Decline to state	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Quality of housing, Family/friends, Neighborhood safety	I do own a home in Cupertino	I don't wish to rent	I do live in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc	Housing affordability, Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Have Apple help fund	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	>4	>4	No	Nothing would get me to take public transit as long as I have other alternatives	Housing without shops at the bottom	Do not build student housing! The city needs family homes not housing for students from other countries, states and countries. Community colleges were built with tax dollars from local residents for their/our children! Tax paying residents should not be subsidizing those who are not Cupertino residents. They can attend the community college in proximity to their homes. The only reason they are allowed to attend our community college is so the community college can charge non resident rates and make more money!!!! No! No! No!!!!	
8/10/2022 17:31:06	51-60	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	11-20	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Proximity to work, Quality of schools	n/a	n/a	n/a	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Non-powered bicycle	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers	more mixed use housing, more affordable house, more intergenerational housing (i.e. preschool in the same place as senior living/center), more nice condos/apartments for empty nesters to retire to, better public transportation	The current city council needs to be replaced with people who want to make Cupertino vibrant, attractive, diverse and more affordable. We need a council that can bring more housing to Cupertino and not these NIMBYS who fight and reject all progress and new developments and waste our taxpayer money on their frivolous lawsuits.	

8/10/2022 17:33:06	61-70	Decline to state	Asian	Decline to state	Living alone	No	Attached Home (Townhouse, Duplex)	Owner	Retired	I live in Cupertino and don't work	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Proximity to work, Quality of housing, Neighborhood safety	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.). I cannot currently find a home that suits my quality standards	I cannot find a home within my target price range	I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit, Too few retail options, Lack of recreational options	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Live/Work Housing	Housing availability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	Increase the required percentage of Below Market Rate housing on new projects	Developers should have the option to pay in-lieu fees instead of providing actual housing units	8-10	Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Mix-use on all projects	None
8/10/2022 17:34:26	31-40	No	Asian	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Maintaining the jobs/housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Neighborhood safety	I cannot currently find a home that suits my quality standards	I cannot currently find a home that suits my quality standards	Lack of high-quality mass transit, Too distant from my place of employment	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Live/Work Housing	Homelessness	lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	1	2	Yes, 1	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety	increase safety	N/A
8/10/2022 17:44:55	51-60	Decline to state	Decline to state	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	6-10	Requiring developers to construct affordable units as part of projects, Maintaining the jobs/housing balance	Proximity to work, Quality of schools	I already own a home in Cupertino; thankfully I bought it in 1997, because I would've never been able to afford it at today's price.	I do not wish to rent a home in Cupertino; I own a home in Cupertino	does not apply to me. I own a home in and live in Cupertino.	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Accessory Dwelling Units	neighborhood safety, e.g. increase in crime	Increased costs for goods and services	Allow taller buildings with more housing units	increase housing supply, when demand and supply are more in balance, rent will come down!	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not more than 30% slower than driving, Much higher gasoline prices	City should leave single family zone alone, to appease owners of existing single family homes, and keep high density housing developments taller buildings) along major thoroughfares such as Stevens Creek Blvd and DeAnza Blvd. Sounds like new housing developments are already being proposed in those areas.	developments proposed on McClelland Road: please consider the traffic congestion along McClelland Road. McClelland Road is the only way in and out of 3 major schools: Lincoln, Kennedy, Monta Vista. McClelland was recently narrowed to 1 lane each direction to accommodate protected bike lane, which was the right thing to do to protect students, but really restricted speed of traffic flow during high traffic hour. If condo developments of 20 to 50 units were built along McClelland, please make sure those condo residents can enter & exit their complexes safely and smoothly. Please
8/10/2022 17:45:09	71+80	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Maintaining the jobs/housing balance	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Family/friends, Quality of schools, Neighborhood safety	I own a house in Cupertino	Does not apply	Does not apply	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes	Overcrowding	Lack of rental or mortgage payment assistance, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	Increase the required percentage of Below Market Rate housing on new projects	Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	Vehicle (car, truck, SUV, etc)	2	0	No	On-demand rides to more areas than the VIA shuttle currently covers, Expand via to at least go to San Jose airport and expand hours	Develop Valco	You can probably take care of housing needs with Valco
8/10/2022 17:49:51	71+80	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Quality of schools	I already own a home in Cupertino.	I already own a home in Cupertino	I already own a home in Cupertino	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Housing for Seniors, Subsidized Rental Housing for students, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, Approve more developments more quickly.	The required percentage of affordable units should stay the same	<1	Work from home all or most of the time	2	2	No	Increased frequency of service, Completing the VTA Light Rail network	Encourage community benefits from developments to help our schools.	Stop saying no to all developments and spending money on fighting the state in court.
8/10/2022 18:09:18	41-50	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I work in Cupertino, but live elsewhere	0-2	3-5	Preserving the current scale and massing of single family neighborhoods, Creating mixed-use (commercial/office and residential) projects, Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Quality of schools, Location	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)	You can get better housing for your money in other cities, I like where I am living now, The public schools serving Cupertino are too competitive, Lack of high-quality mass transit	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Rental Housing for students, Accessory Dwelling Units	Housing availability, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Build more mixed-use	Increase supply by approving more housing developments	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, Much higher gasoline prices, Lack of free and convenient parking at my destination	More mixed-use to add density without displacing residents or businesses, and where the infrastructure is already in place	Rent controls don't work
8/10/2022 18:42:10	31-40	No	Asian	>\$300,000	Couple with children in the home	Yes	Multi Family Home (Apartment, Condo)	Renter	Working full time	I live in Cupertino, but work elsewhere	3-5	3-5	Preserving the current scale and massing of single family neighborhoods, Maintaining the jobs/housing balance	Quality of schools	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities	Market-Rate Single Family Detached Homes	Housing affordability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Vehicle (car, truck, SUV, etc)	2	1	No	Nothing would get me to take public transit as long as I have other alternatives	Tax house based on market value not purchase time price to increase liquidity of housing market	Remove homeless shelter.
8/10/2022 18:57:59	41-50	No	White	>\$300,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Owner	Working full time	I both live and work in Cupertino	3-5	11-20	Limiting growth in hillsides and areas at risk for wildfire, Creating mixed-use (commercial/office and residential) projects, Building affordable housing for older adults or college students.	Proximity to work, Family/friends, Quality of schools, Neighborhood safety	N/a	N/a	N/a	Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units	Housing affordability, Housing availability, Housing proximity to jobs	Don't know	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	No opinion	1-3	Non-powered bicycle	1	1	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers	N/a	N/a

8/10/2022 19:11:09	61-70	No	White	< \$50,000	Living alone	No	Multi Family Home (Apartment, Condo)	Renter	Working part time	I both live and work in Cupertino	11-20	11-20	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Safety/Low Crime, City Services, Neighborhood safety, Restaurants	I do not have the money for down payment	I currently do not have the financial resources for an adequate monthly rent	You can get better housing for your money in other cities, Lack of high-quality mass transit, Too few retail options	Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Homelessness, Housing proximity to jobs, Overcrowding, Outrageous rents!!	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	<1	Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	More surveys and panels with the communities and schools, parents, colleges.	Thank you so much for doing this survey.
8/10/2022 19:16:18	51-60	No	Asian	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Proximity to work, Quality of schools, Centrally located.	I own a home in cupertino	Do not wish to rent.	Already live in cupertino	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Housing for seniors, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Not enough home ownership	Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Do not know	Please do not increase density so much that the traffic gets really bad
8/10/2022 19:42:19	41-50	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	I already own a house	I own a house	I own a house at cupertino	Market-Rate condominiums and Townhomes, Market-Rate rental apartments	Housing availability, Housing proximity to jobs, Housing quality	Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	Allow taller buildings with more housing units	Increase the supply of houses. All other measures suck.	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	Reduce regulation and reduce the cost of building houses.	Reduce BMR housing as much as you can.
8/10/2022 20:23:12	71=80	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Providing a diverse range of housing types to meet the needs of people at all income levels., Maintaining the jobs/housing balance	Safety/Low Crime, Parks and Recreation, Family/friends, Quality of schools	This does not apply to me	This does not apply to me	This does not apply to me	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs, Gentrification	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Parcel tax determined by square footage . Bonds too expensive	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Restraints on non resident and/or foreign own investment housing	Not sure	<1	Retired	2	3	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, There are no buses or other public transport other Via within walking distance near me.	?	This Questionnaire requires answers to all questions even when the subject does not apply to me. Had to answer or could not submit survey. That will make results skewed. Should add "not applicable" to list of answers for many of the questions.
8/10/2022 20:51:39	51-60	No	Asian	>\$300,000	Single parent with children in home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Quality of schools, Neighborhood safety	I cannot currently find a home that suits my quality standards	I cannot currently find a home that suits my quality standards	Lack of high-quality mass transit, Traffic congestion	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors	Overcrowding	Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	open development on the hill side (west Cupertino)	open development on the hill side (west Cupertino)	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	8-10	Vehicle (car, truck, SUV, etc)	2	3	Yes, 2	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	open development on the hill side (west Cupertino)	Stop encouraging development project on the east Cupertino. It's already too crowded.
8/10/2022 21:06:01	41-50	No	Asian	\$200,001-\$300,000	Couple with children in the home, Multi-generational (>3 generations in home)	Yes	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Maintaining the jobs/housing balance	Safety/Low Crime, Quality of housing, Parks and Recreation, City Services, Family/friends, Neighborhood safety, City services	I cannot currently find a home that suits my quality standards	I cannot currently find a home that suits my quality standards	I like where I am living now	Subsidized Housing for seniors	Overcrowding, Housing quality	Lack of affordable Older Adult housing	Allow taller buildings with more housing units	build houses on hills	reducing the new built units	8-10	Non-powered bicycle, Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	n/a	n/a
8/10/2022 21:17:12	61-70	No	White	\$100,000-\$150,000	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Quality of housing, Quality of schools	I own a home in Cupertino.	I own a home in Cupertino	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-Rate Housing for Seniors	Housing affordability, Homelessness, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Allow taller buildings with more housing units	Find ways to reduce the time it takes to approve new housing developments.	The required percentage of affordable units is too high and should be decreased or eliminated	<1	I do not commute to work.	1	1	No	Faster service, not more than 30% slower than driving, On-demand rides to more areas than the VIA shuttle currently covers	Cupertino should encourage De Anza College to build dormitories for its out of town students. It should not be the responsibility of Cupertino to provide subsidized housing for out of town college students.	Cupertino is losing too much of its retail. Larger new housing developments should required more first floor retail.

8/10/2022 21:23:05	51-60	No	Decline to state	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores. ,Diverse and thriving neighborhood/ community, Limiting height to preserve the suburban scale and massing. Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Parks and Recreation, Neighborhood safety	already a home owner - just to note that we threw in everything we had when we bought our home back then, not that different from the situation today, so stop complaining	Not a renter	Do not apply	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Subsidized rental apartments, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing availability, Homelessness, Overcrowding	lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing). Asking job creator (yes, Apple) to build on-campus housing for the extra employees they plan to bring in	Increase the required percentage of Below Market Rate housing on new projects, Reduce the funding/bond for school district so less people want to move here.	Developers MUST build the actual housing units	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	Skyscraper at Valco site - build vertically and put at 4k units in there, in exchange the rest o the area should become public space/park.	Just build tons of studio/one-bed room units for "young people", and be done with the 4k quota. The new residents will figure out what to do next on their own - that was what we did when we bought our home, no reason people can not do it now.
8/10/2022 21:34:12	51-60	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Renter	Not employed and not looking for work	I both live and work in Cupertino	11-20	11-20	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels. , Building affordable housing for older adults or college students.	Proximity to work, Quality of schools	I cannot find a home within my target price range, I do not have the money for down payment, Lack of any homes available to buy-- no housing stock	I am currently renting in Cupertino	I currently rent a home in Cupertino	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Ownership Housing, Accessory Dwelling Units	Housing affordability, Housing availability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing)	Eliminate Prop 13 so that people actually want to move	The required percentage of affordable units should stay the same	1-3	Electric bicycle or electric scooter	3	2	No	Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	It starts at the top of Cupertino's leadership: Councilmembers need to stop saying that all housing must "preserve neighborhood character", which is code for "build only single family homes," and stop trying to put in roadblocks (municipal code requirements) to building duplexes/triplexes and other types of higher density buildings in neighborhoods. Only when we allow for some housing density in or adjacent to our single family home neighborhoods will we be able to provide close to what is needed.	reliance on "Pipeline" projects, ie, projects that have already been approved by the city but haven't been built, to make our requirement of 4588 homes . The problem is that these (such as the Hamptons, now 6 years approved with no sign of construction) may never be built. We cannot possibly make a sound Housing Element Update by assuming these will be built. We need to allow the more sites to have more housing on them than what seems to be happening in the Planning Commission meetings to compensate for these may-never-happen projects.
8/10/2022 21:34:36	31-40	No	Asian	\$50,001 - \$100,000	Non-family with roommates	No	Multi Family Home (Apartment , Condo)	Renter	Working full time	I both live and work in Cupertino	3-5	11-20	Preserving existing commercial locations, such as shopping centers and grocery stores. , Providing a diverse range of housing types to meet the needs of people at all income levels. , Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Neighborhood safety, Restaurants	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, I have no children so I don't need to pay more for housing in order to get high-quality public schools	Market-rate Townhomes (owned), Subsidized Ownership Housing	Housing affordability, Housing availability, Not enough home ownership	Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	1-3	Walk	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Much higher gasoline prices	More townhomes	No
8/10/2022 22:13:30	51-60	Decline to state	Decline to state	>\$300,000	Multi-generations (1 >3 generations in home)	No	Single Family Home	Owner	Decline to state	I live in Cupertino, but work elsewhere	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Family/friends, Quality of schools, Neighborhood safety	N/A	N/A	N/A	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes	Homelessness, Overcrowding, Gentrification, safety/crime	lack of retrofitting assistance to make homes more livable, Increased costs for goods and services, safety/crime	Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Non-powered bicycle, Vehicle (car, truck, SUV, etc), Work from home all or most of the time	2	2	Yes, 2	Routes that go from my home to my work without multiple transfers, Increased personal safety, Nothing would get me to take public transit as long as I have other alternatives	Any new approach should not result in erosion of the existing Cupertino housing values, such as quality of the public schools, safety, balance between housing and parks/recreational areas, cleanliness of streets, sidewalks and public places, etc.	The increase in crime, homelessness, trash and graffiti by the highways, etc. in the area is very concerning to us. We hope the City of Cupertino is actively working on addressing these issues as a priority.
8/10/2022 23:40:25	71+80	No	White	\$100,000 - \$150,000	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	6-10	0-2	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels. , Requiring developers to construct affordable units as part of projects	Proximity to work	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc.	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability, Housing availability, Gentrification	lack of retrofitting assistance to make homes more livable	Allow taller buildings with more housing units	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	1	1	No	Faster service, not more than 30% slower than driving	Housing for unhoused	No
8/10/2022 23:51:38	41-50	No	Asian	>\$300,000	Couple with children in the home	Yes	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Preserving the current scale and massing of single family neighborhoods, Diverse and thriving neighborhood/ community, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Family/friends, Quality of schools	I cannot find a home within my target price range	I cannot currently find a home that suits my quality standards	I have no children so I don't need to pay more for housing in order to get high-quality public schools, Traffic congestion, Demographics	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-rate Townhomes (owned)	Overcrowding, Housing quality	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated	4-7	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	Routes that go from my home to my work without multiple transfers	Not sure	No
8/11/2022 0:48:02	51-60	No	White	< \$50,000	Renting room	No	Single Family Home	Renter	Working full time	I work in Cupertino, but live elsewhere	6-10	6-10	Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	I'm still student in the college	I'm in waiting list for low income in Cupertino	I like Cupertino and I want to live here	Market-Rate condominiums and Townhomes, Live/Work Housing	Housing affordability, Housing availability	Lack of rental or mortgage payment assistance, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	I don't know sorry	The required percentage of affordable units is too high and should be decreased or eliminated	8-10	Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Faster service, not any slower than driving	Affordable for low income.	Supporting Single women like me, who facing with difficulty to afford renting house.

8/11/2022 11:36:44	51-60	No	Decline to state	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire. Preserving existing commercial locations, such as shopping centers and grocery stores. Limiting height to preserve the suburban scale and massing. Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Parks and Recreation, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	I like where I am living now	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Subsidized Ownership Housing, Live/Work Housing	Housing affordability	lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Faster service, not any slower than driving. Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	No ideas for now.	no ideas for now.
8/11/2022 12:00:20	31-40	Yes	White	< \$50,000	Single parent with children in home	No	Multi Family Home (Apartment , Condo)	Renter	Not employed and not looking for work	I both live and work in Cupertino	0-2	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Neighborhood safety, City services, Restaurants, Shopping	I cannot find a home within my target price range	I currently do not have the financial resources for an adequate monthly rent	Too few retail options	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Subsidized rental apartments, Live/Work Housing	Housing affordability, Housing availability	Lack of affordable Older Adult housing	Allow taller buildings with more housing units. Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects. Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	<1	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service	Housing locations should be the same for everyone regardless of financial backgrounds. Also, provide a complex for people with special needs and disabilities.	Please look into providing housing for people with disabilities.
8/11/2022 12:00:31	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Creating mixed-use (commercial/office and residential) projects. Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Parks and Recreation, Neighborhood safety, good public library	Why is this a required question when I do not fit the if/then criterion?	Again, I do not meet the if/then criterion so I don't see why an answer is required here.	I do not meet the if/then criterion for this question.	Market-Rate rental apartments, Subsidized rental apartments, Live/Work Housing	Housing affordability, Housing availability	Lack of walkability since many older adults can no longer drive	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	I do not commute to work or school	2	>4	No	Nothing would get me to take public transit as long as I have other alternatives. A real downtown. I would still drive but then I would park and do all my errands which would at least reduce my driving.	I'm perfectly willing to split my lot and allow another to built here, but you did not include Inspiration Heights in your plan.	Yes. This questionnaire has multiple questions that require an answer, but are phrased so that I cannot answer them with accuracy. I DO own a house. I DO NOT wish to rent. I do NOT work. I do not commute to work or school. I DO live in Cupertino and am not planning to leave at this particular point in my life. If you insist that people answer these questions, there should be any option of "does not apply to me" given.
8/11/2022 14:18:54	61-70	No	White	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	11-20	11-20	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Safety/Low Crime, Quality of housing, City Services, Family/friends, Quality of schools	I have a home	I own a home	I already live here.	Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs, Gentrification	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Walk	2	2	No	Increased frequency of service, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	Dormitory style housing for seniors and for young singles. Small bedrooms with multi use common areas	How can this be a required question?
8/11/2022 14:33:31	61-70	No	White	\$150,001 - \$200,000	Couple (no children in the home)	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	>20	6-10	Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work, Quality of housing, City Services, Family/friends	I own a home in Cupertino	I own a home in Cupertino	I own a home in Cupertino	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units	Housing affordability	Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects. Pass bond measures to provide funding for new affordable housing projects	Not sure	<1	Work from home all or most of the time	>4	2	No	Increased frequency of service, Faster service, not any slower than driving. Faster service, not more than 30% slower than driving. Routes that go from my home to my work without multiple transfers. More space for carry-on items	Better matching services for home sharing	No
8/11/2022 14:39:26	41-50	No	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Renter	Decline to state	I both live and work in Cupertino	11-20	11-20	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Proximity to work	I cannot currently find a home that suits my quality standards	N/A	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Demographics, Elitist attitude of residents	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Vehicle (car, truck, SUV, etc)	3	3	No	Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Reduce the fees to build housing. Make building housing more lucrative than office space.	Please educate yourselves on property owners rights.
8/11/2022 14:43:21	51-60	No	Decline to state	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	>20	Preserving existing commercial locations, such as shopping centers and grocery stores. Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Quality of schools	I cannot find a home within my target price range, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range, I currently do not have the financial resources for an adequate monthly rent	You can get better housing for your money in other cities, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Live/Work Housing, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	3	1	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers	Need to have variety of housing options available - single family, town homes, condominium etc. Apartments in high rise buildings should be designed such that each unit has its own private open space even if the unit is on higher level. Developers need to be very creative in this aspect like other cities around the world.	Please approve Valcoo project ASAP and let the construction begin.

8/11/2022 14:48:58	61-70	No	Asian	< \$50,000	Living alone	No	Single Family Home	Owner	Working part time	I live in Cupertino, but work elsewhere	>20	11-20	Limiting growth in hillsides and areas at risk for wildfire. Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Quality of housing, Family/friends, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, I like where I am living now	Market-Rate condominiums and Townhomes, Market-rate rental apartments, Market-rate Townhomes (owned)	Housing affordability, Homelessness	Lack of rental or mortgage payment assistance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Non-powered bicycle	1	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving	a	a
8/11/2022 15:05:16	61-70	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Self-employed	I both live and work in Cupertino	>20	6-10	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Quality of housing, Parks and Recreation, Quality of schools	I already own a home. The question forced an answer	I already own a home. The question forced an answer	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Overcrowding	Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Allow taller buildings with more housing units, Fund the construction of 100% affordable housing projects by passing bond measures	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	<1	Work from home all or most of the time	2	2	No	Increased frequency of service, Faster service, not any slower than driving	High rise condos and affordable housing at the Old Valco Fashion Park as per the original Sandhill plan	none
8/11/2022 15:42:58	61-70	No	White	\$50,001 - \$100,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Quality of schools, Neighborhood safety	Own home. Poorly designed survey. There is no choice for those who do own	Own	Can afford	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned)	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance	Increase density (i.e., smaller units, smaller lots)	Remove barriers to building more housing	Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	Don't commute	3	3	No	Increased frequency of service, Faster service, not any slower than driving	More	Please spend more time designing survey so there are not questions that can't be answered. Example: "If you cannot afford..." must always have a choice for "I can afford". I hope we are not paying \$\$\$\$ for a consultant to do a sloppy job like this
8/11/2022 15:43:09	Decline to state	Decline to state	Decline to state	\$50,001 - \$100,000	Couple (no children in the home)	No	Multi Family Home (Apartment, Condo)	Owner	Decline to state	I live in Cupertino and don't work	6-10	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Family/friends, Neighborhood safety	Na	Na	Na	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-rate Townhomes (owned), Market-Rate Housing for Seniors	Overcrowding	Increased costs for goods and services	Eliminate single-family zoning	Politicians be honest it is stupid and infeasible to artificially lower cost of housing	The required percentage of affordable units is too high and should be decreased or eliminated, Let market drive the housing price, be fair and square	<1	Na	1	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Increased personal safety, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	Na	Dont turn cupertino into SF or oakland by foolish liberal policies and politics
8/11/2022 15:52:09	31-40	No	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	3-5	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of schools, Neighborhood safety, Raised here	I cannot find a home within my target price range	-	-	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Live/Work Housing, Accessory Dwelling Units	Overcrowding, Housing quality	Increased costs for goods and services	Eliminate single-family zoning, Subsidize the construction of accessory Dwelling Units with General Fund money. Construction costs are very high. The city could facilitate a purchase pool and negotiate a substantial group discount on construction of ADUs or conversions to duplexes. Also approve and negotiate discounts on prefabricated construction.	Impose a city land tax, vacant property tax, or other incentive for increased residents per property. This will encourage underused homes to add ADUs and/or convert to duplexes and/or become multigenerational. In total, this will dramatically increase utilization of existing stock, open up new stock, and reduce costs. Rent control, BMR, and "affordable housing projects" are all counterproductive to increasing supply. Increasing supply and increasing residents per property will work.	The required percentage of affordable units is too high and should be decreased or eliminated	<1	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	2	2	No	Faster service, not any slower than driving, Cleanliness	We have a lot of homes with just 1 or 2 retirees, who are aging in place. But we also have a nascent culture of multigenerational living. Let's lean into the latter. Figure out how to make Prefabricated ADUs cheap for homeowners to add and they will happily do it. Some will even convert to duplexes. This can rapidly increase housing stock and increase the number of children in the city. The city is well positioned to investigate and negotiate large group purchases of prefabricated construction and should dramatically loosen the approval process for such additions.	(1) Encourage all future parcel taxes to be assessed in such a way that apartment building owners pay per unit. (2) BMR, rent control, and "affordable housing" mandates are all counterproductive. (3) When an apartment building is built, allow the developer to achieve affordability via increased supply. (4) Let's increase our housing stock via widespread addition of ADUs and via encouraging conversions to duplexes.
8/11/2022 16:04:43	71=80	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels.	Quality of housing, Quality of schools, Neighborhood safety, City services	i own	I cannot find a home within my target price range, I currently do not have the financial resources for an adequate monthly rent	city leadership is questionable	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	<1	Vehicle (car, truck, SUV, etc)	1	2	No	Lower cost or free service, On-demand rides to more areas than the VIA shuttle currently covers, Nothing would get me to take public transit as long as I have other alternatives	only add office space if there is equal offset of new housing	Consider housing that encourages teachers to live there long term & raise families
8/11/2022 16:38:14	51-60	No	Asian	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Renter	Working part time	I both live and work in Cupertino	0-2	3-5	Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Family/friends, Quality of schools, Neighborhood safety, City services	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I do not have the money for down payment, I cannot currently find a home that suits my quality standards	I cannot find a home within my target price range	I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Traffic congestion	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned)	Housing affordability, Housing availability, Not enough home ownership, Housing quality	Lack of rental or mortgage payment assistance, Lack of affordable Older Adult housing, Increased costs for goods and services	Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving	There should be a special supply for people over 50 who need to buy their first home	Develop more places for housing

8/11/2022 16:47:20	71=80	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Self-employed	I both live and work in Cupertino	>20	6-10	Limiting growth in hillsides and areas at risk for wildfire. Diverse and thriving neighborhood/ community. Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Quality of housing, City Services, Quality of schools, City services	I already own a home in Cupertino	I do not want to rent in Cupertino	I already live in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Accessory Dwelling Units	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Allow taller buildings with more housing units. Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	<1	Work from home all or most of the time	1	2	No	Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Build more home for middle class income people	No
8/11/2022 17:12:44	>80	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Diverse and thriving neighborhood/ community. Providing a diverse range of housing types to meet the needs of people at all income levels. Building affordable housing for older adults or college students.	Proximity to work, Quality of housing, Parks and Recreation, Neighborhood safety, Shopping	Not applicable	Not applicable	Not applicable	Market-Rate Duplexes, Triplexes, etc, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units. Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Work from home all or most of the time	1	0	No	Increased frequency of service, Completing the VTA Light Rail network	Options listed are adequate	Will there be an open meeting/forum to discuss options before decisions are made - otherwise a lot of people will not be able/choose to participate.
8/11/2022 18:05:34	71=80	No	Asian	\$150,001 - \$200,000	Couple (no children in the home)	No	Single Family Home	Owner	Self-employed	I both live and work in Cupertino	>20	3-5	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of schools	N/A	N/A	N/A	Market-Rate Single Family Detached Homes	Housing affordability, Housing availability, Overcrowding	Lack of affordable Older Adult housing	Increase the required housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	<1	I work at home	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	No more high density housing which only reduce the quality of life for those already here	No
8/11/2022 19:26:32	31=40	No	White	>\$300,000	Living alone	No	Multi Family Home (Apartment, Condo)	Renter	Working full time	I both live and work in Cupertino	6-10	6-10	Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work, Neighborhood safety	No issues	No issues	I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units. Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Non-powered bicycle, Vehicle (car, truck, SUV, etc), Work from home all or most of the time, Electric bicycle or electric scooter	1	1	No	Increased frequency of service, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	More transit, more housing density, more walkable	No
8/11/2022 20:32:23	61=70	No	Decline to state	< \$50,000	Couple (no children in the home)	No	Single Family Home	Owner	Self-employed	I both live and work in Cupertino	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Quality of schools	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Accessory Dwelling Units	Housing affordability, Housing availability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units. Subsidize the construction of accessory Dwelling Units with General Fund money	none let market decide	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	Walk	2	2	No	Faster service, not any slower than driving, Much higher gasoline prices	Stop NIMBYs	Stop NIMBYs
8/11/2022 22:30:54	41=50	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Renter	Working part time	I live in Cupertino and don't work	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Maintaining the jobs/ housing balance	Safety/Low Crime, Quality of schools, Neighborhood safety, Shopping	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	Too distant from my place of employment	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes	Housing affordability, Housing availability	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety	don't know.	n/a
8/11/2022 22:41:29	Decline to state	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I both live and work in Cupertino	11=20	11=20	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Proximity to work	This does not apply to me.	This does not apply to me.	This does not apply to me.	No other types.	Overcrowding, Gentrification, RHNA numbers being wrong.	No particular concerns.	Sue hcd because the RHNA numbers are too high.	Probably is not going to happen.	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc)	3	3	No	Nothing would get me to take public transit as long as I have other alternatives	None	Very concerned about the legitimacy of the RHNA Numbers.
8/11/2022 9:01:05	61=70	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino, but work elsewhere	11=20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Maintaining the jobs/ housing balance	married a resident	We own a home in Cupertino	I do not need to rent, we own our home	You can get better housing for your money in other cities, I have no children so I don't need to pay more for housing in order to get high-quality public schools, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers	Since shortage for low cost housing will not end soon no matter what we do, find, build or adapt spaces where RV's can park with hookups and amenities for free. Make deals with RV vendors to buy RV's.	There is no shortage of market rate housing. We also don't need to add more high wage reside who need services that we don't have workers with homes nearby to provide. We need housing for low and moderate income people and their families. Developers have zero incentive to build low cost housing, we need to discourage market rate development and focus on getting funding and building quality low cost housing for people who need it.

8/12/2022 9:35:25	Decline to state	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services	Already own.	Already own.	Already Own!	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate Townhomes (owned), Market-Rate Housing for Seniors	Housing affordability, Homelessness, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too high and should be decreased or eliminated	<1	Walk	3	3	No	Increased frequency of service, Faster service, not any slower than driving, Increased personal safety	Higher density in city core.	Maintain the current character of the west of Bubb Road neighborhood! No high density over two story infill.
8/12/2022 12:27:52	31-40	No	Asian	\$150,001 - \$200,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Owner	Working part time	I both live and work in Cupertino	11-20	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Quality of schools, Neighborhood safety	n/a	n/a	You can get better housing for your money in other cities, I like where I am living now, The public schools serving Cupertino are too competitive, Lack of high-quality mass transit	Market-Rate Duplexes, Triplexes, etc, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability	Lack of affordable Older Adult housing, Increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not more than 30% slower than driving, Increased personal safety, Completing the VTA Light Rail network, I primarily drive/commute to alternative school for kid dropoff/pickup and taking them to/from activities.	Require mixed use to be above grocery and basic general stores with rooftop patio/garden areas and be within 1/4 mile of a public transit station. INCREASE Social housing and make it part of new development requirement to provide space/units for social housing.	thanks for your hard work!
8/12/2022 13:10:54	26-30	No	White	>\$300,000	Couple (no children in the home)	No	Single Family Home	Renter	Working full time	I both live and work in Cupertino	0-2	0-2	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Proximity to work, Family/friends, Quality of schools	I cannot find a home within my target price range, I do not have the money for down payment	I currently rent a home in Cupertino	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc.	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Rental Housing for students, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money, All of the above except inclusionary zoning (which reduces total units developers are willing to build), More housing supply is needed	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Pass bond measures to provide funding for new affordable housing projects, Increase the total number of market rate housing units (& subsidize affordable)	The required percentage of affordable units should stay the same, More housing at all costs. Some affordable units are good, but increasing the requirement will just lead to less units being built.	4-7	Non-powered bicycle	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	Removal of exclusionary zoning. We should not be telling private land owners what type of housing they can put on their land. Land in Cupertino is very valuable. This issue would be easily solved if the city would stop trying to stifle development.	We make 6 times the median national income and will still never be able to afford a home here. Remove exclusionary zoning and allow more housing to be built or else the city will enter decline as the remaining residents pass away while those of us who are to young to afford this place move elsewhere. This will be very bad for everyone in the long term and I hope the city will actually act on this.
8/12/2022 15:12:37	51-60	No	Asian	\$50,001 - \$100,000	Couple (no children in the home)	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	>20	>20	Diverse and thriving neighborhood/ community, Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing, Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Quality of housing, Quality of schools	I already own a home. This question starts with IF, why is it required?	I already own a home. This question starts with IF, why is it required?	I already own a home. This question starts with IF, why is it required?	Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	work at home	2	2	No	Faster service, not any slower than driving	n/a	n/a
8/12/2022 17:44:31	61-70	Yes	White	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing, Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Quality of housing, Family/friends, Quality of schools	Alread own home	I own home	I live in Cupertino	Market-Rate Housing for Seniors, Subsidized Housing for seniors, Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Accessory Dwelling Units, owner occupied housing, not more rentals	Housing proximity to jobs, Not enough home ownership	lack of retrofitting assistance to make homes more livable	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	>4	0	No	Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Mixed use	Needs to be done
8/12/2022 22:56:31	Decline to state	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Proximity to work, Quality of housing, Quality of schools, Neighborhood safety, ability of citizens to participate in development decisions.... Now gone due to the states recently passed laws(sb 9, 10 and 35)	I already own a home	I do not want to rent a home in cupertino, I own one	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Accessory Dwelling Units, owner occupied housing, not more rentals	Not enough home ownership, usurping local zoning by the state and ABAG	There is no need	Sue the state and ABAG to eliminate these requirements being imposed on cities	Increase the required percentage of Below Market Rate housing on new projects, let market forces determine home prices and rents	The required percentage of affordable units should stay the same, Don't allow developers to pay in lieu fees	<1	I do not work	3	>4	No	Nothing would get me to take public transit as long as I have other alternatives	Look at housing on a regional basis. Disband ABAG, fight sb 9,10 and 35	Get back local zoning control
8/12/2022 23:10:02	31-40	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Multi Family Home (Apartment ,Condo)	Renter	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Quality of housing, Parks and Recreation, Family/friends, Neighborhood safety	I cannot find a home within my target price range, I do not have the money for down payment	Renting	You can get better housing for your money in other cities, Lack of high-quality mass transit, Walkability/bikability is not good	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Housing proximity to jobs	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	Pass bond measures to provide funding for new affordable housing projects, Increase supply	The required percentage of affordable units is too low and should be increased	>10	Public Transit (VTA, VIA, Caltrain, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	Encourage mixed use and "middle" density housing, instead of SFH and large condo complexes only. Too much R1 zoning forces developers to pack density due to scarcity. Reduce traffic concerns by making communities more walkable and improving transit options.	I hope more people get live here in the future.
8/13/2022 2:28:05	61-70	Yes	Black or African American, White	\$50,000 - \$75,000	Single parent with children in home	Yes	I rent a junior 1bedroom	Renter	Retired	I both live and work in Cupertino	>20	6-10	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Parks and Recreation, City Services, Family/friends, Neighborhood safety, City services, My children were born&raised here they went to school here now work here my children work for the state of California county of Santa Clara I worked 25 yrs here at my State Farm Ins office on Stevens creek.	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I do not qualify for a mortgage loan, I do not have the money for down payment, I'm disabled and we make far less than median income to buy a home	I already rent a junior 1 bedroom here very small but the prices are too high and our family of four make only little more than 50,000 a yr but I'm blessed to have a place to live because so many font	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Live/Work Housing, Low income housing to own and to rent	Housing affordability, Housing availability, Homelessness, Not enough home ownership	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects, Give incentives to landlords of apartment complexes and builders to have more available BMR units fine landlords who have BMR rentals where bidding wars starts at rental prices where they keep excess of money on those units	The required percentage of affordable units is too low and should be increased	<1	Walk	2	1	No	Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Prefab small units for very low income families of 2 to 4 persons to rent while waiting for forever homes to be built require renters insurance to cover any damage done to property give owners of larg parcels of land incentives to lease land to county so units can made and rented on their lots	I love Cupertino I know our city will lead the nation in combating homelessness	

8/13/2022 16:33:30	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving existing commercial locations, such as shopping centers and grocery stores. Limiting height to preserve the suburban scale and massing. Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Neighborhood safety, What we could barely afford at the time.	Already own a home.	Not looking to rent.	Too few retail options. Traffic congestion, If I could afford to move, I'd go where retail is available. I have to drive to shop for clothing, home appliances, hardware, car mechanics, pharmacy, groceries, yard plants/materials.	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes. Subsidized Ownership Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults, Room rental management so homeowners can rent rooms but have someone screen and manage the renters.	Housing affordability, Homelessness, Gentrification	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services, Lack of shared housing for seniors who are alone, help renting spare rooms so they get income, lack of help for home maintenance.	Increase the required number of affordable housing in all new projects (inclusionary housing), Tax VACANT homes, apartments, retail space, office buildings! Make it cheaper to rent at a lower cost than it is to write off the loss of not having a renter! Ask Apple to turn Infinite Loop into housing!	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Stop investment companies and foreign purchases from buying in Cupertino! Make it less desirable or add a BIG tax!	Make it 20% for both! 99 years for both! No in-lieu fees.	1-3	Work from home all or most of the time, When I worked, I worked from home, rode my bike or drove 2.5 miles to work.	2	2	No	Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers, I'd take a BART (if safe), not a VTA bus. I'd take a monorail.	Shared housing (home w 4 bedrooms) for disabled, seniors, students, seniors with illnesses.	Distribute it across Cupertino! Avoid sites that are existing apartments. Avoid all our retail centers and retail sites except maybe the Post Office area which needs re-vamping but require the first floor to be entirely retail (except an elevator/stairs up). Target old office buildings like what's on Bubb Rd and along Foothill, Bandley and Valley Green Drive.
8/13/2022 23:58:17	51-60	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Property value -NEVER EVER put high density in a single family zone, it is a value killer and make the neighborhood ugly.	Our home was not "affordable" when we purchased it - we had to cash out everything, and stretched the budget to the limit - so for people complaining about not able to buy a home in Cupertino, improve yourself and get higher paying job(s).	We rented in Sunnyvale for 6 years before purchased our home, why do people have to rent in Cupertino?	No intention to move out of Cupertino yet.	Market-Rate Single Family Detached Homes, Subsidized rental apartments, Live/Work Housing, Social Housing (dormitory style with shared living spaces)	Housing availability, Homelessness	Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Never allow ADU, they are ugly and destroy the uniformity of the neighborhood.	Increase the required percentage of Below Market Rate housing on new projects	Developer should ALWAYS build the actual BMR housing, payment in-lieu is a low-cost way out for them.	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives, Due to COVID, driving solo is the only way to go at this point	High density buildings on the hills, the only place there is still land.	As your mind is set to put 2k+ units in the Valco area, what is the point doing this survey - would it change anything at all?
8/14/2022 16:59:52	51-60	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	6-10	6-10	Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels., Maintaining the jobs/housing balance	Proximity to work, Quality of schools	I own a home	I own a home	I live here	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes., Market-Rate rental apartments, Subsidized rental apartments, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning. Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Build more High density housing. Get large corporations in the city to contribute more to housing, and encourage remote working.	The required percentage of affordable units should stay the same	1-3	Non-powered bicycle, Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers	To improve traffic congestion office/business areas should be interspersed with residential areas more finely. Business areas should be reduced in area, but have more such areas.	More mixing of residential, green space and business will improve quality of life
8/14/2022 17:24:44	61-70	No	White	\$150,001 - \$200,000	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I both live and work in Cupertino	>20	11-20	Diverse and thriving neighborhood community, Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Proximity to work, Quality of housing, Quality of schools, Neighborhood safety	I already own a home in Cupertino	I do not wish to rent a home in Cupertino	Not applicable	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers	More housing like that around the library, below market rate for service providers	This survey needs some work. I own a home in Cupertino so can't respond reasonably to the what if questions.
8/14/2022 21:51:10	41-50	Decline to state	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Other	Decline to state	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects., Maintaining the jobs/housing balance	the answer to this would really depend on how long one has lived in the city - answers vary in household	does not apply	does not apply	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Too distant from my place of employment, School district poor decisions	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized Housing for Developmentally Disabled Adults, Below market rate housing for ownership	Housing affordability, Homelessness, Gentrification	Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), locate units of types in places where fewer homes currently exist- spread things out among the city	Increase the required percentage of Below Market Rate housing on new projects, Create Vacancy Tax law, Homes can not sit empty without penalty.	Developers should NOT be able to dodge the affordable unit requirements. Ever.	>10	Walk, Vehicle (car, truck, SUV, etc), different for different people in housing unit	3	3	No	Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety	Stop building only "luxury housing". Create a balance of for sale and rental housing. Steer away from tiny units and huge units. Find a way to support what some call "the missing middle".	..

8/14/2022 22:21:51	61-70	No	Asian, White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I both live and work in Cupertino	>20	0-2	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Quality of housing, Family/friends, Quality of schools	I own my home	I own my home	I own my home	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate Housing for Seniors, Subsidized Housing for seniors, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Cost to live to lower levels of housing from capital gains taxes and he property tax	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	Work from home all or most of the time		3	3	No	Increased frequency of service, Faster service, not any slower than driving, On-demand rides to more areas than the VIA shuttle currently covers	Housing for workers who need weekly dormitory style housing and commute home for the rest of the week.	No
8/15/2022 7:54:58	51-60	No	White	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Quality of schools, Neighborhood safety	I do own a home, but apparently this question is required (bad form design, same for how long I have worked in Cupertino- I already told you I don't)	I do not wish to rent, already own. Bad form design	I already live in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Gentrification	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	Incentives/ options to incentive seniors living in single family homes to move to smaller units within the city-close to or with transportation to services.	Tough problem and we probably need multiple different solutions to address it.	
8/15/2022 8:34:28	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Maintaining the jobs/ housing balance	Safety/Low Crime, Quality of schools	I have a home	I do not want to rent a home.	I live in Cupertino	Cupertino should have higher density housing near jobs and transportation.	Housing affordability, Housing availability, Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Multiple family units, close to transportation and jobs. Build a city center like MT. View or Los Altos as we reconfigure the city	Build more units over at Valco near Apple	The required percentage of affordable units should stay the same	1-3	Retired	3	3	No	I do not live near public transportation	The city should work on building a real city center and provide housing around it for folks. Make it available for folks to live, work and play in Cupertino.	This survey is poorly designed. Many questions don't apply if you already live and own a home here. Their should be NA as an option	
8/15/2022 11:16:49	31-40	No	Black or African American	< \$50,000	Non-family with roommates	No	Single Family Home	Renter	Working full time	I both live and work in Cupertino	6-10	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Neighborhood safety, Restaurants, Shopping	I do not have the money for down payment	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent	Too few retail options	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of rental or mortgage payment assistance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	<1	Public Transit (VTA, VIA, Caltrain, etc)	0	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Any form of housing housing for all age groups should be considered	No at this time	
8/15/2022 12:53:33	71+80	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Parks and Recreation, Quality of schools, Neighborhood safety	Stupid required question. I do own in Cupertino.	Stupid required question. I do own in Cupertino.	Stupid required question. I do own in Cupertino.	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Rental Housing for students, Live/Work Housing	Housing affordability, Housing availability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too high and should be increased	<1	Non-powered bicycle	3	3	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Nearest access to public transit is 2 miles away. Provide better access.	Do a better job of incorporating housing into big projects, such as Valco.	no	
8/15/2022 15:20:32	61-70	No	White	\$150,001 - \$200,000	Couple (no children in the home)	No	Single Family Home	Owner	Working part time	I both live and work in Cupertino	>20	6-10	Preserving the current scale and massing of single family neighborhoods. Limiting growth in hillsides and areas at risk for wildfire	Safety/Low Crime, Proximity to work, Quality of schools	I already own a house in Cupertino	I do not wish to rent a home in Cupertino	I own a home in Cupertino	Market-Rate Single Family Detached Homes	Housing availability, Overcrowding, Housing quality	Increased costs for goods and services	I would challenge this requirement. Why is the state of California allowed to edict this requirement and where did the required number of units come from?	What is the definition of "very expensive"? Our housing prices are where they are because of the proximity to great schools and great jobs. They are based on supply/demand. Why is this bad?	The required percentage of affordable units is too high and should be decreased or eliminated	<1	Work from home all or most of the time	2	0	Faster service, not more than 30% slower than driving	Why not offer seniors tax incentives to move out and therefore have more available housing for families. Too many childless seniors live here and that decreases the availability of housing.	If you put high density affordable housing in the middle of a neighborhood, that will significantly lower the value of the surrounding single family homes. That doesn't seem fair for those home owners who have been good citizens of Cupertino, contributed to our outstanding schools, and to the vibrancy of the community. It seems the best approach is to place affordable high density housing in areas that already have those type of units already.		

8/15/2022 19:58:27	61-70	Yes	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Quality of housing, Parks and Recreation, Family/friends, Quality of schools	I own a home	I own a home so no need to rent one	I already own a home in cupertino	Market-Rate condominiums and Townhomes, Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Fund the construction of 100% affordable housing projects by passing bond measures	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Routes that go from my home to my work without multiple transfers, Lack of free and convenient parking at my destination	Take a closed school close to the freeway, buy it from the school district and put in high density housing.	Make Apple computer build new housing units
8/15/2022 22:21:03	41-50	No	Asian	\$150,001 - \$200,000	Couple with children in the home	Yes	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Family/friends, Quality of schools, Neighborhood safety	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate Housing for Seniors	Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	None	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Lower cost or free service, Increased personal safety	None. Keep the current housing and zoning codes	None
8/15/2022 22:39:27	61-70	No	White	\$50,001 - \$100,000	Couple (no children in the home)	No	Single Family Home	Renter	Working part time	I both live and work in Cupertino	>20	11-20	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Neighborhood safety	I cannot find a home within my target price range, I do not qualify for a mortgage loan, I do not have the money for down payment	I already rent, but would like to own.	I rent in Cupertino already, but want to own.	Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability, Housing availability	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	2	3	Yes, 1	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, On-demand rides to more areas than the VIA shuttle currently covers	tiny homes	Can you collaborate with other cities, and larger companies to brainstorm ideas and learn what other communities are doing?
8/16/2022 13:21:37	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Proximity to work, Parks and Recreation, Quality of schools	n/a (current homeowner)	n/a (current homeowner)	n/a	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized rental apartments	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Increase supply of smaller, more affordable apartments and condos	The required percentage of affordable units should stay the same	<1	n/a - work from home	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving	Rezone retail/office to residential	Need to increase supply even if resulting units are small - other parts of the world have tiny dwellings
8/17/2022 14:50:53	< 18	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Renter	Not employed and not looking for work	I live in Cupertino and don't work	6-10	0-2	Limiting growth in hillsides and areas at risk for wildfire, Creating mixed-use (commercial/office and residential) projects, Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino, Safety/Low Crime, Family/friends, Quality of schools	I cannot find a home within my target price range	I am currently renting	You can get better housing for your money in other cities, Lack of high-quality mass transit	Market-Rate condominiums and Townhomes, Subsidized Rental Housing for students, Live/Work Housing, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability	lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Walk, Non-powered bicycle	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	mixed use zoning, remove minimum parking requirements, remove height restriction laws, let people build taller buildings that can fit more housing for more people	no
8/17/2022 16:14:31	71+80	No	White	\$100,000 - \$150,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Maintaining the jobs/housing balance	Proximity to work, 1) Access to Fremont Older and other trails. 2) Weather	This is a required question, but I don't meet the criteria in your question.	ThThis is a required question, but I don't meet the criteria in your question.	ThThis is a required question, but I don't meet the criteria in your question.	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Housing for seniors, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Trailer Parks	Housing affordability, Housing availability	lack of retrofitting assistance to make homes more livable	Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the quantity of housing. It is the shortage that is driving up prices.	The required percentage of affordable units should stay the same	<1	ThThThis is a required question, but I don't meet the criteria in your question. Note that I lied on question 24 because you forced me to answer something	2	0	No	Faster service, not more than 30% slower than driving, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	My wife and I stay in our 5 bedroom house for 3 financial reasons. If these did not exist we would probably move, freeing up our house for a working couple with kids. The 3 reasons are: 1) Our mortgage is almost paid off and its interest rate is low, so our housing cost is low. 2) If we moved we would pay significant capital gains. I know about the \$500K exemption, but the capital gains tax will still be high. We plan to leave the house to our children, and they can sell it with zero capital gains. 3) Our property tax is relatively low due to prop 13. If we move we'd have higher property tax.	I think that a streamlined process for ADU's could make a huge difference because there is space for an ADU on most lots. The process would include: Site survey and recommendation Changes to existing regulations. For example an ADU may need to be right on the lot line. Permits Construction and/or installation of prefab units Utilities for the ADU Rent \$ consultation Help finding renters Tax incentives

8/18/2022 15:36:04	51-60	No	White	\$200,001 - \$300,000	Couple (no children in the home)	Yes	Single Family Home	Renter	Working full time	I both live and work in Cupertino	3-5	6-10	Diverse and thriving neighborhood community. Providing a diverse range of housing types to meet the needs of people at all income levels. . Requiring developers to construct affordable units as part of projects	Proximity to work	I cannot find a home within my target price range, I do not qualify for a mortgage loan, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range, I currently do not have the financial resources for an adequate monthly rent	You can get better housing for your money in other cities. Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options, Traffic congestion	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned)	Housing affordability, Homelessness, Overcrowding	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	Reducing tax on elderly when they sell their home so that they encourage them to sell and generate housing for new families	The housing developments need to be such that they attract families with children to sustain our schools
8/18/2022 15:38:14	41-50	Yes	Decline to state	\$50,001 - \$100,000	Living alone	No	Multi Family Home (Apartment, Condo)	Renter	Working full time	I work in Cupertino, but live elsewhere	0-2	3-5	Diverse and thriving neighborhood community. Providing a diverse range of housing types to meet the needs of people at all income levels. . Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/housing balance	Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety	I cannot find a home within my target price range, I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Accessory Dwelling Units	Housing affordability, Housing proximity to jobs, Not enough home ownership	Lack of affordable Older Adult housing, Increased costs for goods and services	Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	NA	NA
8/18/2022 15:40:15	61-70	No	White	< \$50,000	Living alone	No	Single Family Home	Renter	Retired	I live in Cupertino and don't work	6-10	6-10	Preserving existing commercial locations, such as shopping centers and grocery stores., Building affordable housing for older adults or college students.	I worked in Cupertino	I cannot find a home within my target price range	I cannot find a home within my target price range	Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Market-Rate Housing for Seniors, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Walk	0	0	No	Lower cost or free service, Increased frequency of service, Completing the VTA Light Rail network		
8/18/2022 15:52:02	31-40	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	6-10	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels. . Building affordable housing for older adults or college students.	Family/friends, Quality of schools, Neighborhood safety	I do not qualify for a mortgage loan, I do not have the money for down payment	I currently do not have the financial resources for an adequate monthly rent	Lack of high-quality mass transit	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Subsidized Housing for seniors	Housing affordability, Not enough home ownership, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	<1	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service	Mixed use housing on high traffic corridors (Stevens Creek, De Anza etc.)	More affordable housing development and density.
8/18/2022 16:01:43	41-50	No	White	>\$300,000	Couple with children in the home	Yes	Single Family Home	Renter	Working full time	I both live and work in Cupertino	11-20	6-10	Diverse and thriving neighborhood community. Providing a diverse range of housing types to meet the needs of people at all income levels. . Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Neighborhood safety	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I do rent a home in Cupertino	You can get better housing for your money in other cities. Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, No sense of community in Cupertino. Too many empty homes purchased by institutional investors.	Market-Rate Single Family Detached Homes, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Not enough home ownership, Gentrification	Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects, Limit institutional and consortium buying of homes. Tax this highly, along with any institutional rental income generated from single family homes. Also tax empty homes.	The required percentage of affordable units is too low and should be increased	4-7	Non-powered bicycle	3	3	No	Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers, I already commute by bicycle so this question is somewhat moot.	Take steps to curb institutional investment purchase of housing in Cupertino which is leading to astronomically high prices and rents and artificially constrained supply with empty houses.	Some questions in this survey are required yet not relevant based on prior answers.
8/18/2022 16:02:39	41-50	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	0-2	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Proximity to work, Quality of housing, Quality of schools, Neighborhood safety	NA	NA	You can get better housing for your money in other cities, School district closing the good schools, and crowding them.	Market-Rate rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Reduce the property tax percentage on newly sold expensive houses	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Routes that go from my home to my work without multiple transfers	NA	Apartments should pay the property tax per the number of children going to CUSD schools.
8/18/2022 16:04:03	51-60	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Renter	Not employed and not looking for work	I live in Cupertino and don't work	11-20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels. . Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Proximity to work	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I rent in Cupertino	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options	Market-Rate Single Family Detached Homes, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Not enough home ownership, Gentrification	Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects, Limit institutional/consortium investment buying of homes, introduce vacancy tax	The required percentage of affordable units is too low and should be increased	<1	Vehicle (car, truck, SUV, etc)	3	3	No	Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers, Neighborhood bus stops - it is over 1 mile from my home to the nearest bus stop	Introduce measures to curb the investor market that artificially inflates the prices. Homes must only be sold to people that want to live in them or rent at reasonable rates.	Cupertino should actively look at the number of empty houses in the city, and monitor exorbitant jumps in house prices driven by investors.

8/18/2022 16:07:04	61-70	No	White	< \$50,000	Living alone	No	Multi Family Home (Apartment , Condo)	Renter	Retired	I live in Cupertino and don't work	>20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Quality of housing, Neighborhood saftety	Not looking to own a home	Not looking	I already live in Cupertino and love it!	I truly have no idea.	Housing affordability	Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	<1	Don't work	1	1	No	Nothing would get me to take public transit as long as I have other alternatives	Tiny house villages, especially for homeless people would be an idea	Always plan on having quality BMR housing
8/18/2022 16:10:25	71+=80	No	Asian	\$50,001 - \$100,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Quality of schools, Neighborhood saftety, City services	N/A	N/A	N/A	Market-Rate condominiums and Townhomes	Overcrowding	Increased costs for goods and services	Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	On-demand rides to more areas than the VIA shuttle currently covers	Build Santana Row type of mixed residential and commercial housing	Don't lower house value and quality of life of living in Cupertino
8/18/2022 16:16:30	41-50	No	Asian	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Renter	Not employed but looking for work	I live in Cupertino and don't work	0-2	0-2	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Parks and Recreation, City Services, Quality of schools, Neighborhood saftety	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)	I cannot find a home within my target price range	You can get better housing for your money in other cities	Subsidized rental apartments, Subsidized Rental Housing for students, Live/Work Housing, Social Housing (dormitory style with shared living spaces)	Housing affordability	Lack of rental or mortgage payment assistance	Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	Studio apartments	No
8/18/2022 16:18:14	Decline to state	Decline to state	Decline to state	Decline to state	Many	No	Single Family Home	Other	Decline to state	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, City Services, Neighborhood saftety, City services, Restaurants	I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	The public schools serving Cupertino are too competitive, Too few retail options, Traffic congestion, Demographics	Market-Rate Single Family Detached Homes	Homelessness, Not enough home ownership, Overcrowding	Increased costs for goods and services	By moving here, low-income folks won't be able to afford "staying" here due to the cost of services and goods!	Don't reduce home prices. Californians who couldn't afford to live here relocated somewhere cheaper.	The required percentage of affordable units is too high and should be decreased or eliminated	1-3	Work from home all or most of the time	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety	The bare minimum! More people = more TRAFFIC (pollution); WATER & ELECTRICAL use!!!!	Please assist in putting a stop to the homeless encampments, esp. Calvert Drive/S.J.!!!
8/18/2022 16:18:51	51-60	No	White	>\$300,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Renter	Working full time	I both live and work in Cupertino	0-2	0-2	Limiting growth in hillsides and areas at risk for wildfire, Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Parks and Recreation, Quality of schools	I cannot find a home within my target price range, I cannot currently find a home that suits my quality standards, Unwilling to overpay for poor quality housing available	I am renting in Cupertino	You can get better housing for your money in other cities	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized Rental Housing for students	Housing affordability, Housing availability, Housing quality	Lack of Older Adult housing where services are within walking distance	Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving	Discourage investors buying properties to rent, encourage home ownership by people who actually live on the property.	Find a way to encourage redevelopment of aged inefficient housing stock with modern higher density housing. People are paying millions to live in houses that were poorly built in the 70's, they should be torn down and replaced.
8/18/2022 16:19:04	26-30	No	Asian	\$200,001 - \$300,000	Couple (no children in the home)	No	Multi Family Home (Apartment , Condo)	Renter	Working full time	I don't live in Cupertino and don't work in Cupertino	11-20	0-2	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Born and raised in Cupertino, Family/friends	I cannot find a home within my target price range	None	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of recreational options, Too distant from my place of employment	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	Fewer restrictions on building, more mixed-use vibrant neighborhoods	No
8/18/2022 16:21:47	51-60	No	White	\$150,001 - \$200,000	Multi-generational (>3 generations in home), Couple living with elder parents	Yes	Attached Home (Townhouse, Duplex)	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Neighborhood saftety	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities, Lack of high-quality mass transit, Demographics	Subsidized rental apartments, Subsidized Rental Housing for students	Housing affordability, Homelessness, Overcrowding	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	Stop selling single houses to foreigners, who do not live in these houses and houses stay abandoned.	No
8/18/2022 16:22:26	51-60	No	Asian	\$50,000 - \$75,000	Single parent with children in home	No	Multi Family Home (Apartment , Condo)	Renter	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Quality of schools	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities	affordable housing	Housing affordability	Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Routes that go from my home to my work without multiple transfers	no idea	none

8/18/2022 16:25:51	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing	Quality of schools	Question doesn't apply as I own a home in Cupertino. Answers should include N/A	N/A	N/A	Market-Rate condominiums and Townhomes	Concerned about overcrowding and we have no water. Why is State pushing house when are water is in low supply?	Lack of affordable Older Adult housing	Get State to change this requirement. Higher density is ruining Cupertino. It's getting to crowded. We also don't have water to support additional housing.	Let the market determine price.	BMR amounts are fine. I order the market determine price. Sorry, but if you cannot afford to live here, that is life. I'd love to live in Hawaii in a big house and have servants, but I cannot afford that. People who cannot afford to live here, don't live here or have to move. Neither of my kids live here as too expensive. At some point I will move away as well.	<1	N/A	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	None, I think Cupertino should put its resources into dealing with the increase in crime.	There is already too much traffic and congestion. Stop adding more housing - fight the State mandate. Cupertino is becoming much too urban, congested, and crime increasing. I moved here not to live in a big city. Development is ruining Cupertino. Infrastructure is not designed to handle the growth. Spend resources on getting the Vallico site built and deduct crime.
8/18/2022 16:33:11	31-40	Yes	White	\$150,001 - \$200,000	Couple (no children in the home)	Yes	Mobile Home	Renter	Working full time	I work in Cupertino, but live elsewhere	0-2	6-10	Preserving the current scale and massing of single family neighborhoods	dont live here	I cannot find a home within my target price range. I do not have the money for down payment	I cannot find a home within my target price range. I cannot currently find a home that suits my quality standards	You can get better housing for your money in other cities, Too distant from my friends and relatives	Market-Rate condominiums and Townhomes, Live/Work Housing	Housing affordability, Not enough home ownership	Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	<1	Vehicle (car, truck, SUV, etc)	2	3	No	Lower cost or free service, Increased frequency of service	creating a better bmr housing experience	please keep bmr housing updated with availability faster
8/18/2022 16:45:11	71=80	No	White	< \$50,000	Couple (no children in the home)	No	Multi Family Home (Apartment, Condo)	Renter	Retired	I live in Cupertino and don't work	11-20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Parks and Recreation, Family/friends	I cannot find a home within my target price range	I cannot find a home within my target price range, I currently do not have the financial resources for an adequate monthly rent	You can get better housing for your money in other cities	Subsidized Housing for seniors	Housing affordability, Homelessness	Lack of affordable Older Adult housing	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Non-powered bicycle	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Lack of free and convenient parking at my destination	Taller buildings	Cupertino remains a safe city
8/18/2022 16:49:44	41-50	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Owner	Self-employed	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Quality of schools	I already do.	I already own	Does not apply	Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability, Housing availability, Gentrification	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	I don't know much about it.	1-3	Vehicle (car, truck, SUV, etc)	3	3	No	Faster service, not any slower than driving, Increased personal safety	Housing for teachers should be MUST.	Housing for Teachers should be made available.
8/18/2022 16:57:48	61-70	No	White	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Neighborhood safety	n/a	n/a	n/a	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors	Housing affordability	Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	8-10	n/a	3	3	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Fight the BMR Housing requirement. Cupertino is already pretty much built out. It doesn't make sense. Otherwise, build high rise BMR units along Stevens Creek/De Anza.	The BMR law doesn't make sense for already built-out communities like Cupertino. Otherwise, build high rise along Stevens Creek/De Anza if you have to.
8/18/2022 17:06:41	71=80	Decline to state	Decline to state	Decline to state	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Limiting growth in hillsides and areas at risk for wildfire, Limiting height to preserve the suburban scale and massing, Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, City services	I already own my home	not interested in renting	I like where I am living now	Market-Rate condominiums and Townhomes	Housing affordability, Homelessness, Not enough home ownership	Lack of Older Adult housing where services are within walking distance	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	1	2	No	Nothing would get me to take public transit as long as I have other alternatives	Mixed use of retail and housing units	Please consider the reasons many people moved to this community especially North of Stelling Ave. Privacy is very important to many residents.
8/18/2022 17:11:50	31-40	No	White	\$200,001 - \$300,000	Living alone	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	>20	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing, Providing a diverse range of housing types to meet the needs of people at all income levels.	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Parks and Recreation, Family/friends, Neighborhood safety	I cannot find a home within my target price range. I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Traffic congestion	Subsidized rental apartments, Subsidized Ownership Housing, Live/Work Housing	Housing affordability, Overcrowding	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	1	1	No	Nothing would get me to take public transit as long as I have other alternatives	N/A	N/A
8/18/2022 17:23:12	51-60	Yes	Black or African American	\$50,001 - \$100,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Renter	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods	Low density. Used to be anyway	Don't want to own home due to high property taxes	I rent	I live in Cupertino, but quality of life has gone way down with all the high density projects.	Market-Rate Single Family Detached Homes, How about representing the people who live in the city instead of the people who don't and don't comply with state mandates that destroy our quality of life. If the state controls land use, why do we need a city government?	Traffic, drug addict encampments near neighborhoods	Increased costs for goods and services, Taxation	Don't comply! Sue the state if necessary. Or abolish the city government and let the state run the city.	High prices reflect demand. Demand will fall as public policies that urbanize suburban areas lowers the quality of life for residents.	The required percentage of affordable units is too high and should be decreased or eliminated	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Nothing would get me to take public transit as long as I have other alternatives	There is too much housing in Cupertino. Residents have repeatedly expressed their desire to stop the growth. If the state demands Cupertino to have a population of 200,000, is that ok? Would the city government do anything to stop it?	I've shared plenty of comments although I believe they will be ignored.
8/18/2022 17:28:18	61-70	No	Asian	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Maintaining the jobs/housing balance	Quality of schools	N/A	N/A	N/A	Market-Rate Duplexes, Triplexes, etc, Live/Work Housing	Housing availability, Not enough home ownership, Housing quality	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	Developers should have the option to pay in-lieu fees instead of providing actual housing units	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, On-demand rides to more areas than the VIA shuttle currently covers, Much higher gasoline prices, Lack of free and convenient parking at my destination	Businesses on lower level, residence above.	No
8/18/2022 17:31:22	31-40	No	Asian	\$100,000 - \$150,000	Married couple living with parents	Yes	Multi Family Home (Apartment, Condo)	Other	Working full time	I both live and work in Cupertino	11-20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels.	Parents own home here	I cannot find a home within my target price range. I do not have the money for down payment	I cannot find a home within my target price range. I currently do not have the financial resources for an adequate monthly rent	N/A	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned)	Housing affordability, Housing availability	Lack of housing in general.	Eliminate single-family zoning, Allow taller buildings with more housing units	Build more housing.	The required percentage of affordable units is too high and should be decreased or eliminated	<1	Work from home all or most of the time	2	2	No	Increased frequency of service, Faster service, not any slower than driving, I currently take public transit whenever I can. When I don't, it's usually due to the low frequency or slowness of service.	N/A	N/A

8/18/2022 17:51:51	51-60	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Attached Home (Townhouse, Duplex)	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores. Diverse and thriving neighborhood/ community. Creating mixed-use (commercial/office and residential) projects	Family/friends, Quality of schools, Neighborhood safety, Restaurants, Shopping	I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	I like where I am living now	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Subsidized rental apartments	Housing affordability, Overcrowding, Gentrification	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing)	Pass bond measures to provide funding for new affordable housing projects	Developers should have the option to pay in-lieu fees instead of providing actual housing units	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers	N/A	N/A
8/18/2022 18:10:24	41-50	No	White	\$100,000 - \$150,000	Couple with children in the home	No	Multi Family Home (Apartment, Condo)	Renter	Self-employed	I both live and work in Cupertino	6-10	6-10	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Maintaining the jobs/ housing balance	Proximity to work, Quality of schools, Neighborhood safety	I cannot find a home within my target price range, I cannot currently find a home that suits my quality standards, I keep getting outbid for homes by institutional investors or others able to pay cash	Renting	Live in	Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned)	Housing affordability, Housing availability, Not enough home ownership	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	1	1	No	Increased personal safety	Energy efficient green building technology	N/a
8/18/2022 18:24:45	51-60	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	>20	Diverse and thriving neighborhood/ community. Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Parks and Recreation, Quality of schools	n/a	n/a	n/a	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units	eliminate single family zoning and allow more housing to be built	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Vehicle (car, truck, SUV, etc)	3	3	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	YIMBY policies	n/a
8/18/2022 18:40:27	41-50	No	Asian	Decline to state	Couple with children in the home	Yes	Single Family Home	Owner	Working full time	I both live and work in Cupertino	6-10	>20	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety, Restaurants	N/A	N/A	N/A	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-rate Townhomes (owned), Subsidized Rental Housing for students	Overcrowding, Gentrification, Housing quality	Encourage them to move out.	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Why should I take public transit. I will use my vehicle and don't want you trying to make me do otherwise. Keep out of it.	Move existing class C retail to mixed use with retail and housing. Eliminate office density.	Get the homeless and RVs out of Cupertino.	
8/18/2022 18:46:51	41-50	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	6-10	3-5	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services, Restaurants	I cannot currently find a home that suits my quality standards	I cannot currently find a home that suits my quality standards	CUSD sucks. It's going downhill. They are closing schools. City of Cupertino needs to oversee public school board to maintain quality of schools.	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized rental apartments, Subsidized Rental Housing for students, Accessory Dwelling Units	Overcrowding, Gentrification, Housing quality	No problems. They can leave.	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Why should it be reduced. People need to earn more and work to deserve to live here.	The required percentage of affordable units is too high and should be decreased or eliminated	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Never, I love driving.	Approve mixed housing and retail to replace old strip mall retail.	Get the homeless cleaned out. No RVs.
8/18/2022 18:54:53	61-70	Decline to state	White	< \$50,000	Living alone	No	Multi Family Home (Apartment, Condo)	Renter	Working part time	I both live and work in Cupertino	6-10	3-5	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students.	Proximity to work	I do not qualify for a mortgage loan, I do not have the money for down payment	I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent	Lack of high-quality mass transit, Too few retail options, Lack of recreational options, Traffic congestion, Demographics	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Live/Work Housing, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability, Homelessness, Gentrification, Housing quality	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not more than 30% slower than driving, Increased personal safety, Much higher gasoline prices, Lack of free and convenient parking at my place of residence, Lack of free and convenient parking at my destination	tiny home type communities--4-6 tiny homes-- without wheels/permanent deck- in a "pocket"-in nice neighborhoods WITH AFFORDABLE LAND RENT!!!!	Greed is not the answer, nor are free handouts- let those with resources take much less but doable, let compromised people be respectfully treated and let them contribute back to community in other ways in time and talent that empower them in addition to the smaller amount of money they pay for a place to live. Also consider the portable/shipped premade smaller homes popular now in California that meet housing codes but are much much more affordable.
8/18/2022 19:45:25	61-70	No	White	< \$50,000	Living alone	No	Multi Family Home (Apartment, Condo)	Renter	Working part time	I both live and work in Cupertino	0-2	3-5	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Maintaining the jobs/ housing balance	Proximity to work, Quality of housing, Parks and Recreation	I cannot find a home within my target price range, I do not currently have the financial resources for a mortgage loan, I do not have the money for down payment	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent	Not applicable; I currently reside and work here, and don't wish to leave. However, I do wish there were auto parts stores closer.	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Non-powered bicycle	1	1	No	Not applicable; I use my bicycle or walk if it's raining and rarely use my car	More programs like the BMR rental one that I am presently under, through West Valley Community Services. It has been a blessing after having to commute several years 3 hours a day, six days a week. I do not make enough to cover gas, if I still had to commute.	Thank you for listening!
8/18/2022 20:25:29	31-40	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Creating mixed-use (commercial/office and residential) projects	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Quality of housing, Family/friends, Quality of schools, Neighborhood safety, Restaurants	I own a home	Own home	Own home in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing	Overcrowding, Gentrification, Housing quality	Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	Allow taller buildings with more housing units	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	>10	Vehicle (car, truck, SUV, etc)	>4	>4	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network	High rise condo	Less ADU. These properties and streets were not meant to have so many people living there. And there isn't enough street parking for them. You can't expect people to have a decent housing being crammed into an ADU. This isn't the solution.	
8/18/2022 20:29:55	51-60	Decline to state	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Maintaining the jobs/ housing balance	Proximity to work, Family/friends, Quality of schools	NA	NA	You can get better housing for your money in other cities. The public schools serving Cupertino are too competitive, Traffic congestion, Demographics	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc	Overcrowding	Lack of affordable Older Adult housing, Increased costs for goods and services	there is no open place to build, say no to state laws, this shouldn't apply to smaller cities like Cupertino.	it is not expensive as the media wants us to believe, it is fair price relative to other Bay Area cities.	The required percentage of affordable units is too high and should be decreased or eliminated	>10	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, On-demand rides to more areas than the VIA shuttle currently covers	allow the market to decide, markets are generally effective over longer period, it is the politicians that want to grab every short term issue to get the attention.	allow the market to do its job, encourage business to stay in Cupertino, spend the money wisely.

8/18/2022 20:51:29	31-40	No	White	\$100,000 - \$150,000	Non-family with roommates	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores. Providing a diverse range of housing types to meet the needs of people at all income levels. Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Parks and Recreation, Neighborhood safety, Restaurants	I cannot find a home within my target price range. I keep getting outbid for homes by institutional investors or others able to pay cash	I rent in cupertini	I live in cupertino	Market-Rate Duplexes, Triplexes, etc, Market-Rate rental apartments, Subsidized rental apartments, Subsidized Ownership Housing	Housing affordability, Housing availability, Gentrification	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	>4	>4	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers	Higher density housing, allowing more duplexes.	No.
8/18/2022 21:19:02	61-70	No	White	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels. Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety, Shopping, Area, ambulance	Not applicable as I own a home in Cupertino	Not applicable as I own a home in Cupertino	Not applicable as I own a home in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Subsidized Ownership Housing, Subsidized Housing for seniors	Housing affordability, Housing availability, Housing proximity to jobs	lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Subsidize housing for Public/community service personnel, e.g. educators, fire, police, etc	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	To be reasonable & innovative as appropriate	Several questions (15-17) have non applicable answers but require an answer which doesn't work. Bad survey!
8/18/2022 21:19:40	71+80	No	White	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels. Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Proximity to work, Quality of schools, Restaurants, Shopping	I already own a home.	I do not wish to rent a home.	NA	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased, Developers should have the option to pay in-lieu fees instead of providing actual housing units	<1	NA	2	0	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Faster service, not more than 30% slower than driving, On-demand rides to more areas than the VIA shuttle currently covers	I do not know	This website is flawed. Critical links do not work and I cannot find a link to the housing element draft nor access to the housing sites map. Furthermore, the if questions are ridiculous because there is no proper response to many of them when the if does not apply to me. Because I am forced to answer those questions in order to activate the submit button for the survey, some of my responses will give you incorrect misleading results.
8/18/2022 21:28:55	61-70	No	White	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving existing commercial locations, such as shopping centers and grocery stores. Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Quality of schools, Neighborhood safety	I have answered a question above that I am a owner of my house! Don't understand why this is a required question to be answered for submission of the survey!?	I have answered a question above that I am a owner of my house! Don't understand why this is a required question to be answered for submission of the survey!?	I have answered a question above that I am a owner of my house! Don't understand why this is a required question to be answered for submission of the survey!?	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of accessory Dwelling Units with General Fund bond measures	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, On-demand rides to more areas than the VIA shuttle currently covers	Multi generation housing options	None
8/18/2022 22:20:07	51-60	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	11-20	6-10	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing, Maintaining the jobs/ housing balance	Proximity to work, Quality of housing, Quality of schools, Restaurants	I own a home in Cupertino	I do not wish to rent a home in Cupertino	Too few retail options, Lack of recreational options, Traffic congestion	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned)	Overcrowding	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots)	It's a free market. Government shouldn't interfere	The required percentage of affordable units is too high and should be decreased or eliminated	8-10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers	Cupertino should limit the speed of housing growth before it finds a solution to traffic jams and school crowds. Kids are staying in portables and eating on the ground! City should first take care of and improve the residents quality of life before considering any other housing development	See before. Cupertino shouldn't consider any more housing development, instead should focus on current well being and improve residents quality of life. Thank you.
8/18/2022 22:20:19	51-60	No	Asian	\$200,001 - \$300,000	Couple with children in the home	Yes	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores. Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Quality of housing, Parks and Recreation, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home within my target price range	You can get better housing for your money in other cities, Lack of high-quality mass transit	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Accessory Dwelling Units	Homelessness, Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased, Developers should have the option to pay in-lieu fees instead of providing actual housing units	>10	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	3	Yes, 3 or 3 more	Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers	Work and negotiate with developers to achieve the goal. Be firm on principle, be flexible for results.	Consider commercial center, high traffic area for meeting the quota requirements	

8/18/2022 22:38:47	51-60	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Providing a diverse range of housing types to meet the needs of people at all income levels. Building affordable housing for older adults or college students. Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Quality of housing, Quality of schools, Neighborhood safety	We purchased our home over 25+ years ago otherwise we couldn't afford to live here	Does not apply	Does not apply. We love Cupertino!	Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same	>10	Vehicle (car, truck, SUV, etc), Work from home all or most of the time	3	3	No	Nothing would get me to take public transit as long as I have other alternatives	Can't think of anything other than what was covered above	Affordable housing so that future generations can return to Cupertino. They want to but cannot afford to do so.
8/18/2022 23:34:30	26-30	Yes	Decline to state	< \$50,000	Couple with children in the home	Yes	Live with parents or other relatives	Renter	Working part time	I both live and work in Cupertino	>20	6-10	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels. Requiring developers to construct affordable units as part of projects	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Parks and Recreation, City Services, Family/friends, Neighborhood safety	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I do not have the money for down payment, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range, I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I do not currently have the financial resources for an appropriate deposit, I currently do not have the financial resources for an adequate monthly rent.	I like where I am living now	Subsidized rental apartments, Subsidized Rental Housing for students	Housing affordability, Housing availability, Gentrification	Lack of Older Adult housing where services are within walking distance	Eliminate single-family zoning, Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	4-7	Public Transit (VTA, VIA, Caltrain, etc)	3	3	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Routes that go from my home to my work without multiple transfers, Completing the VTA Light Rail network, Lack of free and convenient parking at my destination	N/A	N/A
8/18/2022 23:34:35	41-50	No	White	>\$300,000	Couple (no children in the home)	No	Multi Family Home (Apartment, Condo)	Renter	Working full time	I both live and work in Cupertino	3-5	3-5	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels. Building affordable housing for older adults or college students.	Proximity to work	I cannot find a home within my target price range	I'm currently renting in Cupertino.	You can get better housing for your money in other cities, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Rental Housing for students, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability, Housing proximity to jobs, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Fund the construction of 100% affordable housing projects by passing bond measures	Pass bond measures to provide funding for new affordable housing projects, Eliminate obstacles to new construction	The required percentage of affordable units is too low and should be increased	1-3	Electric bicycle or electric scooter	1	1	No	Increased frequency of service, Faster service, not more than 30% slower than driving, Completing the VTA Light Rail network	.	.
8/19/2022 0:14:54	71+80	No	White	\$50,000 - \$75,000	Living alone	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Providing a diverse range of housing types to meet the needs of people at all income levels. Building affordable housing for older adults or college students. Requiring developers to construct affordable units as part of projects	Proximity to work	I have a home	I have a home	The public schools serving Cupertino are too competitive	Market-Rate Duplexes, Triplexes, etc, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces), Subsidized Housing for Developmentally Disabled Adults	Housing availability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	<1	Vehicle (car, truck, SUV, etc), Retired	1	1	No	Increased frequency of service	All possible!	No
8/19/2022 8:54:25	51-60	No	White	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Diverse and thriving neighborhood/ community, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Quality of schools	N/A - already own a home	N/A	N/A	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Live/Work Housing	Housing affordability, Housing availability, Housing proximity to jobs	Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Lower cost or free service, Increased frequency of service, Routes that go from my home to my work without multiple transfers	Not sure	N/A
8/19/2022 10:05:45	61-70	No	Asian	\$200,001 - \$300,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I both live and work in Cupertino	>20	11-20	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Quality of schools, Neighborhood safety, quiet, low density, non-chain neighborhood shops and restaurants	Have a home	have a home	I like where I am living now	Subsidized Housing for seniors, TOO MANY NEW HOUSING UNITS HAVE BEEN APPROVED FOR A SMALL CITY! VALLCO HOUSING WILL HAVE A NEGATIVE IMPACT FOR CUPERTINO RESIDENTS AND THE COMMUNITY. FIGHT THIS!	FUTURE DEVELOPMENT ON SUCH A LARGE SCALE THAT IT CHANGES THE COMMUNITY QUALITY OF LIFE, WILL CREATE TRAFFIC, NOISE	Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable	MINIMIZE IMPACT ON EXISTING NEIGHBORHOODS, LIMIT TRAFFIC FROM NEW DEVELOPMENT INTO NEIGHBORHOODS, TALLER BUILDINGS AWAY FROM ESTABLISHED NEIGHBORHOODS (FACING FREEWAY, COMMERCIAL) TO MINIMIZE VISUAL IMPACT OF DENSITY FOR EXISTING NEIGHBORS, SPREAD OUT DEVELOPMENT TO VARIOUS SITES	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units should stay the same	1-3	Vehicle (car, truck, SUV, etc)	3	1	No	Nothing would get me to take public transit as long as I have other alternatives, The public transportation system in the South Bay will not eliminate the use of a private vehicle in the near future. Even if I worked within walking/biking distance of my employment, I would still need a car to get around for all other activities.	Future building in the city should take place according to a general plan would make housing available to more people without drastically changing the neighborhoods and quality of life for residents. Perhaps 300 units in a location, with thoughtful planning for egress, schools, traffic, parking, utilities, etc.) every other year for the next 20 years?	Cupertino, unfortunately, has been unable to fight the Sand Hill developers. I believe that they will derive the greatest benefits, while the city suffers a loss. While I support the BMR housing that will benefit deserving Cupertino residents who qualify for the subsidized homes, the development on such a large scale is detrimental to current residents.
8/19/2022 10:54:18	71+80	Yes	Decline to state	\$50,000 - \$75,000	Living alone	Yes	Multi Family Home (Apartment, Condo)	Owner	Retired	I live in Cupertino and don't work	11-20	6-10	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores. Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work	I cannot find a home within my target price range	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit	This question does not apply to me	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Not enough home ownership	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units should stay the same, Developers should have the option to pay in-lieu fees instead of providing actual housing units	4-7	Walk, Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Increased personal safety, Completing the VTA Light Rail network	I don't know. This Q is for bigger brains and power than mine.	I answered the survey

8/19/2022 10:58:21	31-40	No	Asian	\$200,001 - \$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	0-2	0-2	Diverse and thriving neighborhood/ community. Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, Quality of schools, Neighborhood safety	I cannot find a home within my target price range	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)	I like where I am living now	Subsidized rental apartments, Subsidized Housing for seniors, Subsidized Rental Housing for students, Accessory Dwelling Units, Social Housing (dormitory style with shared living spaces)	Housing affordability, Housing availability, Gentrification	Lack of rental or mortgage payment assistance. Lack of Older Adult housing where services are within walking distance. Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots). Allow taller buildings with more housing units. Increase the required number of affordable housing in all new projects (inclusionary housing). Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	1-3	Vehicle (car, truck, SUV, etc)	2	2	No	Routes that go from my home to my work without multiple transfers. Completing the VTA Light Rail network	High rise with Retail near main roads	None
8/19/2022 11:28:29	41-50	No	Decline to state	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving the current scale and massing of single family neighborhoods. Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Safety/Low Crime, Parks and Recreation, City Services, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	I have no children so I don't need to pay more for housing in order to get high-quality public schools. The public schools serving Cupertino are too competitive. Too few retail options, Traffic congestion	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned). Market-Rate Housing for Seniors	Housing affordability, Overcrowding	Lack of Older Adult housing where services are within walking distance. Lack of affordable Older Adult housing. Increased costs for goods and services	Subsidize the construction of accessory Dwelling Units with General Fund money	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	>10	Walk, Non-powered bicycle, Vehicle (car, truck, SUV, etc)	2	2	No	Faster service, not any slower than driving. Routes that go from my work without multiple transfers. Increased personal safety. On-demand rides to more areas than the VIA shuttle currently covers	More smaller units like 1-2 bedroom housing.	Our city has trying our best to meet the state requirement. The requirement itself is insane. The state should give more rights to local cities to decide the best strategy for their own residents instead of mandating and taking their rights away.
8/19/2022 13:19:27	31-40	No	White	\$100,000 - \$150,000	Living alone	No	Multi Family Home (Apartment , Condo)	Renter	Working full time	I both live and work in Cupertino	6-10	6-10	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Proximity to work, Family/friends	I cannot find a home within my target price range, I do not have the money for down payment	I do rent in Cupertino	I do want to live in Cupertino	Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Rental Housing for students, Accessory Dwelling Units	Housing affordability, Housing availability	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots). Allow taller buildings with more housing units. Increase the required number of affordable housing in all new projects (inclusionary housing)	Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	8-10	Vehicle (car, truck, SUV, etc)	1	1	No	Increased frequency of service, Faster service, not any slower than driving. Routes that go from my home to my work without multiple transfers	I believe we need to increase densification and increase the requirements for affordable housing (especially considering that cost of living is so high that "low income" can mean under \$150k a year)	na
8/19/2022 16:53:57	41-50	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing. Requiring developers to construct affordable units as part of projects	Safety/Low Crime, Quality of housing, Quality of schools	I have a house already	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc)	Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options	Subsidized Housing for seniors	Overcrowding, Housing quality	Lack of Older Adult housing where services are within walking distance. Lack of affordable Older Adult housing	Fund the construction of 100% affordable housing projects by passing bond measures	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too low and should be increased	8-10	Vehicle (car, truck, SUV, etc)	2	2	Yes, 2	Lower cost or free service	None	None
8/19/2022 17:51:34	61-70	No	White	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	0-2	Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Requiring developers to construct affordable units as part of projects	Quality of schools, Affordability (believe it or not...)	I cannot find a home within my target price range	I cannot find a home within my target price range. I do not currently have the financial resources for an appropriate deposit	The public schools serving Cupertino are too competitive, Lack of nightlife like music venues, movie theaters, nightclubs, etc.	Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults, Tall (>12 stories) housing in core areas.	Housing affordability, Housing availability	Lack of Older Adult housing where services are within walking distance. Lack of affordable Older Adult housing	Eliminate single-family zoning. Allow taller buildings with more housing units	Increase the required percentage of Below Market Rate housing on new projects. Build more housing; more than is required.	The required percentage of affordable units is too low and should be increased	8-10	Vehicle (car, truck, SUV, etc)	>4	>4	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving. Completing the VTA Light Rail network	Mixed income and caste housing in the same unit.	NIMY-ism is short sighted and detrimental to Cupertino's long-term vitality. We need vision.
8/19/2022 19:10:51	51-60	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods. Preserving existing commercial locations, such as shopping centers and grocery stores., Limiting height to preserve the suburban scale and massing	Proximity to work, Parks and Recreation, Quality of schools	Na	Na	Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Traffic congestion	Market-Rate Single Family Detached Homes, Market-rate Townhomes (owned)	Homelessness, Overcrowding	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots)	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units should stay the same	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Faster service, not more than 30% slower than driving	Limit the number of vacant rental units at large landlords like Bltmore, they should lower the rent if they are not 90 percent occupied	No
8/19/2022 19:59:20	41-50	No	Asian	Decline to state	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Creating mixed-use (commercial/office and residential) projects	Schools	I already have a home	I'm a owner	Lack of high-quality mass transit	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned). Market-Rate Housing for Seniors	Housing affordability	Lack of rental or mortgage payment assistance	Increase density (i.e., smaller units, smaller lots). Allow taller buildings with more housing units	Build high density homes	The required percentage of affordable units should stay the same	8-10	Vehicle (car, truck, SUV, etc)	2	2	No	Routes that go from my home to my work without multiple transfers	High skyscraper	Build more homes and bring in younger populations to save schools
8/19/2022 20:43:42	51-60	No	Asian	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	11-20	0-2	Limiting growth in hillsides and areas at risk for wildfire	Quality of housing, Quality of schools, Neighborhood safety	i am in cupertino	i own a home in cupertino	I live in cupertino	Live/Work Housing	Housing affordability, Housing availability, Housing proximity to jobs	Lack of affordable Older Adult housing	Subsidize the construction of accessory Dwelling Units with General Fund money	Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	3	2	No	Completing the VTA Light Rail network	Mixed use development	thanks
8/19/2022 21:16:09	31-40	No	Asian	\$100,000 - \$150,000	Couple with children in the home	Yes	Multi Family Home (Apartment , Condo)	Renter	Working full time	I live in Cupertino and don't work	6-10	0-2	Preserving the current scale and massing of single family neighborhoods. Providing a diverse range of housing types to meet the needs of people at all income levels., Maintaining the jobs/ housing balance	For schools	I cannot find a home within my target price range, I do not qualify for a mortgage loan, I do not have the money for down payment, I cannot currently find a home that suits my quality standards, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities. The public schools serving Cupertino are too competitive. Too few retail options	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned)	Housing affordability, Housing availability, Housing quality	Lack of rental or mortgage payment assistance, lack of retrofitting assistance to make homes more livable	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%). Implement vacancy control (limit percentage of rent increases when rental housing turns over). Increase the required percentage of Below Market Rate housing on new projects. Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased. The required percentage of affordable units should stay the same. Developers should have the option to pay in-lieu fees instead of providing actual housing units	>10	Vehicle (car, truck, SUV, etc)	1	2	No	Faster service, not any slower than driving	Affordable homes	No	
8/19/2022 21:23:06	51-60	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Decline to state	I live in Cupertino, but work elsewhere	6-10	0-2	Limiting growth in hillsides and areas at risk for wildfire	Quality of housing	I cannot currently find a home that suits my quality standards	I cannot find a home within my target price range	Traffic congestion	Market-Rate Single Family Detached Homes	Housing availability	Lack of rental or mortgage payment assistance	Na	Na	Na	>10	Vehicle (car, truck, SUV, etc)	2	1	No	Increased frequency of service	Bike lanes and walking paths	Na

8/19/2022 22:09:28	71=80	Decline to state	Decline to state	Decline to state	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Preserving the current scale and massing of single family neighborhoods, Limiting height to preserve the suburban scale and massing	Proximity to work, Quality of schools, Neighborhood safety	i do have home	no need	i am cupertino resident	Market-Rate Housing for Seniors, Subsidized Housing for seniors	Housing affordability	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing	Fund the construction of 100% affordable housing projects by passing bond measures, Subsidize the construction of accessory Dwelling Units with General Fund money	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Vehicle (car, truck, SUV, etc)	2 >4	No	Increased frequency of service	no	no	
8/19/2022 22:17:51	61-70	No	White	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	0-2	Diverse and thriving neighborhood/ community, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Robust Chinese population	I own a home in Cupertino	I do not wish to rent a home in Cupertino	I want to live in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Homelessness	Lack of affordable Older Adult housing	Increase density (i.e., smaller units, smaller lots), Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects, Requires the will of the Federal Govt as implemented in first half of 20th century.	The required percentage of affordable units is too low and should be increased	<1	Work from home all or most of the time	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not more than 30% slower than driving, Much higher gasoline prices, Lack of free and convenient parking at my destination	Ally with other cities to push for more local control and less mandates from the state level that benefit primarily the construction industry.	Good outreach and transparency compared to planning for the previous cycle
8/19/2022 23:32:46	41-50	No	Asian, Native Hawaiian or Other pacific Islander	>\$300,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores.	Born and raised in Cupertino, Safety/Low Crime, Quality of housing, Parks and Recreation, City Services, Quality of schools, Neighborhood safety	I own	I own	I live in Cupertino	Market-Rate Single Family Detached Homes, Market-Rate condominiums and Townhomes, Market-rate Townhomes (owned), Market-Rate Housing for Seniors	Housing proximity to jobs	Lack of Older Adult housing where services are within walking distance	Allow taller buildings with more housing units	Implement vacancy control (limit percentage of rent increases when rental housing turns over)	The required percentage of affordable units is too high and should be decreased or eliminated	8-10	Vehicle (car, truck, SUV, etc)	3	3	No	Increased frequency of service, Faster service, not any slower than driving	Apartment	No
8/20/2022 3:22:25	51-60	Yes	Native American or Alaska Native	\$100,000 - \$150,000	Single parent with children in home	No	Attached Home (Townhouse, Duplex)	Renter	Working full time	I both live and work in Cupertino	6-10	6-10	Preserving the current scale and massing of single family neighborhoods, Diverse and thriving neighborhood/ community, Maintaining the jobs/ housing balance	Safety/Low Crime, Quality of schools	I do not have the money for down payment	I don't wish to rent a home, I want to buy a home, Saving for down	I like where I am living now, doesn't apply, I live in Cup	Market-Rate Duplexes, Triplexes, etc, Market-rate Townhomes (owned), Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Not enough home ownership	Lack of affordable Older Adult housing, Increased costs for goods and services	Fund the construction of 100% affordable housing projects by passing bond measures, I would like to see the city create a plan to provide public housing without a bond	Implement vacancy control (limit percentage of rent increases when rental housing turns over), pass a HIGH vacancy fee	survey developers to see if that is why they are not building and figure out solution	1-3	Vehicle (car, truck, SUV, etc)	1	1	No	Faster service, not any slower than driving, Increased personal safety, cleanliness after passenger leaves & safety concerns	Nice & Quality-Community owned properties , cared for by the people living there, both rented and owned.	people need space and nature, please don't lose that
8/20/2022 7:44:44	31-40	No	Asian	\$200,001 - \$300,000	Couple with children in the home, Multi-generational (>3 generations in home)	Yes	Multi Family Home (Apartment, Condo)	Renter	Working full time	I work in Cupertino, but live elsewhere	3-5	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels.	Safety/Low Crime, Neighborhood safety	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes	Housing affordability, Housing availability	Lack of rental or mortgage payment assistance, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning	Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	Investors should have limited to bid	Build more low income houses
8/20/2022 9:43:59	41-50	Yes	Native American or Alaska Native, White	Decline to state	Caretaker for 80+ year old mother	No	Single Family Home	Renter	Working full time	I live in Cupertino, but work elsewhere	6-10	0-2	Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Maintaining the jobs/ housing balance	Proximity to work, Proximity to previous job / now I commute again	Would prefer to buy a home that is not tied to PG&E / away from counties that don't involve PG&E	See answer # 15	You can get better housing for your money in other cities, Too distant from my place of employment, Demographics, + see answer #15	Market-Rate Duplexes, Triplexes, etc, Market-Rate Housing for Seniors, Subsidized Housing for seniors, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Homelessness	Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), More affordable assisted living communities are needed!!!!	Mandate lower rent! A studio and 1 bedroom apartment is outrageously priced! Not everyone works in tech to afford these units	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	Get rid of PG&E dependency / and Lehigh Quarry. Then, Cupertino would become more attractive and safer to live in. Fire risk and hazardous quarry air quality have people leaving and not returning.	In 2022 everything has shifted. Housing for seniors is needed more than for tech workers. Tech workers can work remotely/away from Cupertino. However, the seniors that are here need to live here full time (with their caretakers). Therefore resources and a safer environment are needed for the elderly too. Don't forget about them!
8/20/2022 11:39:15	51-60	No	Asian	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Renter	Working full time	I both live and work in Cupertino	6-10	0-2	Preserving the current scale and massing of single family neighborhoods, Preserving existing commercial locations, such as shopping centers and grocery stores., Creating mixed-use (commercial/office and residential) projects	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	Already rent	I cannot find a home within my target price range	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive, Lack of high-quality mass transit, Too few retail options, Lack of recreational options, Traffic congestion	Market-Rate Single Family Detached Homes, Subsidized Ownership Housing	Housing affordability, Housing availability, Not enough home ownership	Lack of affordable Older Adult housing, Lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Fund the construction of 100% affordable housing projects by passing bond measures	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	<1	Work from home all or most of the time	2	2	No	Nothing would get me to take public transit as long as I have other alternatives	No comment	No comment
8/20/2022 12:18:02	71=80	No	Decline to state	\$150,001 - \$200,000	Couple (no children in the home)	No	Single Family Home	Owner	Retired	I live in Cupertino and don't work	>20	>20	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels.	Proximity to work, Family/friends, Quality of schools	this does not apply to me but you said this is required question. stupid survey	N/A	N/a	Subsidized rental apartments, Accessory Dwelling Units, below market rate housing; is that what you mean by subsidized?	Housing affordability, Homelessness	lack of retrofitting assistance to make homes more livable	Increase density (i.e., smaller units, smaller lots), Increase the required number of affordable housing in all new projects (inclusionary housing)	Let the market take care of it; not in favor of rent caps	I am in favor of BMR but not qualified to say HOW MUCH is needed	<1	n/a	2	2	Increased frequency of service, On-demand rides to more areas than the VIA shuttle currently covers	no more feedback	I have heard it was said by a prior council member mayor that there is a "battle between east and west cupertino". Stop it! That is ridiculous.	

8/20/2022 13:28:31	31-40	No	White	\$150,001 - \$200,000	Living alone	No	Single Family Home	Owner	Working full time	I both live and work in Cupertino	>20	6-10	Limiting growth in hillsides and areas at risk for wildfire, Providing a diverse range of housing types to meet the needs of people at all income levels., Maintaining the jobs/ housing balance	Born and raised in Cupertino, Safety/Low Crime, Proximity to work, Quality of housing, City Services, Family/friends, Quality of schools, City services, Restaurants, Shopping	I own one house here	I own one house here	I actually live here	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes (owned), Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability, Housing availability, Homelessness	Lack of affordable Older Adult housing	Increase the required number of affordable housing in all new projects (inclusionary housing)	Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too high and should be decreased or eliminated, Developers should have the option to pay in-lieu fees instead of providing actual housing units	1-3	Walk, Vehicle (car, truck, SUV, etc)	1	1	No	Lower cost or free service, Increased frequency of service, Routes that go from my home to my work without multiple transfers, Increased personal safety, Much higher gasoline prices	.	.	
8/21/2022 12:31:25	31-40	Decline to state	Asian	\$150,001 - \$200,000	Couple (no children in the home)	Yes	Multi Family Home (Apartment ,Condo)	Renter	Working full time	I both live and work in Cupertino	11-20	11-20	Diverse and thriving neighborhood/ community, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects	Proximity to work, Neighborhood safety	I cannot find a home within my target price range, I keep getting outbid for homes by institutional investors or others able to pay cash	I cannot find a home within my target price range	You can get better housing for your money in other cities, The public schools serving Cupertino are too competitive, Lack of high-quality mass transit, Lack of nightlife like music venues, movie theaters, nightclubs, etc., Too few retail options, Lack of recreational options, Demographics	Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-Rate Housing for Seniors, Subsidized rental apartments, Subsidized Ownership Housing, Subsidized Housing for seniors, Subsidized Rental Housing for students	Housing affordability, Housing availability, Gentrification	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Lack of affordable Older Adult housing, lack of retrofitting assistance to make homes more livable, Increased costs for goods and services	Increase density (i.e., smaller units, smaller lots), Eliminate single-family zoning, Allow taller buildings with more housing units, Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%), Implement vacancy control (limit percentage of rent increases when rental housing turns over), Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Vehicle (car, truck, SUV, etc), Corporate Transit (private bus)	1	1	No	Lower cost or free service, Increased frequency of service, Faster service, not any slower than driving, Routes that go from my home to my work without multiple transfers, Increased personal safety, On-demand rides to more areas than the VIA shuttle currently covers, Much higher gasoline prices	Build more multi story condo/apartments	Housing at current state is unsustainable and will lead to dire consequences in future for Cupertino	
8/26/2022 18:23:58	61-70	No	Asian	\$100,000 - \$150,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Diverse and thriving neighborhood/ community, Building affordable housing for older adults or college students., Maintaining the jobs/ housing balance	Quality of schools	I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.), I do not have the money for down payment	I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate deposit	You can get better housing for your money in other cities, Too distant from my place of employment	Market-rate Townhomes (owned), Subsidized Housing for seniors, Live/Work Housing, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Housing proximity to jobs	Lack of rental or mortgage payment assistance, Lack of Older Adult housing where services are within walking distance, Increased costs for goods and services	Allow taller buildings with more housing units, Increase the required number of affordable housing in all new projects (inclusionary housing)	Increase the required percentage of Below Market Rate housing on new projects, Pass bond measures to provide funding for new affordable housing projects	The required percentage of affordable units is too low and should be increased	4-7	Electric bicycle or electric scooter	3	2	No	Increased frequency of service, Routes that go from my home to my work without multiple transfers, Much higher gasoline prices	Big company should provide quarters for their employees	None	
8/29/2022 10:38:40	61-70	No	White	\$150,001 - \$200,000	Couple with children in the home	No	Single Family Home	Owner	Working full time	I live in Cupertino, but work elsewhere	>20	0-2	Preserving the current scale and massing of single family neighborhoods, Limiting growth in hillsides and areas at risk for wildfire, Preserving existing commercial locations, such as shopping centers and grocery stores., Diverse and thriving neighborhood/ community, Limiting height to preserve the suburban scale and massing, Creating mixed-use (commercial/office and residential) projects, Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Requiring developers to construct affordable units as part of projects, Maintaining the jobs/ housing balance	Safety/Low Crime, Proximity to work, Quality of housing, Parks and Recreation, City Services, Family/friends, Quality of schools, Neighborhood safety, City services, Restaurants, Shopping	-	-	-	Market-Rate Single Family Detached Homes, Market-Rate Duplexes, Triplexes, etc, Market-Rate condominiums and Townhomes, Market-Rate rental apartments, Market-rate Townhomes (owned), Market-Rate Housing for Seniors, Live/Work Housing, Accessory Dwelling Units, Subsidized Housing for Developmentally Disabled Adults	Housing affordability, Housing availability, Homelessness, Overcrowding, Gentrification	-	Eliminate single-family zoning, Increase the required number of affordable housing in all new projects (inclusionary housing)	-	The required percentage of affordable units should stay the same	4-7	Vehicle (car, truck, SUV, etc)	3	3	No	Nothing would get me to take public transit as long as I have other alternatives	-	-	
8/29/2022 15:02:33	Decline to state	Decline to state	Decline to state	Decline to state	Living in lake tahoe!	No	Decline to stae	Other	Decline to state	I don't live in Cupertino and don't work in Cupertino	0-2	0-2	Preserving the current scale and massing of single family neighborhoods	High wages!	I reside in Lake Tahoe!	See above.	See above.	See above.	See above.	See above.	I don't care what the future housing needs or building structures are constructed in Cupertino.	I live in Lake Tahoe./	I could care less!	<1	I don't commute in Cupertino.	0	0	No	I wouldn't be caught dead or alive on a public transit of any type in the SF bay Area!	Not interested in the least!	Cupertino and the entire Bay Area is a disaster and I would never encourage anyone to live in or work in the SF Bay Area! With remote working available to almost anyone, leave California and go to almost any other state for work and play! BTW, please remove me from your auto e-mail to this e-mail address on file! Thank you!	
8/30/2022 0:55:36	31-40	Yes	Decline to state	\$150,001 - \$200,000	Couple (no children in the home)	Yes	Single Family Home	Renter	Working full time	I work in Cupertino, but live elsewhere	0-2	6-10	Providing a diverse range of housing types to meet the needs of people at all income levels., Building affordable housing for older adults or college students., Maintaining the jobs/ housing balance	City services	I cannot find a home within my target price range, I do not have the money for down payment	I cannot currently find a home that suits my quality standards	Traffic congestion	Market-rate Townhomes (owned), Subsidized Ownership Housing, Live/Work Housing	Housing affordability, Housing availability	Increased costs for goods and services	Increase the required number of affordable housing in all new projects (inclusionary housing), Fund the construction of 100% affordable housing projects by passing bond measures	Implement rent control that goes beyond the current State limit of 5% +CPI (maximum of 10%)	The required percentage of affordable units is too low and should be increased	>10	Vehicle (car, truck, SUV, etc)	>4		3	Yes, 1	Lower cost or free service	Parking garages for housing	Please update BMR seekers with latest data



6th Cycle Housing Element Update

Spring 2022

WVCS Housing Survey



**CITY OF
CUPERTINO**

Housing Survey Background

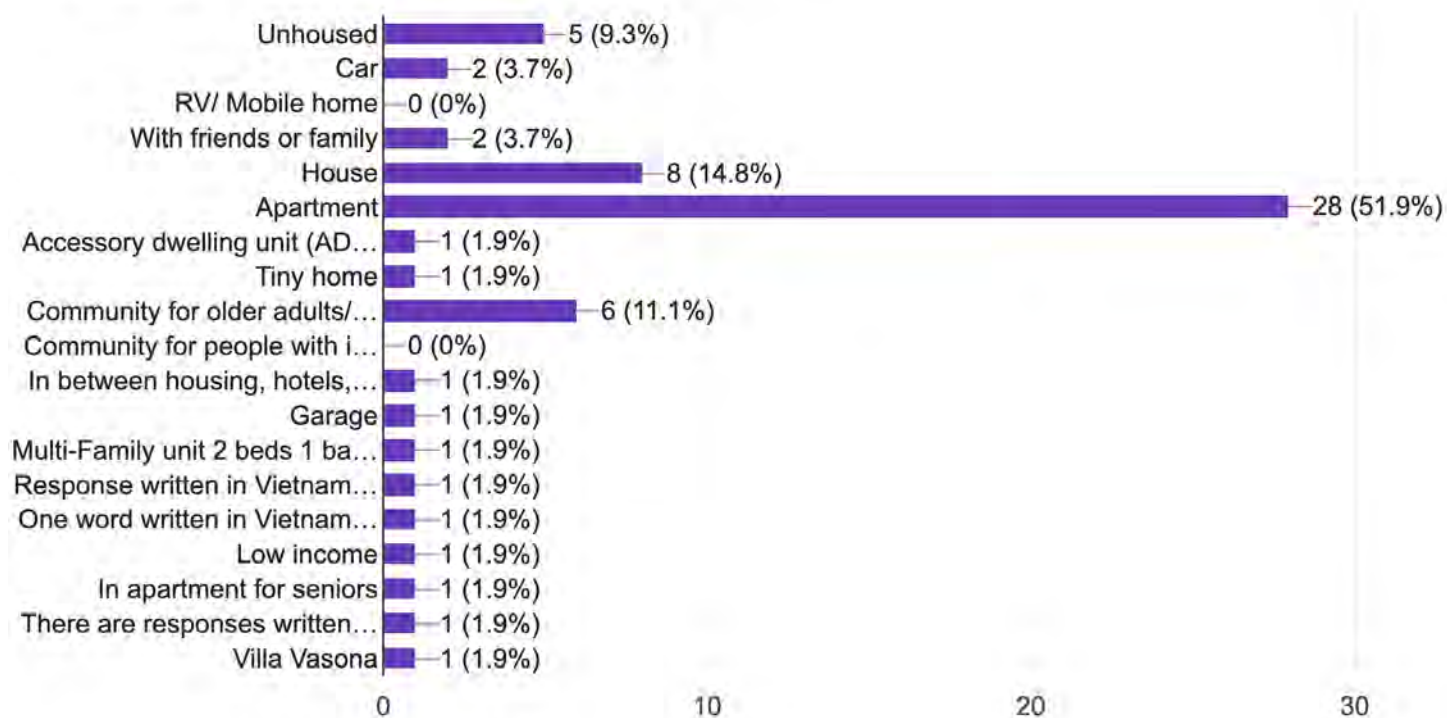
- 61 responses were recorded

1. Where are you living right now? (check all that apply)

- ☐ Unhoused
- ☐ Car
- ☐ RV/ Mobile home
- ☐ With friends or family
- ☐ House
- ☐ Apartment
- ☐ Accessory dwelling unit (ADU, backyard cottage, "in-law cottage", etc.)
- ☐ Tiny home
- ☐ Community for older adults/ seniors
- ☐ Community for people with intellectual and development disabilities (IDD)
- ☐ Other: _____

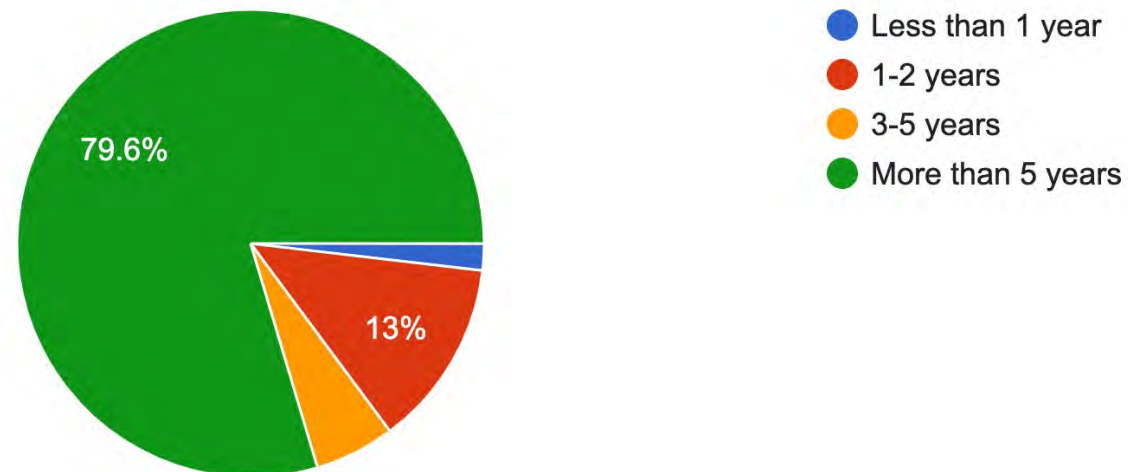
1. Where are you living right now? (check all that apply)

54 responses



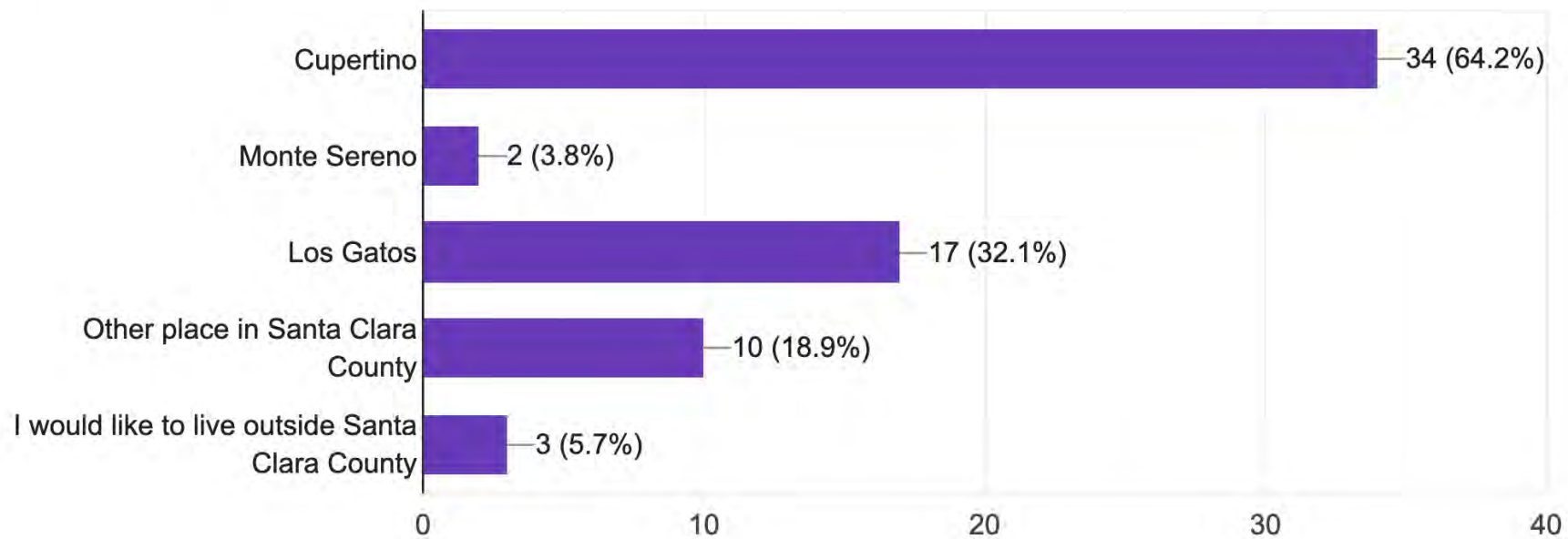
2. How long have you lived in Santa Clara County

54 responses



3. Where in Santa Clara County would you ideally like to live?

53 responses

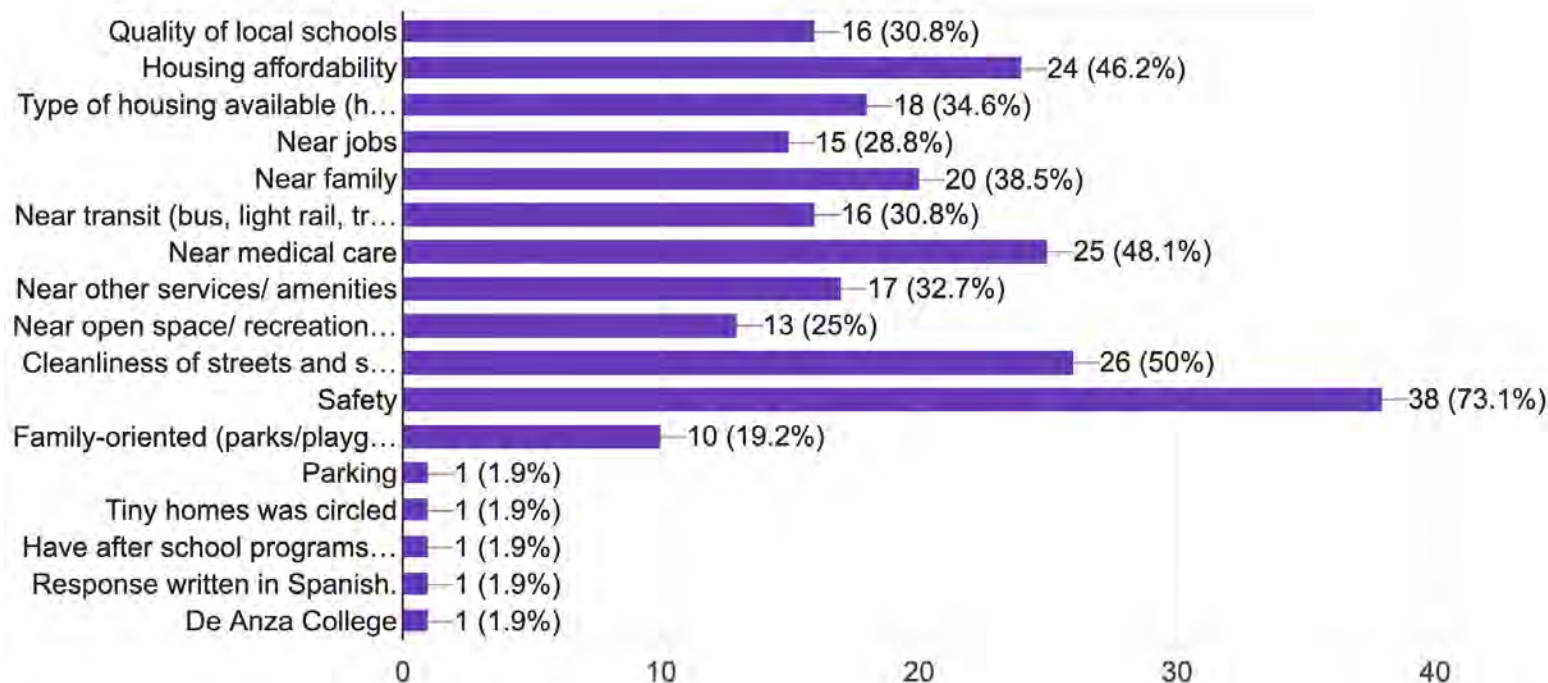


4. What factors matter to you when thinking about where in Santa Clara County you would like to live? (check all that apply)

☐ Quality of local schools	☐ Near medical care
☐ Housing affordability	☐ Near other services/ amenities
☐ Type of housing available (homes, apartments, tiny homes, etc)	☐ Near open space/ recreational areas
☐ Near jobs	☐ Cleanliness of streets and surroundings
☐ Near family	☐ Safety
☐ Near transit (bus, light rail, train)	☐ Family-oriented (parks/playgrounds, child care)
☐ Other: _____	

4. What factors matter to you when thinking about where in Santa Clara County you would like to live? (check all that apply)

52 responses

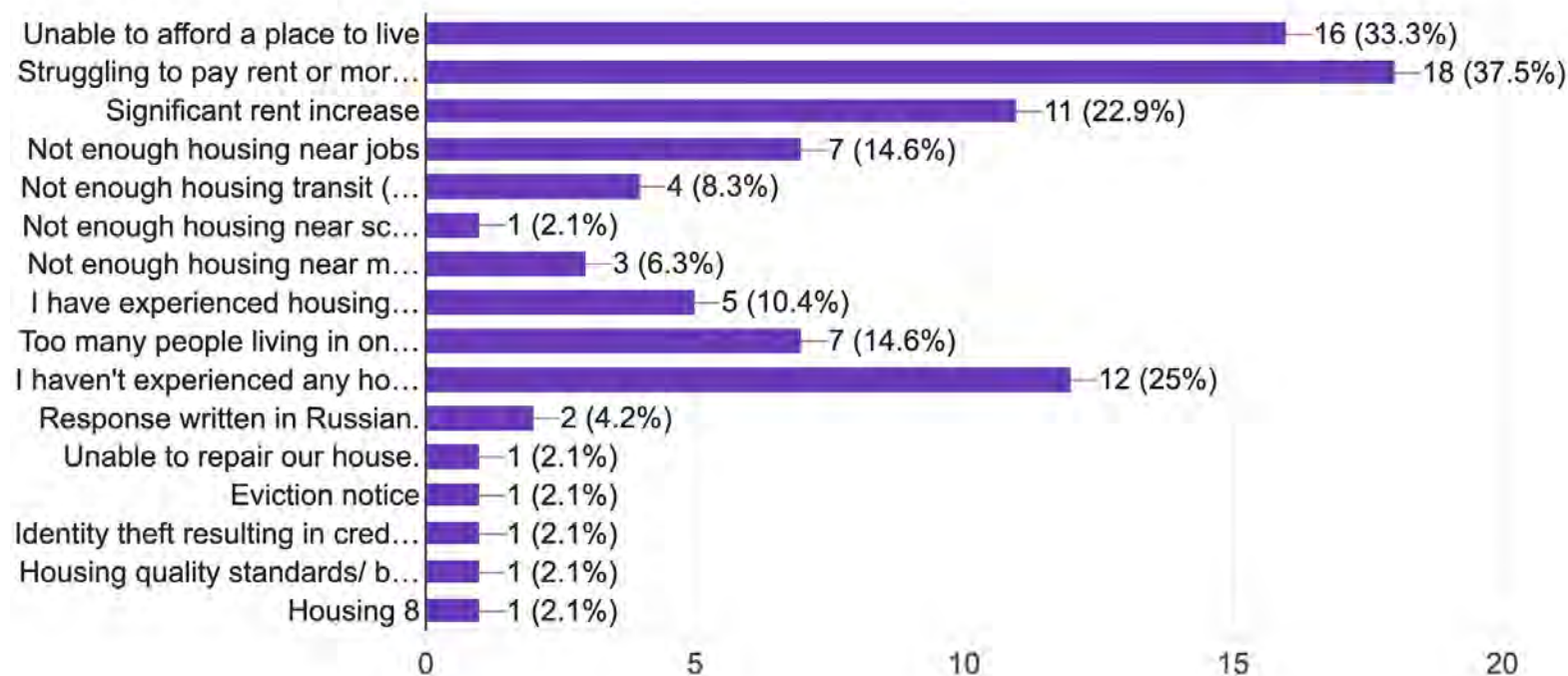


5. Within the past two years, have you experienced any of the following housing issues? (select all that apply)

☐ Unable to afford a place to live	☐ Not enough housing near medical care
☐ Struggling to pay rent or mortgage	☐ I have experienced housing discrimination while looking for housing
☐ Significant rent increase	☐ Too many people living in one home (overcrowding)
☐ Not enough housing near jobs	☐ I haven't experienced any housing issues
☐ Not enough housing transit (bus, light rail, train)	
☐ Not enough housing near schools	
☐ Other: _____	

5. Within the past two years, have you experienced any of the following housing issues? (select all that apply)

48 responses

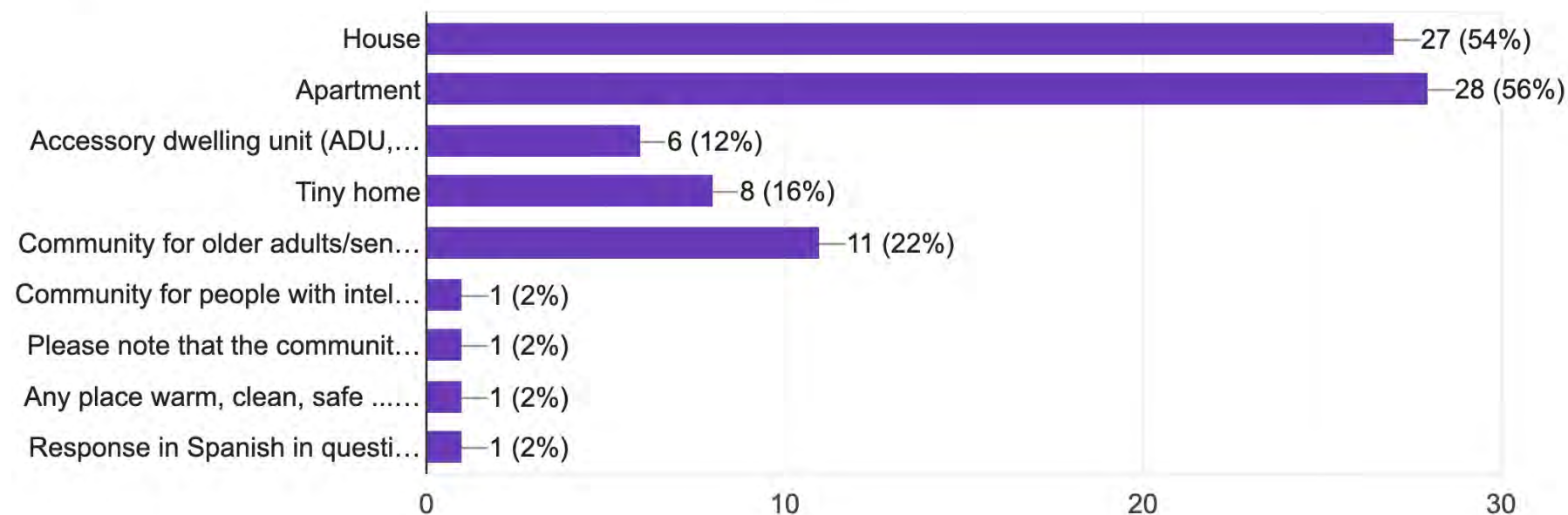


6. What type of home would you like to live in right now? (check all that apply)

- ☐ House
- ☐ Apartment
- ☐ Accessory dwelling unit (ADU, backyard cottage, "in-law cottage", etc)
- ☐ Tiny home
- ☐ Community for older adults/seniors
- ☐ Community for people with intellectual and developmental disabilities (IDD)
- ☐ Other: _____

6. What type of home would you like to live in right now? (check all that apply)

50 responses



7. Please use this space to tell us more about your housing challenges and what you'd like to see change in Santa Clara County.

22 responses

Response to question 7 written in Spanish.

Cannot afford to repair our 50 year old house. Need new kitchen, closet doors (ad) bathrooms, flooring, driveway. Property tax keeps going up.

Affordable below market housing purchase program.

Cost is very high in this area.

7. Please use this space to tell us more about your housing challenges and what you'd like to see change in Santa Clara County.

22 responses

More understanding of peoples situation and that it can be temp. realize that sometimes we ... no control. Housing is tough it seems like ... against b/c of the lack of \$ I make. I wish I wasn't in this position. Otherwise I value all the hard work and volunteer ... each and everyone is giving. I appreciate/ very much to thank you very much.

Since it is impossible to build enough affordable housing to even meet the needs of the population who needs it, it is imperative to implement a sustainable solution to the unhoused crisis. Look into creating an area where durable living pods can be erected quickly and cost efficiently with supporting social service (on-site) to match clients to appropriate resources. That can lead to permanent housing, look at some existing models around the world like the one in Texas and take the advantages from the different models. It is important to have providers who have respect for the unhoused clients in order to implement an effective solution

7. Please use this space to tell us more about your housing challenges and what you'd like to see change in Santa Clara County.

22 responses

I want t a house were anybody told me not move not take. I want to a comfortable house where do not have cold and warm in winter where have space to sleep well and a have a shower comfortable to take a shower. I want a house where my daughter and me live in peace and harmony and thins each month. What else in this month more rent or asked we have to move in another place. I want a house for stablsh and we do not have to move more we want to live in a house for a 1000 years thanks.

limited resources to reach in SCC and WRCS

7. Please use this space to tell us more about your housing challenges and what you'd like to see change in Santa Clara County.

22 responses

Repair and maintenance of the house. No insulation all around due to built years ago so either very cold or very hot. Run very few (frequency) heat system or fan for fear/concern of high utility bills.

In apartment now. Have had additional household member which overcrowds is by one person.

Waiting list is so long to wait over 6 years I am in several waiting list. Wish to get sooner. I am living in 1 bedroom apartment and pay \$2009.21 per month. My wife got cancer, and I do not have job. To pay rent and other things. I wish to get one apartment soon to have in Parle and be able to pay? Thanks for asking All:
Mohammad Dashti 5475 Prospect Rd #308 San Jose, CA 95129
408-912-3103

7. Please use this space to tell us more about your housing challenges and what you'd like to see change in Santa Clara County.

22 responses

More housing for the homeless. Affordable housing w/rent help from the government.

A good mix of cultural and housing ethics; such as no smoking. Elderly parent care with Section 8 is a Struggle!

Please know that for question 3 the individual wrote in "OR Roywood Estates" next to Cupertino.

Since COVID-19 started, I lost my job and still owe rent to my landlord. Hope there is some help I can have.

Questions & Feedback



Engage Cupertino Housing Website:
<https://engagecupertino.org>

Appendix A Addendum

Note: The maps and graphics within this document will be distributed in various locations throughout the Cupertino Housing Element Draft and corresponding Appendices

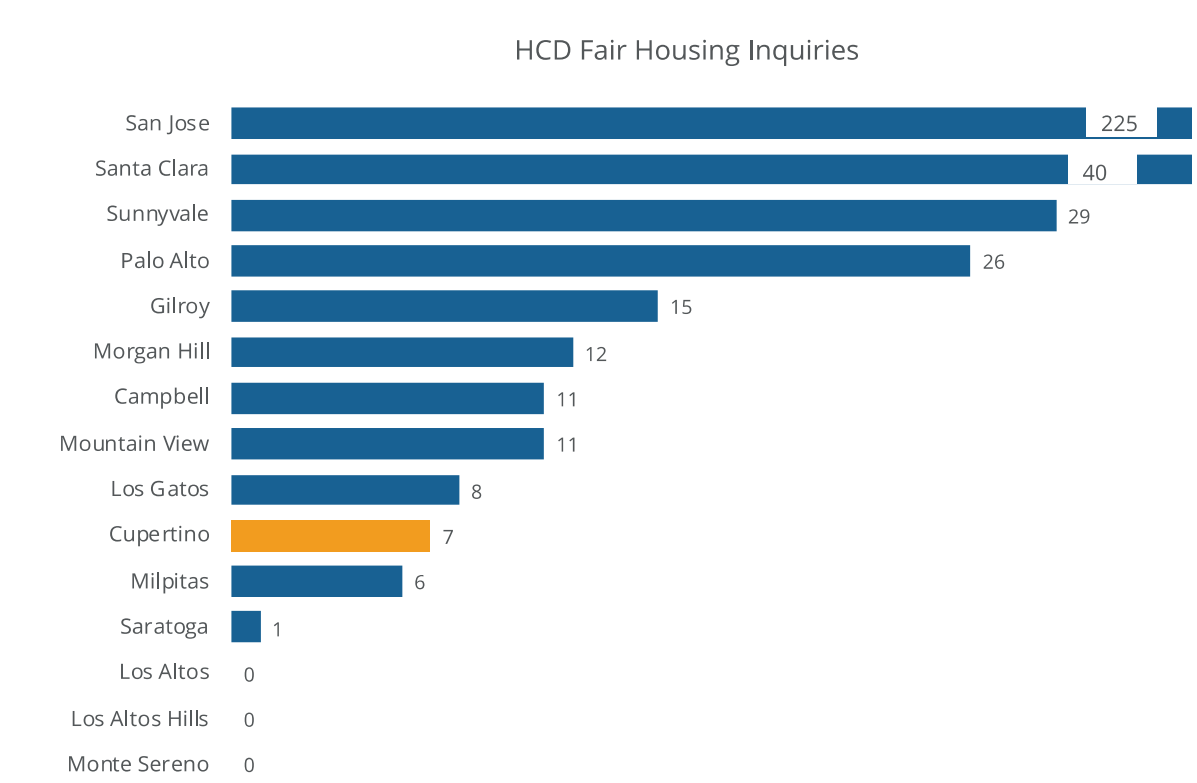
SECTION I. Fair Housing Enforcement and Outreach Capacity

**Figure I-1.
Fair Housing Assistance Organizations, Santa Clara County**

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Housing and Economic Rights Advocates	State of California	1814 Franklin St. Ste. 1040 Oakland, CA 94612	(510) 271-8443	https://www.heraca.org
Bay Area Legal Aid	Parts of Santa Clara County	1735 Telegraph Ave. Oakland, CA 94612	(510) 663-4755	https://www.baylegal.org
California Department of Fair Employment and Housing	State of California	2218 Kausen Dr. Ste. 100 Elk Grove, CA 95758	(916) 478-7251	https://www.dfeh.ca.gov
Law Foundation of Silicon Valley	Greater Silicon Valley, Santa Clara County	152 N. 3rd St. #3 San Jose, CA 95112	(408) 293-4790	https://lawfoundation.org

Source: Organization Websites

Figure I-3.
HCD Fair Housing Inquiries, 2013- 2021



Source: Organization Websites

Figure I-3.
FHEO Inquiries by City to HCD, Santa Clara County, 2013-2021



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-4.
HCD Fair Housing Inquiries by Bias, January 2013-March 2021

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	None Cited	Decision Not To Pursue	Failure to Respond	Total
San Jose	39	9	9	8	0	3	0	146	9	111	225
Santa Clara	2	2	4	4	0	0	0	26	1	12	40
Sunnyvale	7	1	3	0	0	0	0	17	1	16	29
Palo Alto	3	1	3	0	0	1	0	18	1	9	26
Gilroy	3	1	0	0	0	0	0	11	1	4	15
Morgan Hill	3	2	1	0	0	0	0	6	0	6	12
Campbell	3	1	0	0	0	0	0	7	0	5	11
Mountain View	1	0	1	0	0	0	0	9	0	6	11
Los Gatos	0	0	2	0	0	0	0	6	1	5	8
Cupertino	2	1	0	0	0	0	0	4	1	2	7
Milpitas	0	0	0	0	0	0	0	6	0	2	6
Saratoga	0	0	0	0	0	0	0	1	0	0	1
Los Altos	0	0	0	0	0	0	0	0	0	0	0
Los Altos Hills	0	0	0	0	0	0	0	0	0	0	0
Monte Sereno	0	0	0	0	0	0	0	0	0	0	0

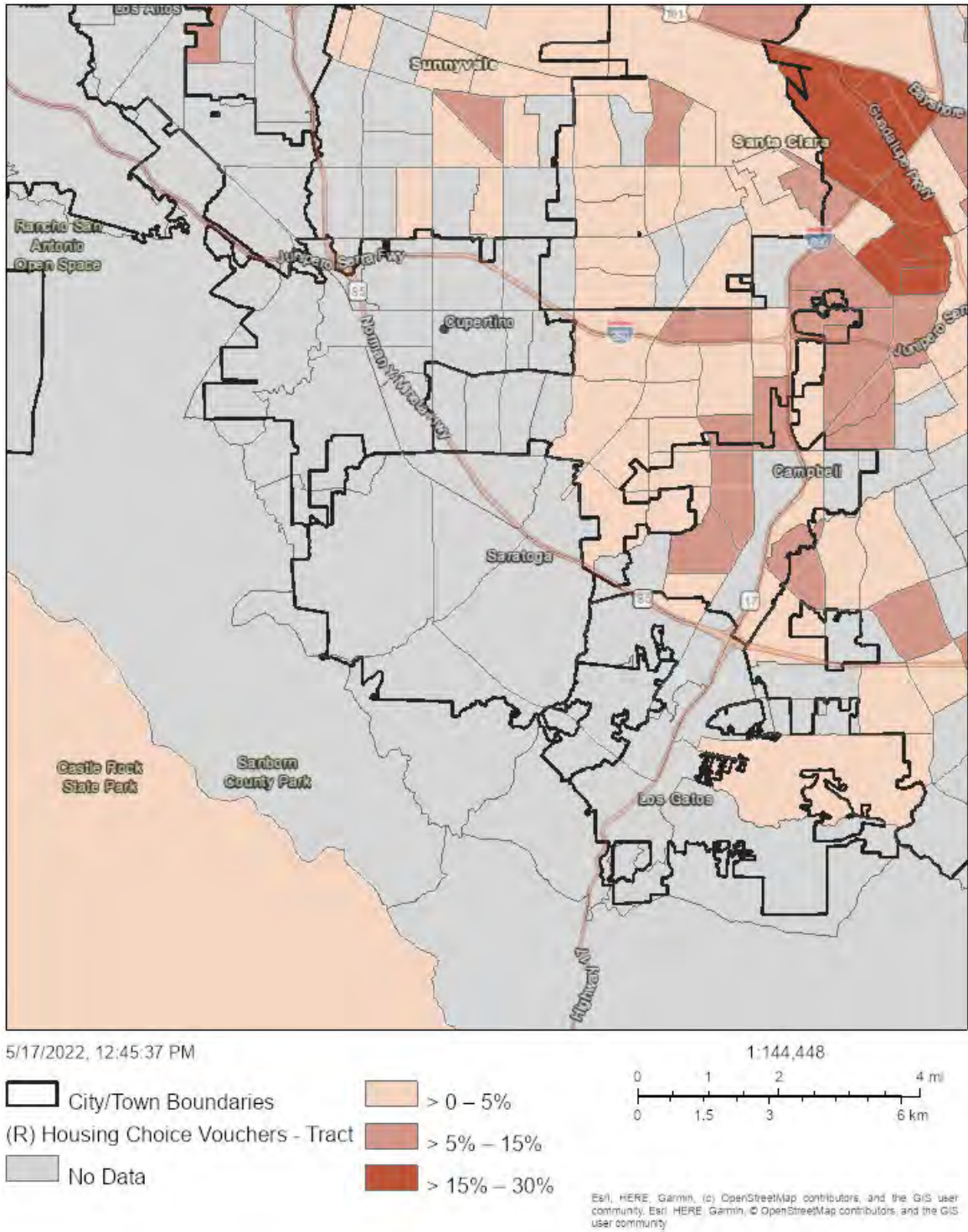
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-5.
Public Housing Buildings, Santa Clara County



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-6.
Housing Choice Vouchers by Census Tract



City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, U.S.G.S, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

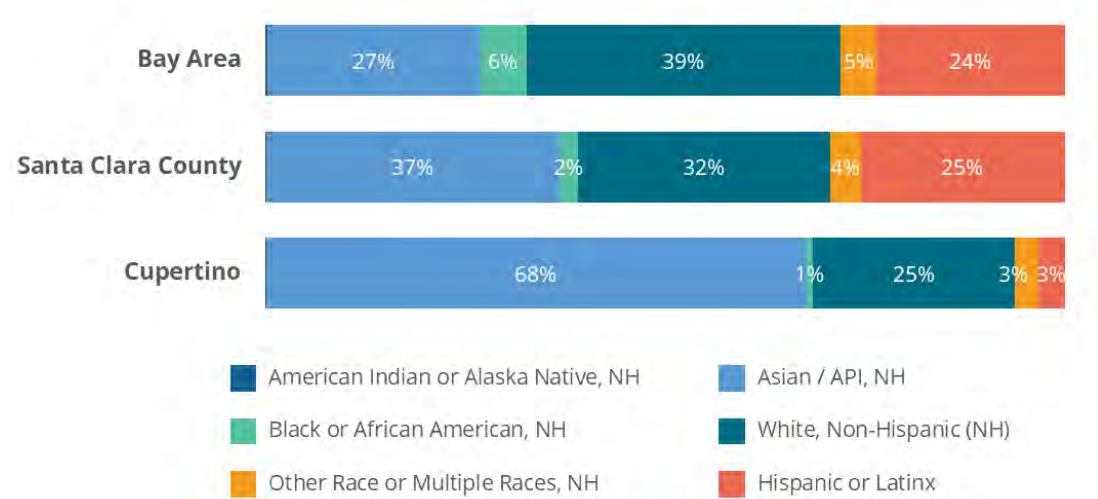
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION II. Integration and Segregation

Race and ethnicity.

Figure II-1.

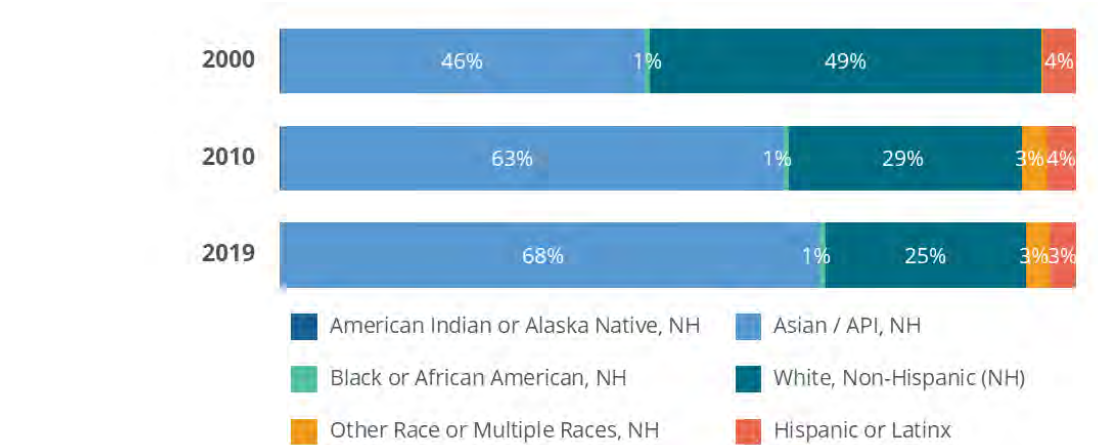
Population by Race and Ethnicity, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

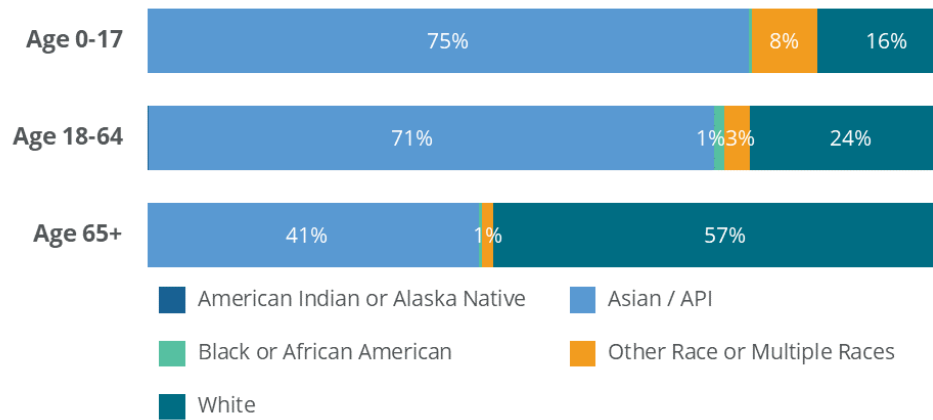
Figure II-2.

Population by Race and Ethnicity, Cupertino, 2000-2019



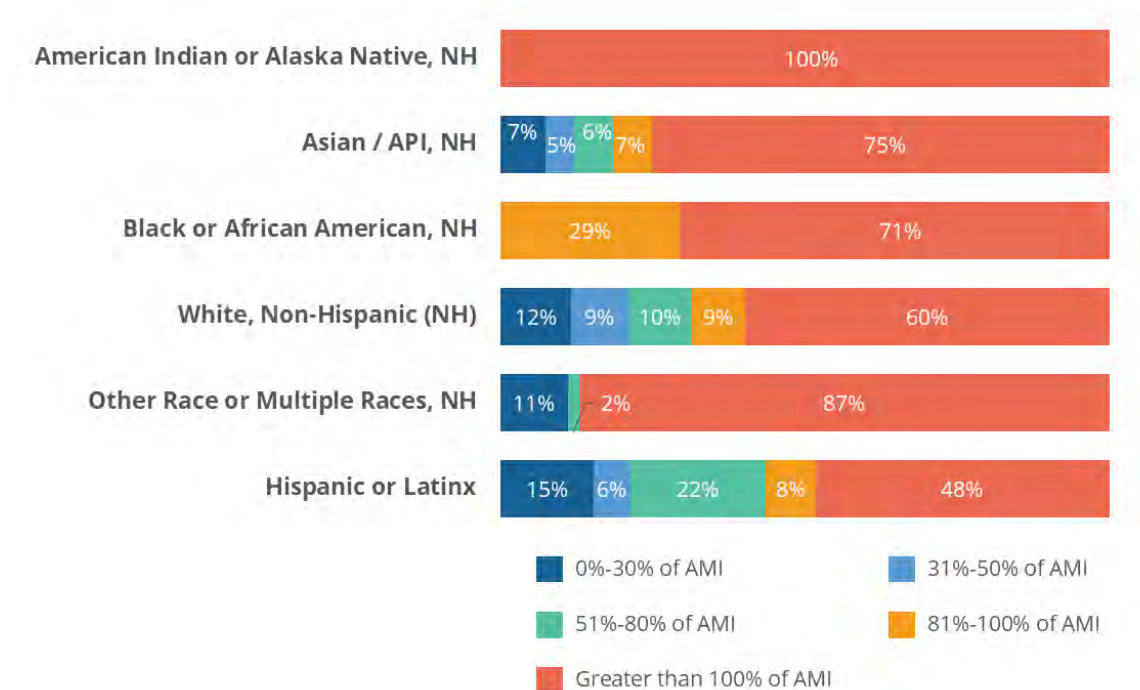
Source: ABAG Housing Needs Data Workbook

Figure II-3.
Senior and Youth Population by Race, Cupertino, 2000-2019



Source: ABAG Housing Needs Data Workbook

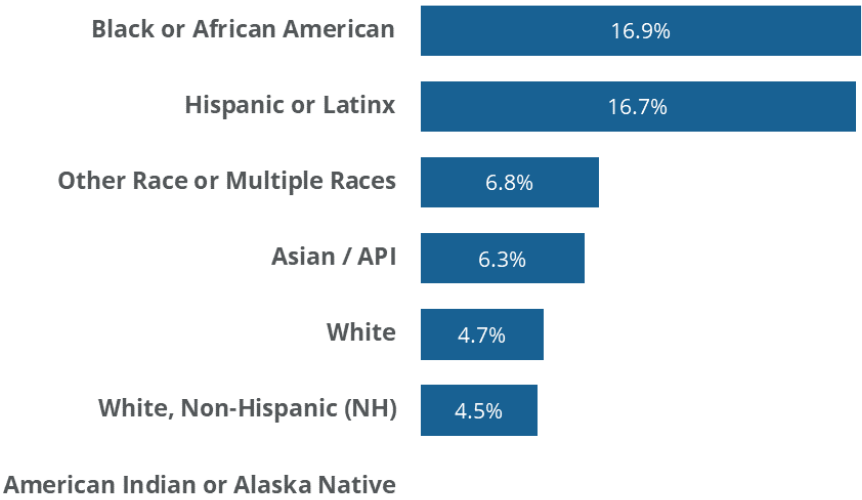
Figure II-4.
Area Median Income by Race and Ethnicity, Cupertino, 2019



Note: Black or African American Area Median Income comes from ABAG, but it does not align with Figure II-5's poverty rate.

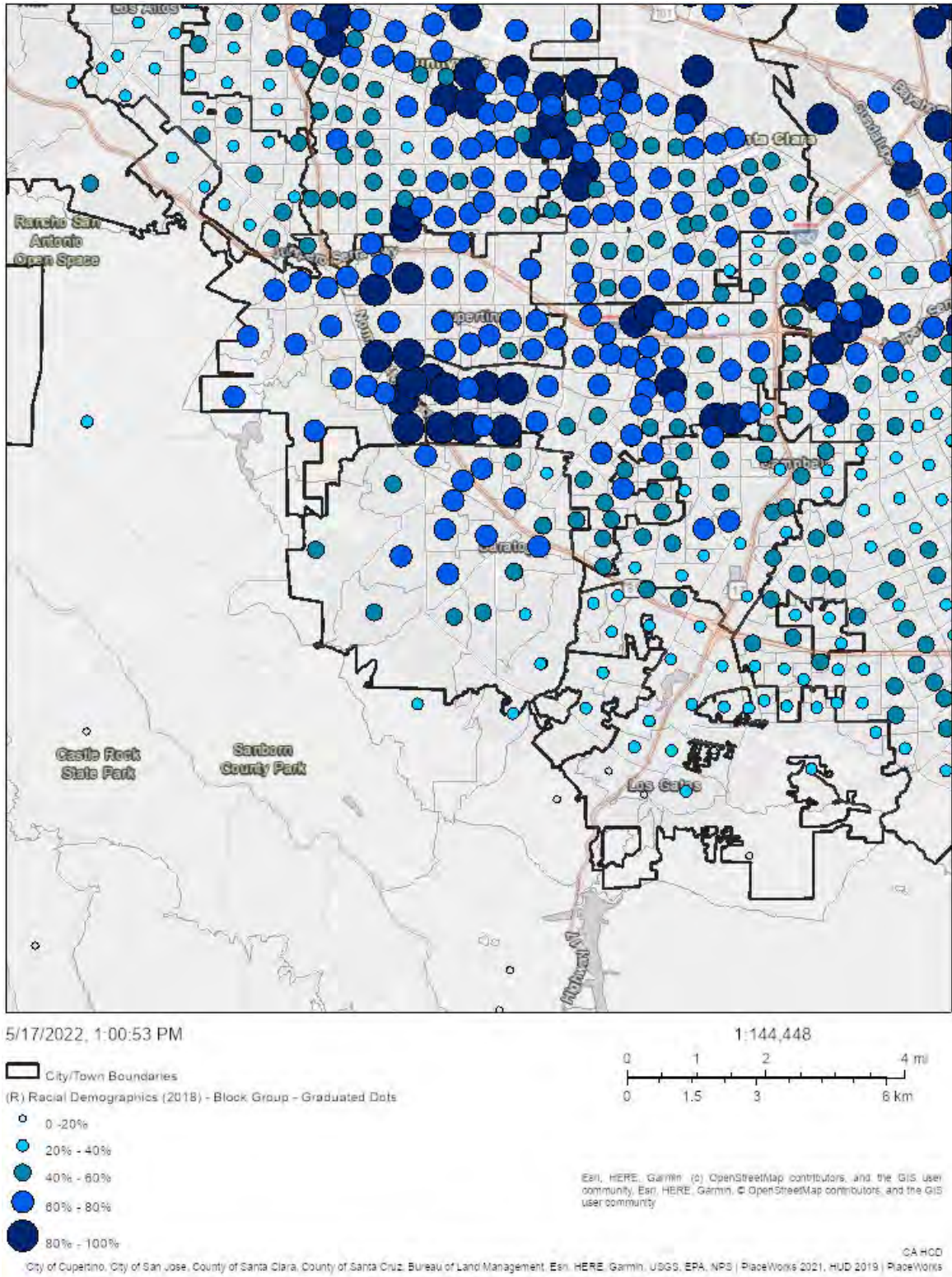
Source: ABAG Housing Needs Data Workbook

Figure II-5.
Poverty Rate by Race and Ethnicity, Cupertino 2019



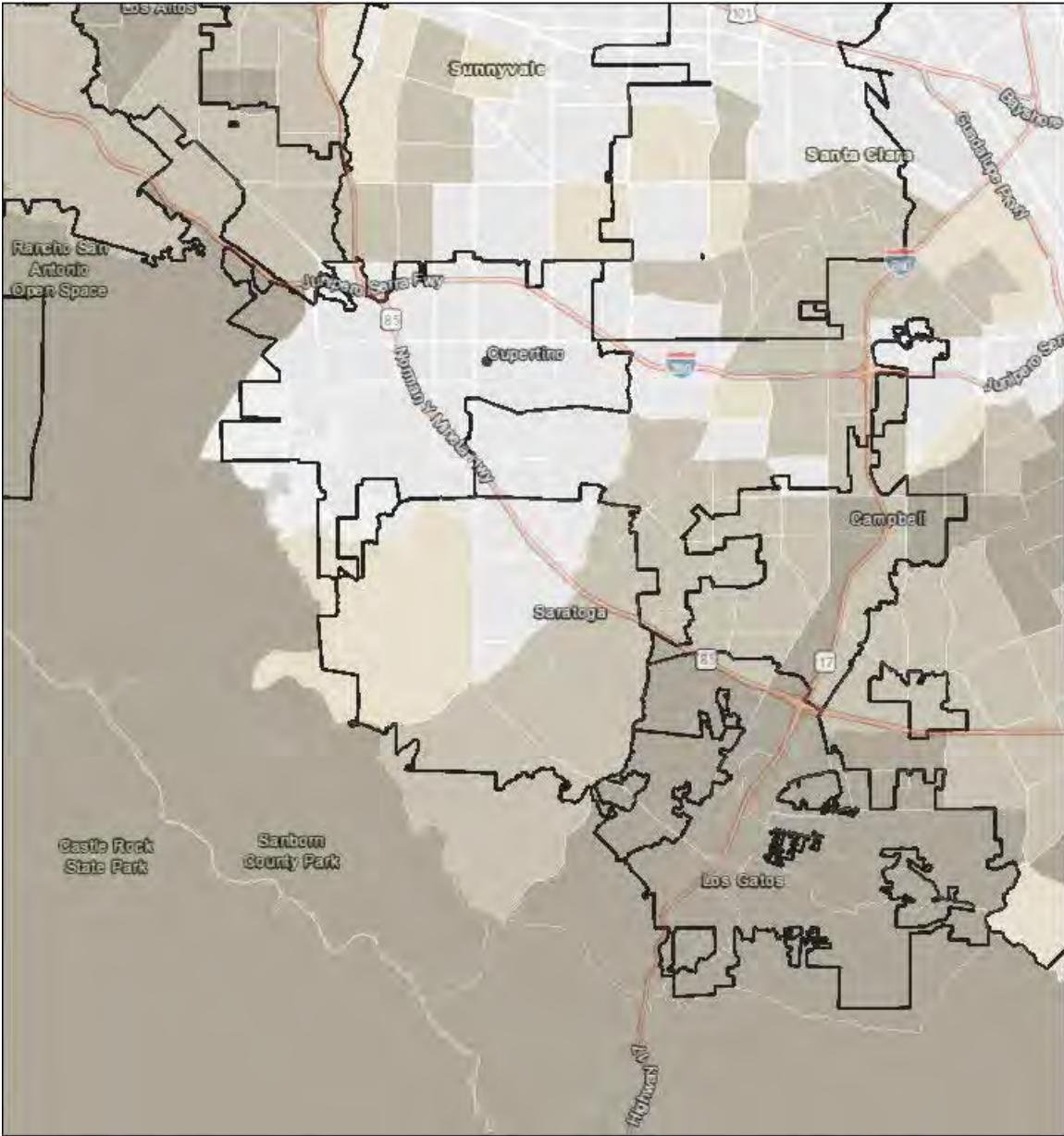
Source: ABAG Housing Needs Data Workbook

Figure II-6.
% Non-White Population by Census Block Groups, 2018



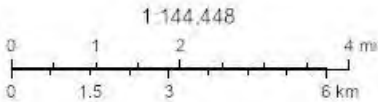
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-7.
White Majority Census Tracts



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- City/Town Boundaries
- (R) Predominant Population - White Majority Tracts
- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

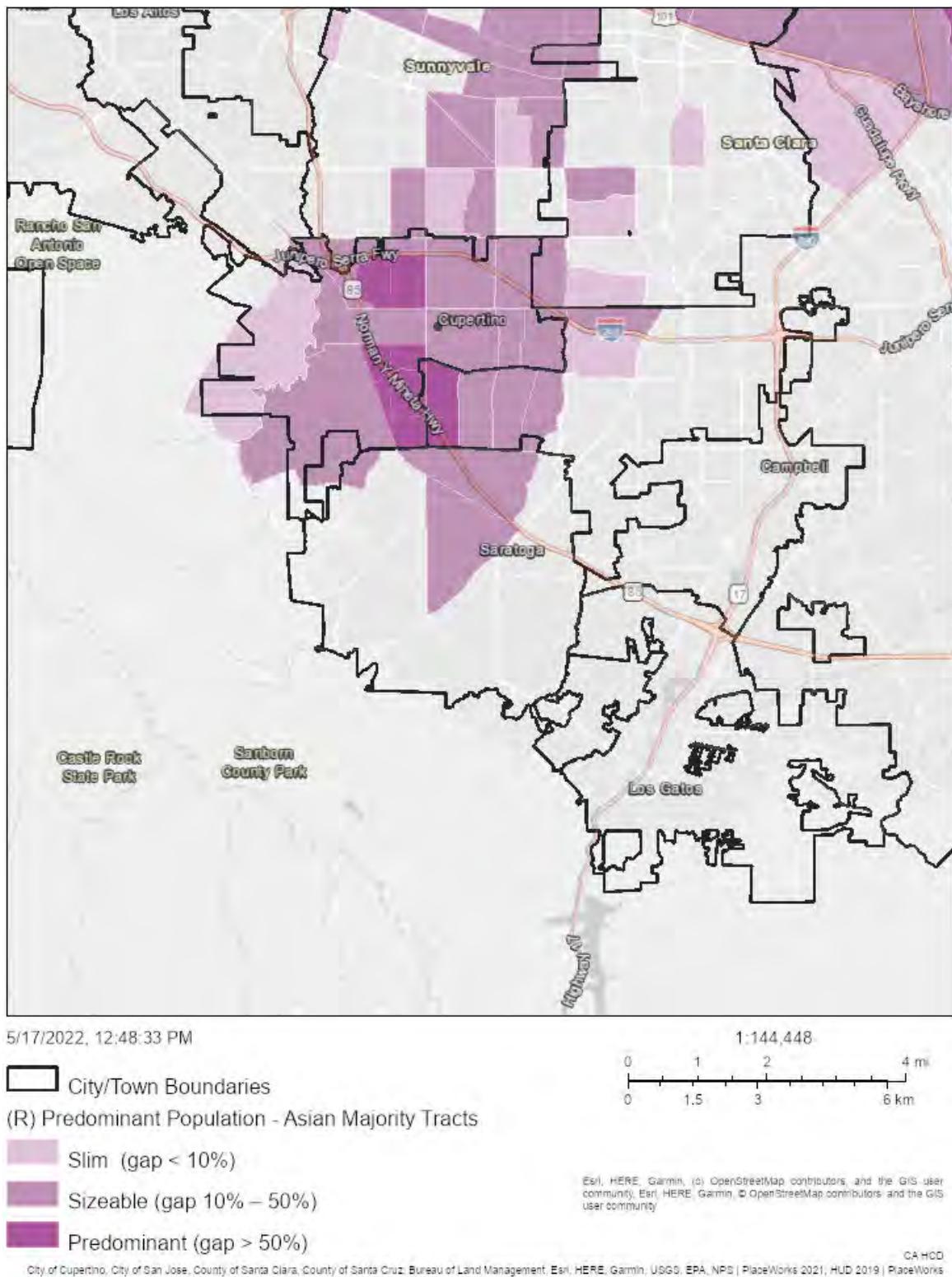


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, (c) PlaceWorks 2021, HUD 2019, (c) PlaceWorks

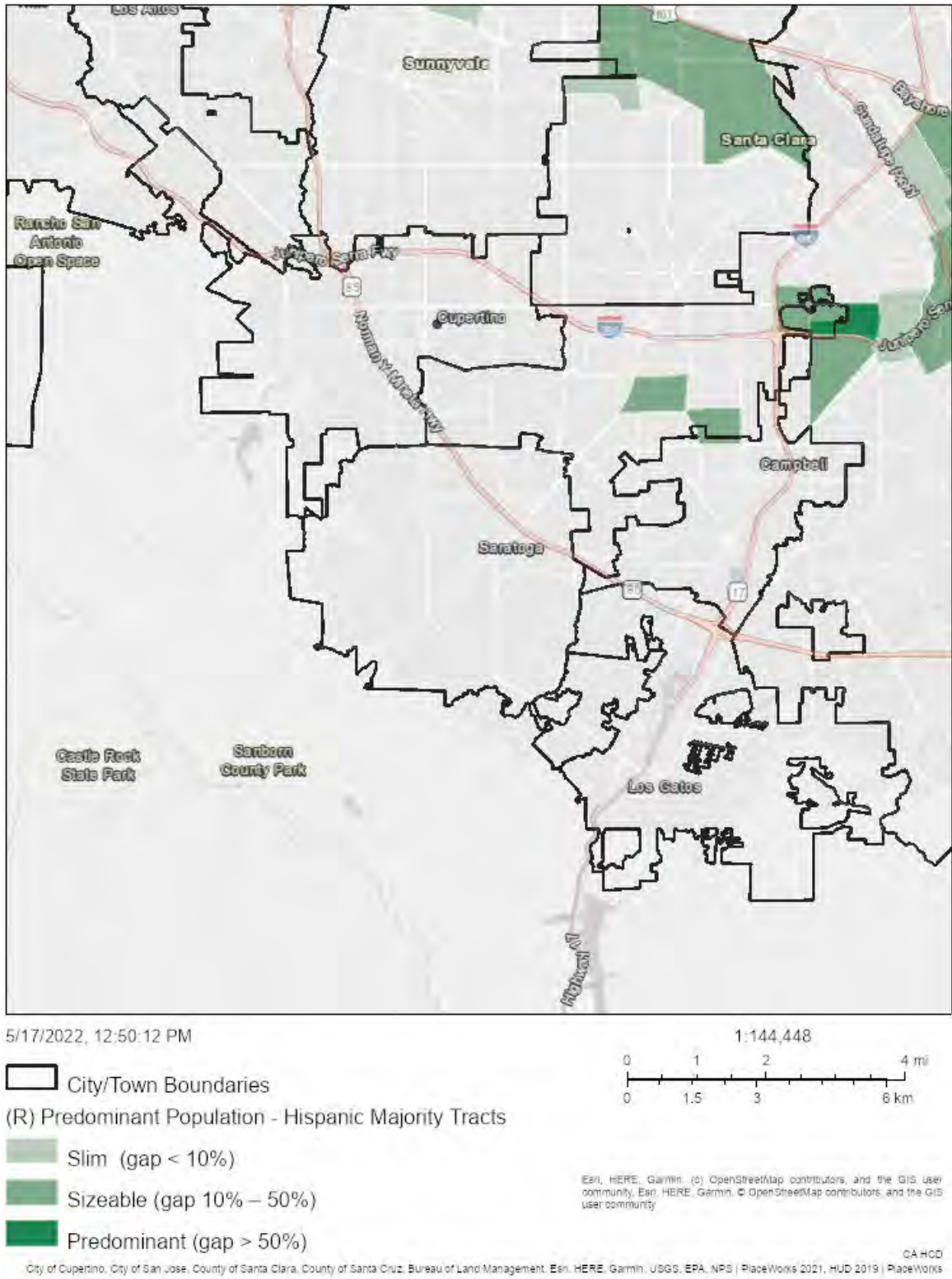
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-8.
Asian Majority Census Tracts



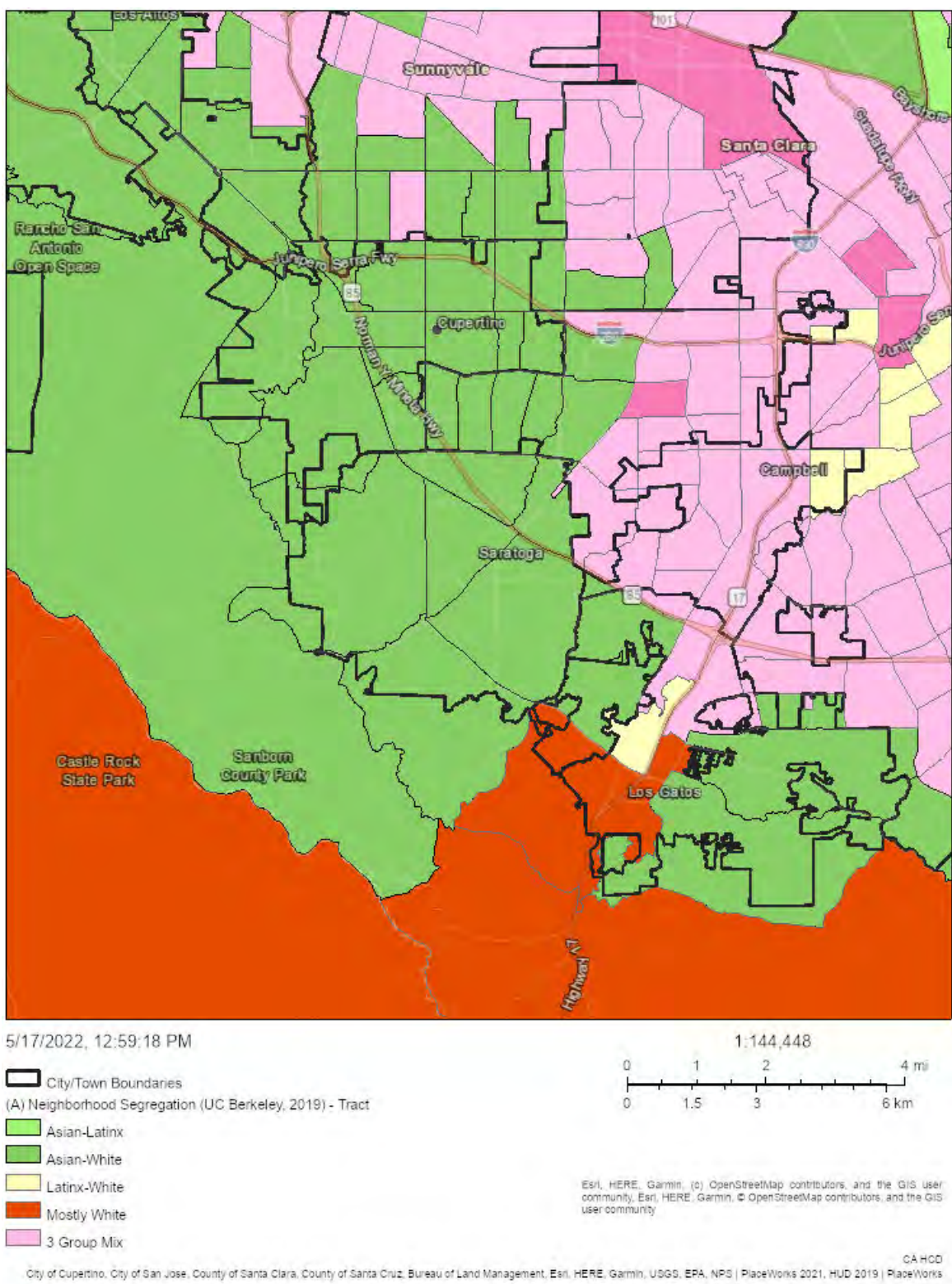
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-9.
Hispanic Majority Census Tracts



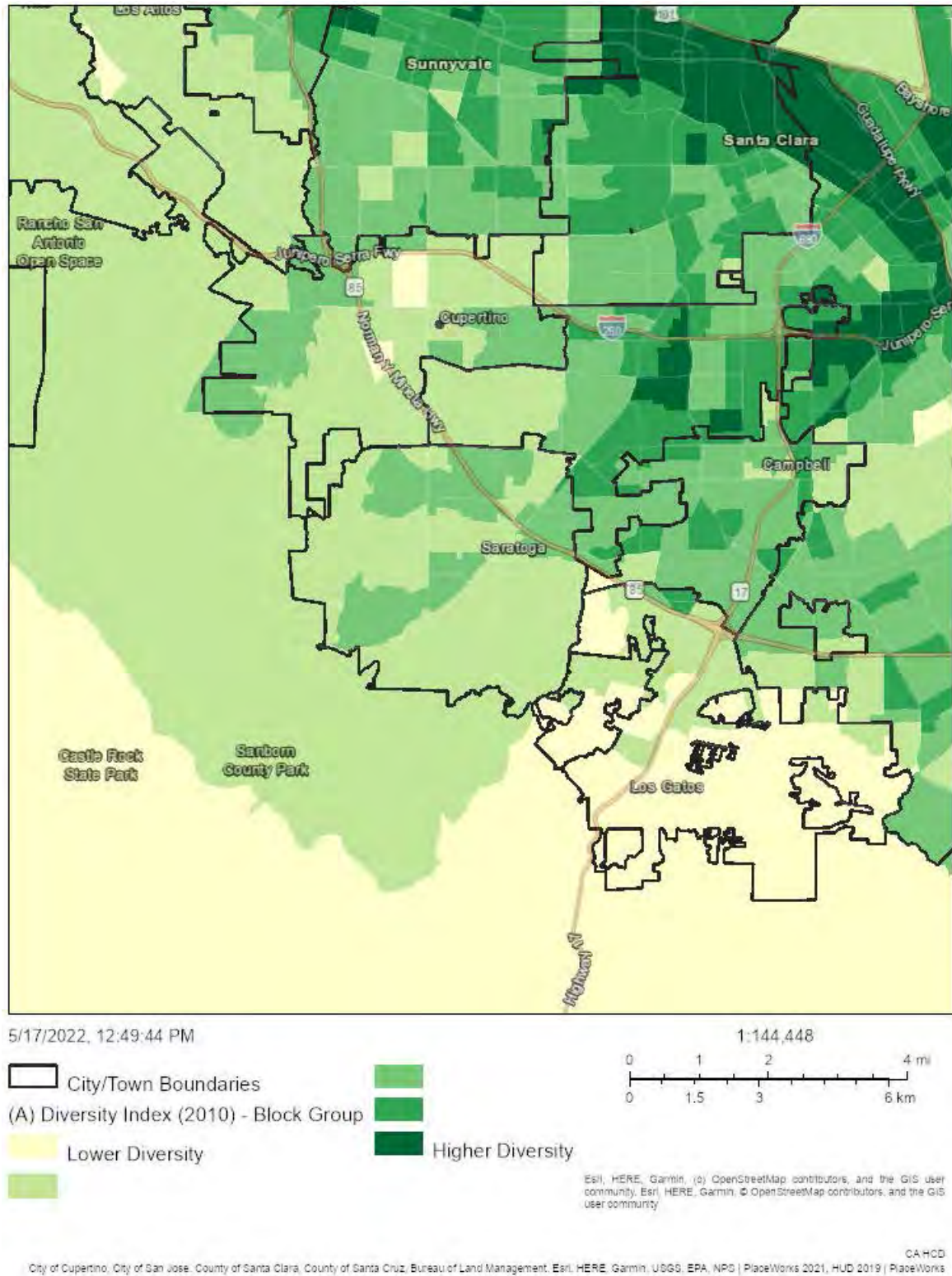
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-10.
Neighborhood Segregation by Census Tract, 2019



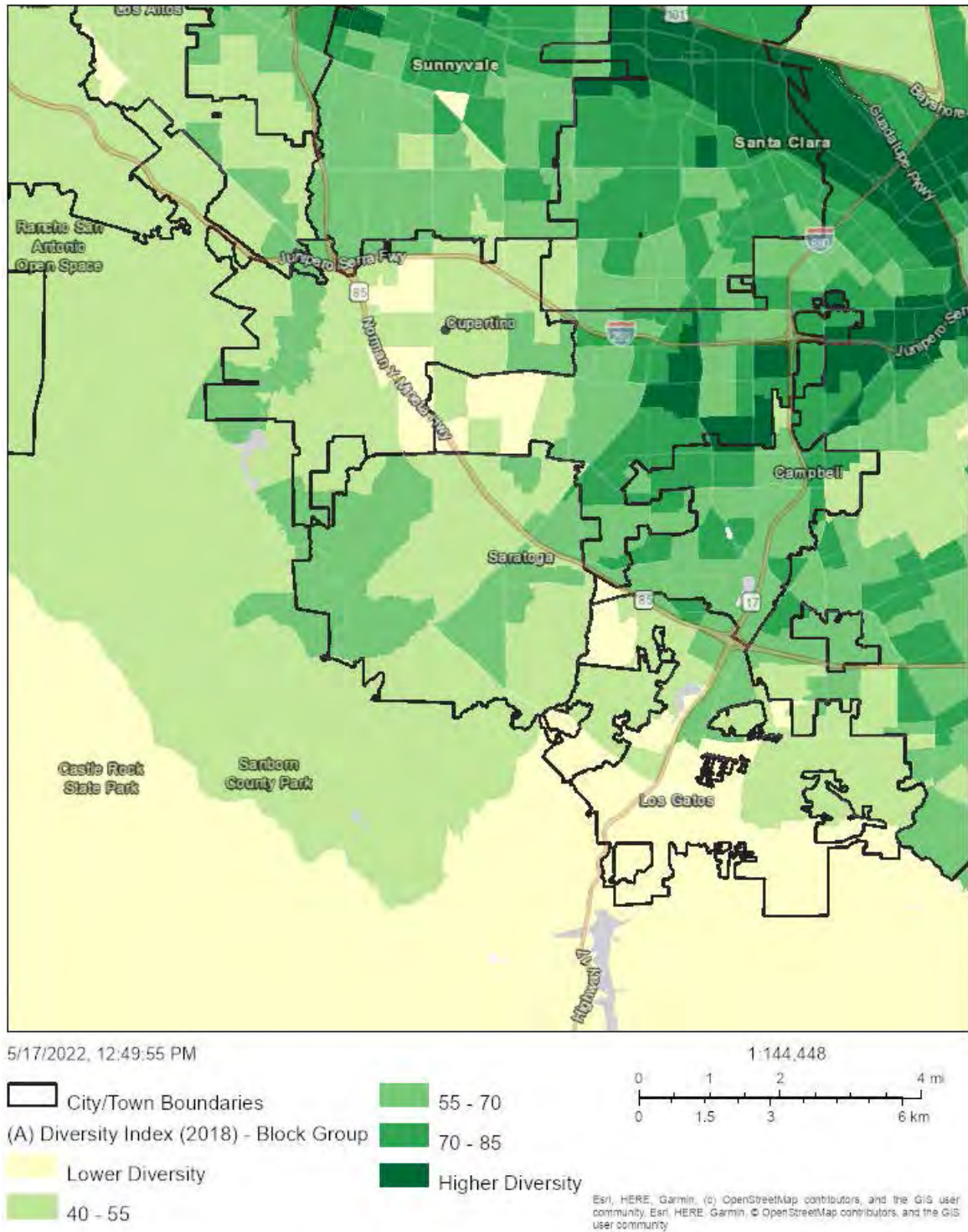
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-11.
Diversity Index by Block Group, 2010



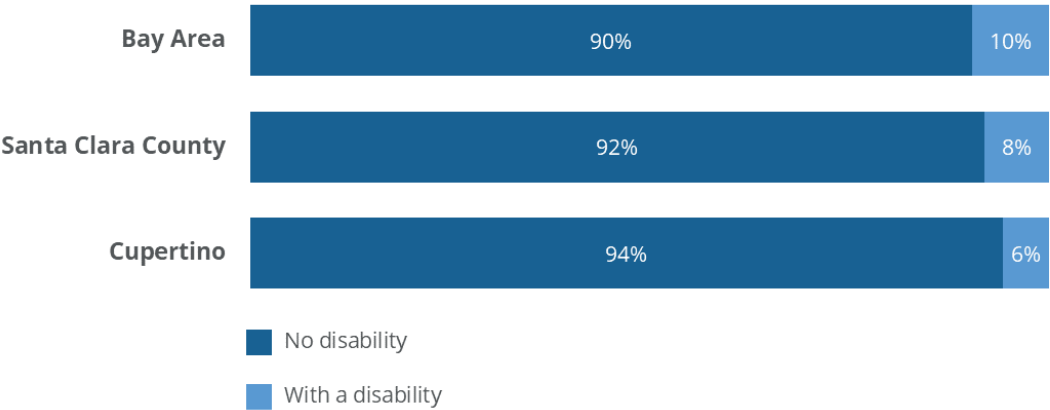
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-12.
Diversity Index by Block Group, 2018



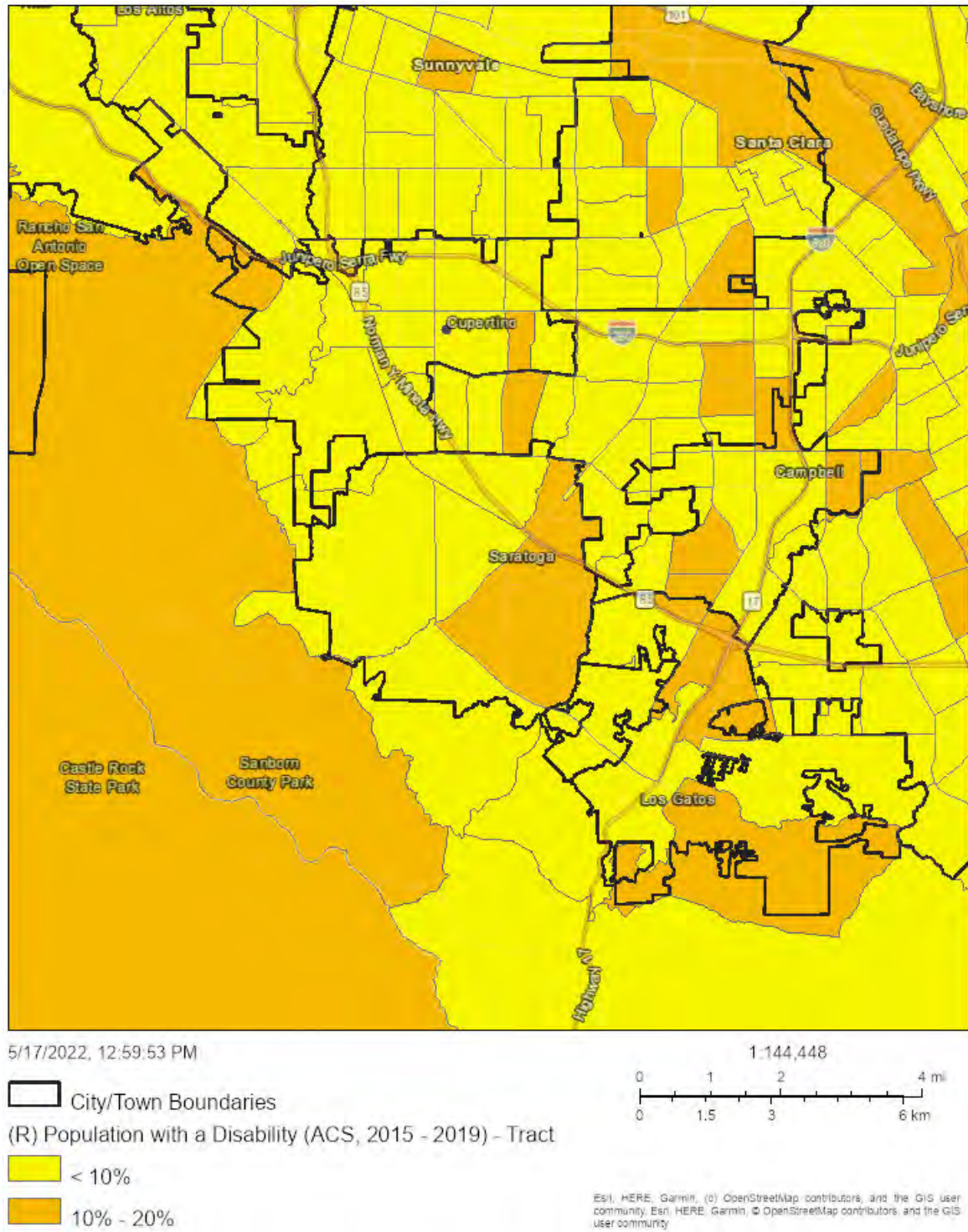
Source: California Department of Housing and Community Development AFFH Data Viewer

Disability status.
Figure II-13.
Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

Figure II-14.
% of Population with a Disability by Census Tract, 2019



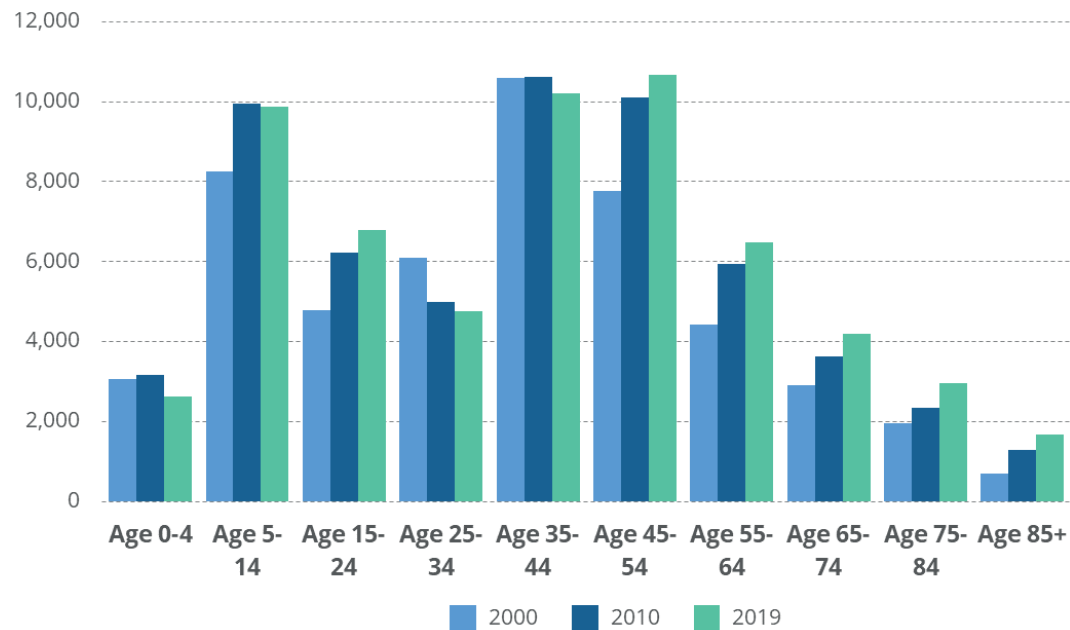
City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Familial status.

Figure II-15.

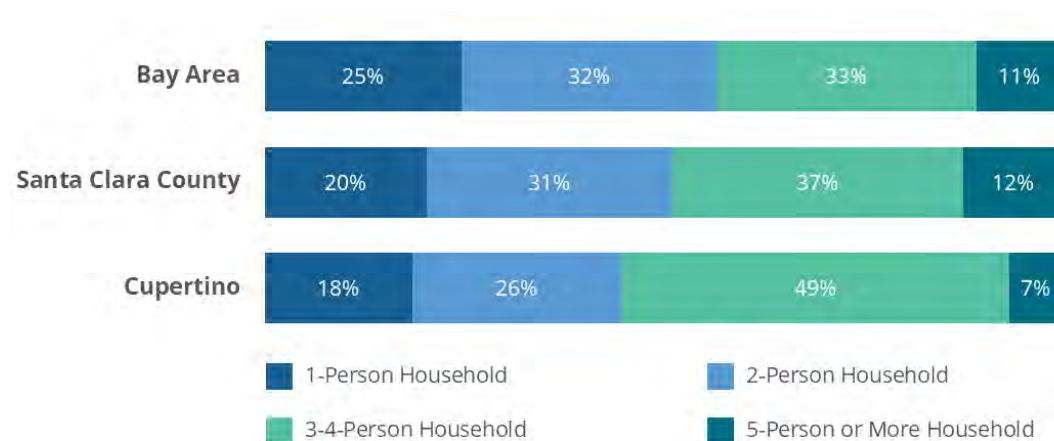
Age Distribution, Cupertino, 2000-2019



Source: ABAG Housing Needs Data Workbook

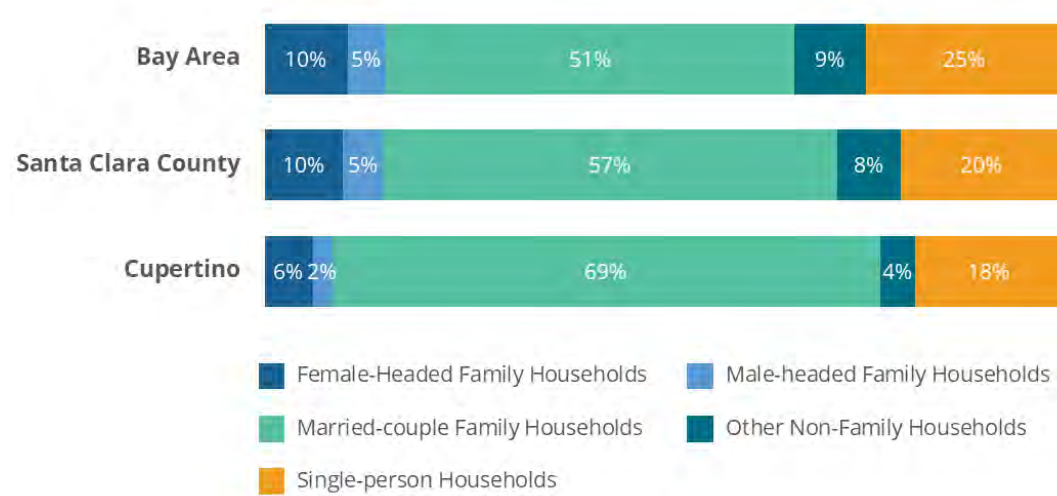
Figure II-16.

Share of Households by Size, 2019



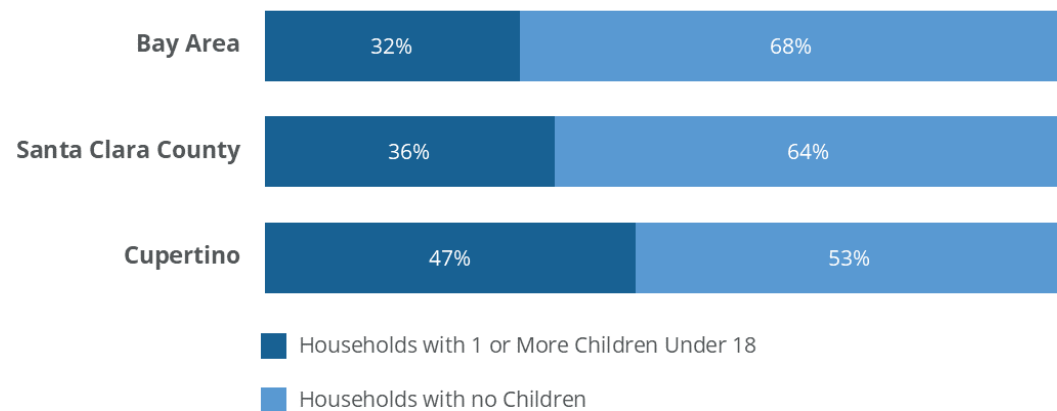
Source: ABAG Housing Needs Data Workbook

Figure II-17.
Share of Households by Type, 2019



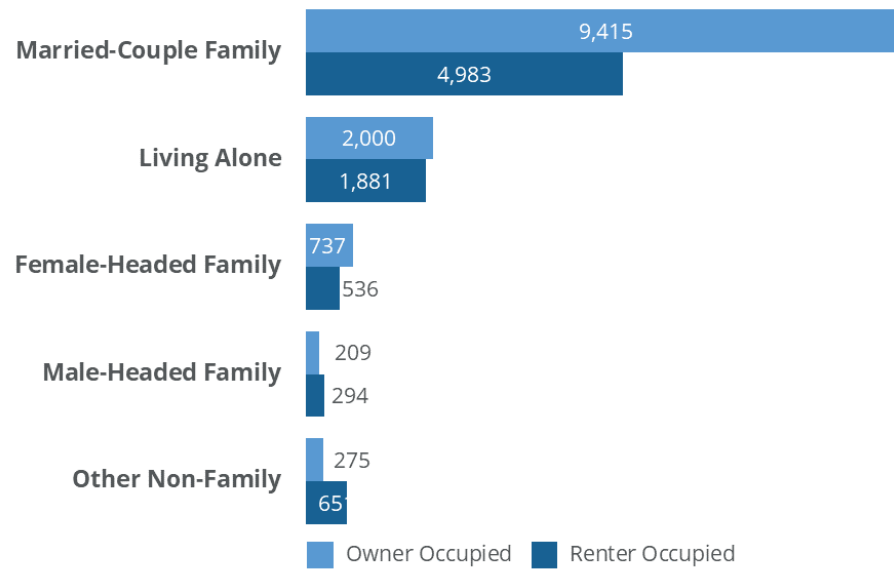
Source: ABAG Housing Needs Data Workbook

Figure II-18.
Share of Households by Presence of Children (Less than 18 years old), 2019



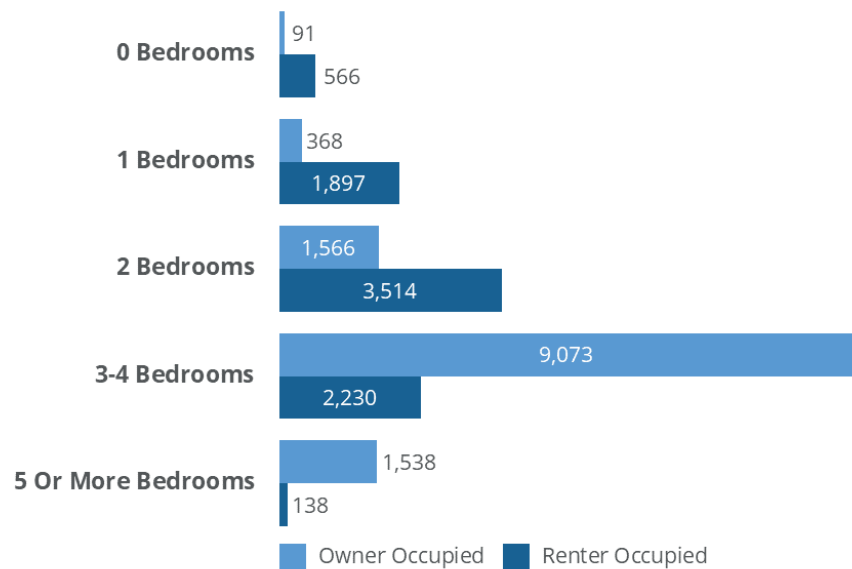
Source: ABAG Housing Needs Data Workbook

Figure II-19.
Housing Type by Tenure, Cupertino, 2019



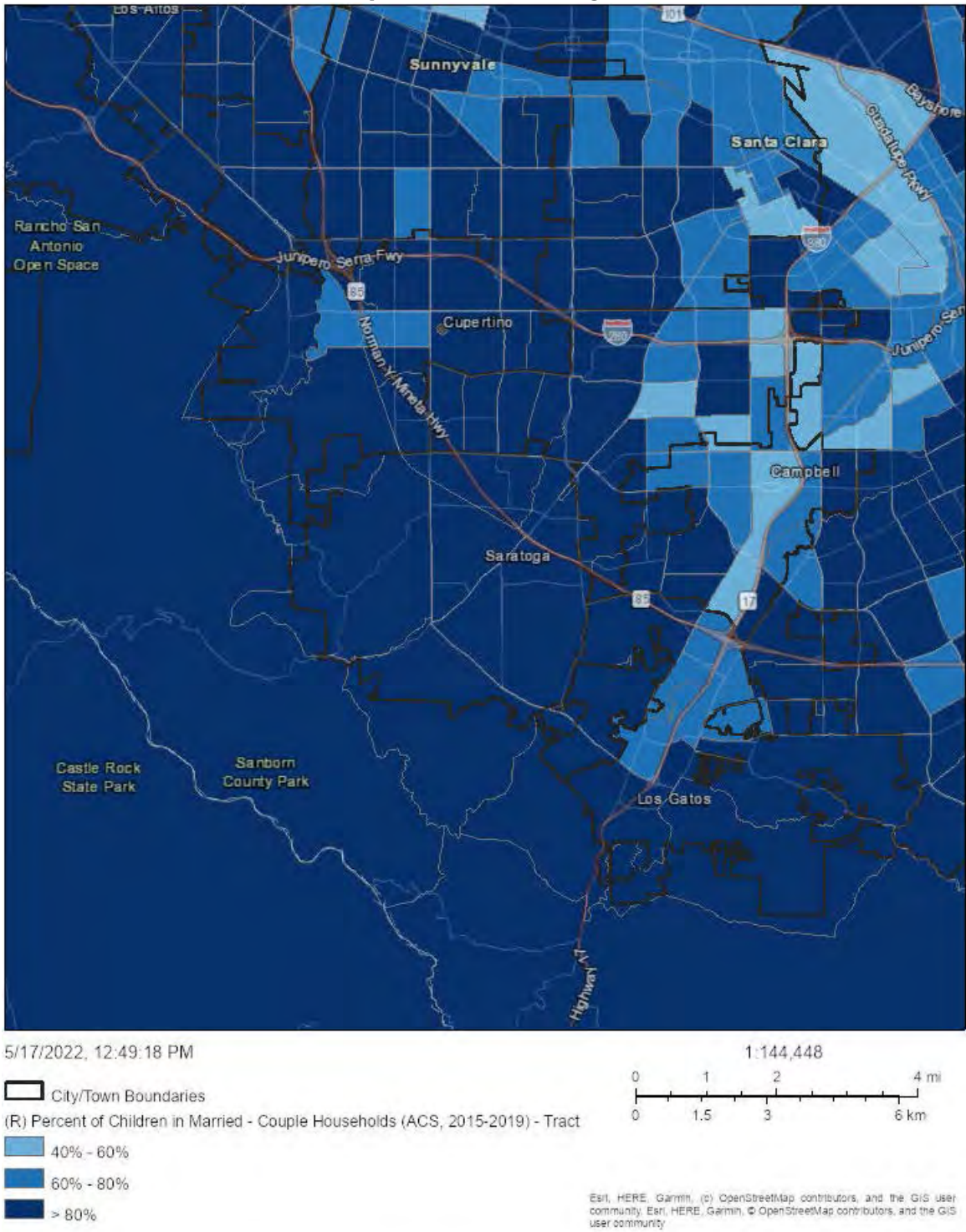
Source: ABAG Housing Needs Data Workbook

Figure II-20.
Housing Units by Number of Bedrooms and Tenure, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

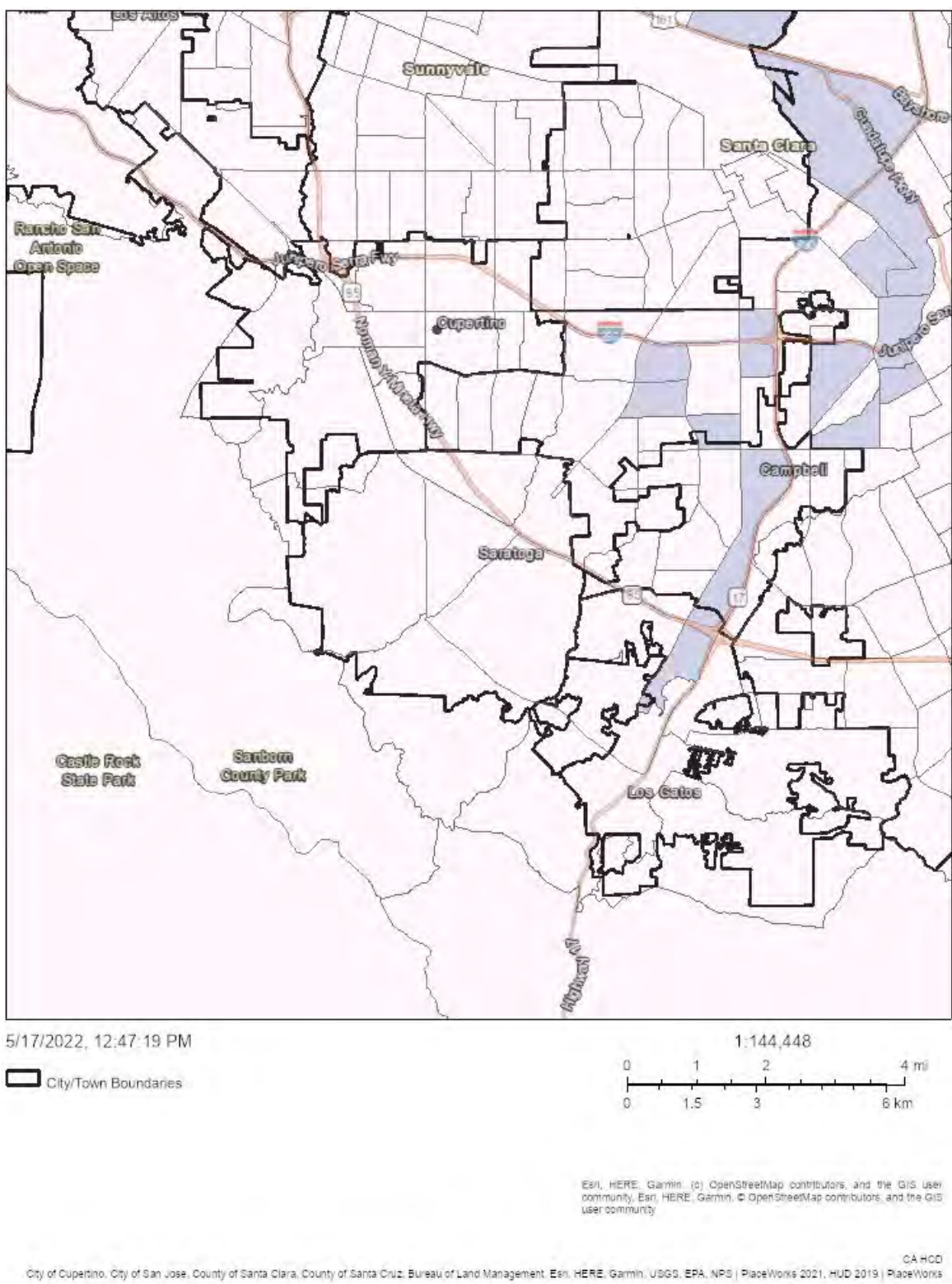
Figure II-21.
% of Children in Married Couple Households by Census Tract, 2019



City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, UGG, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

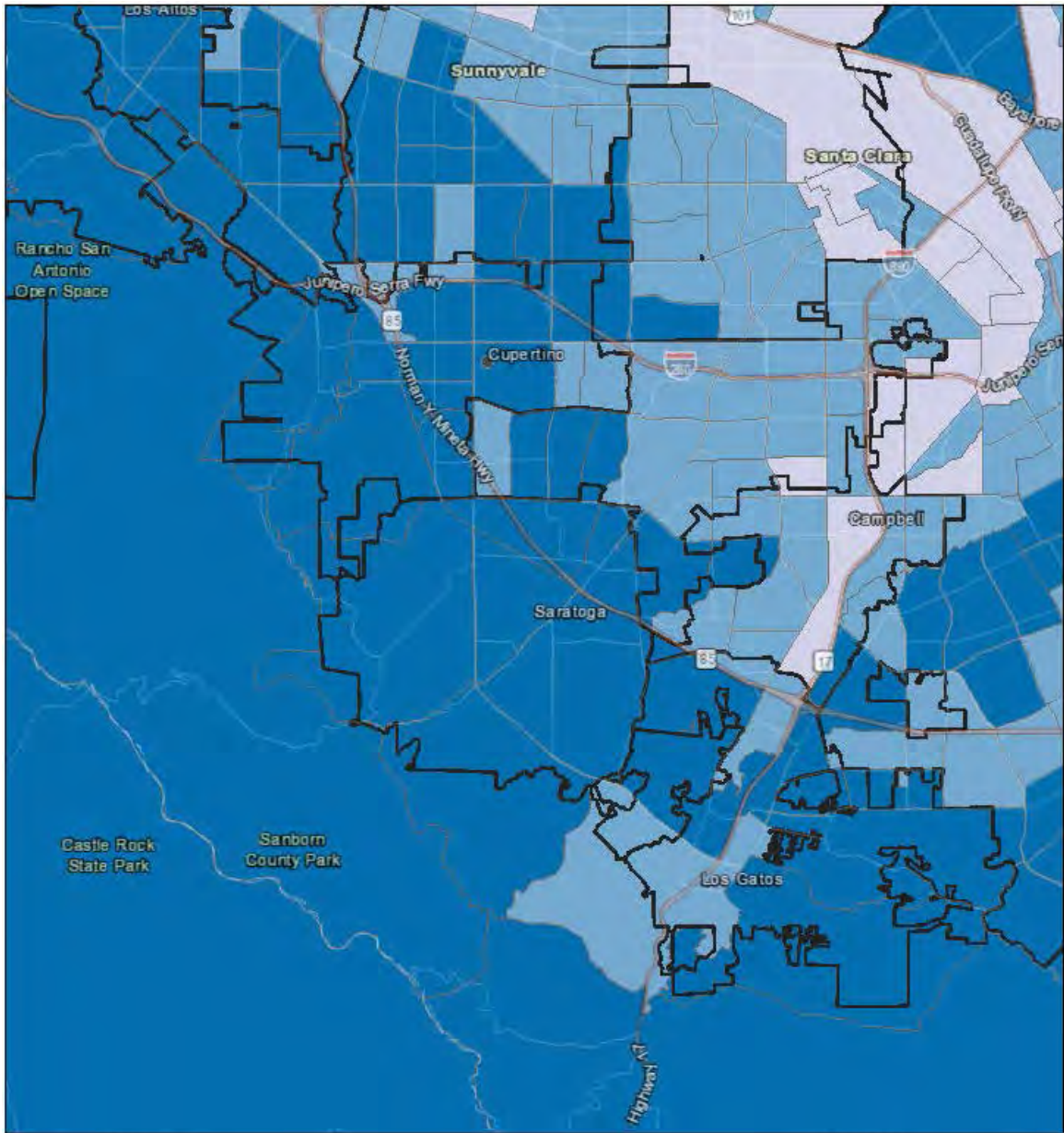
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-22. [legend missing in HCD provided map]
% Households with Single Female with Children by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-23. [legend missing in HCD provided map]
% of Married Couple Households by Census Tract, 2019



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City/Town Boundaries

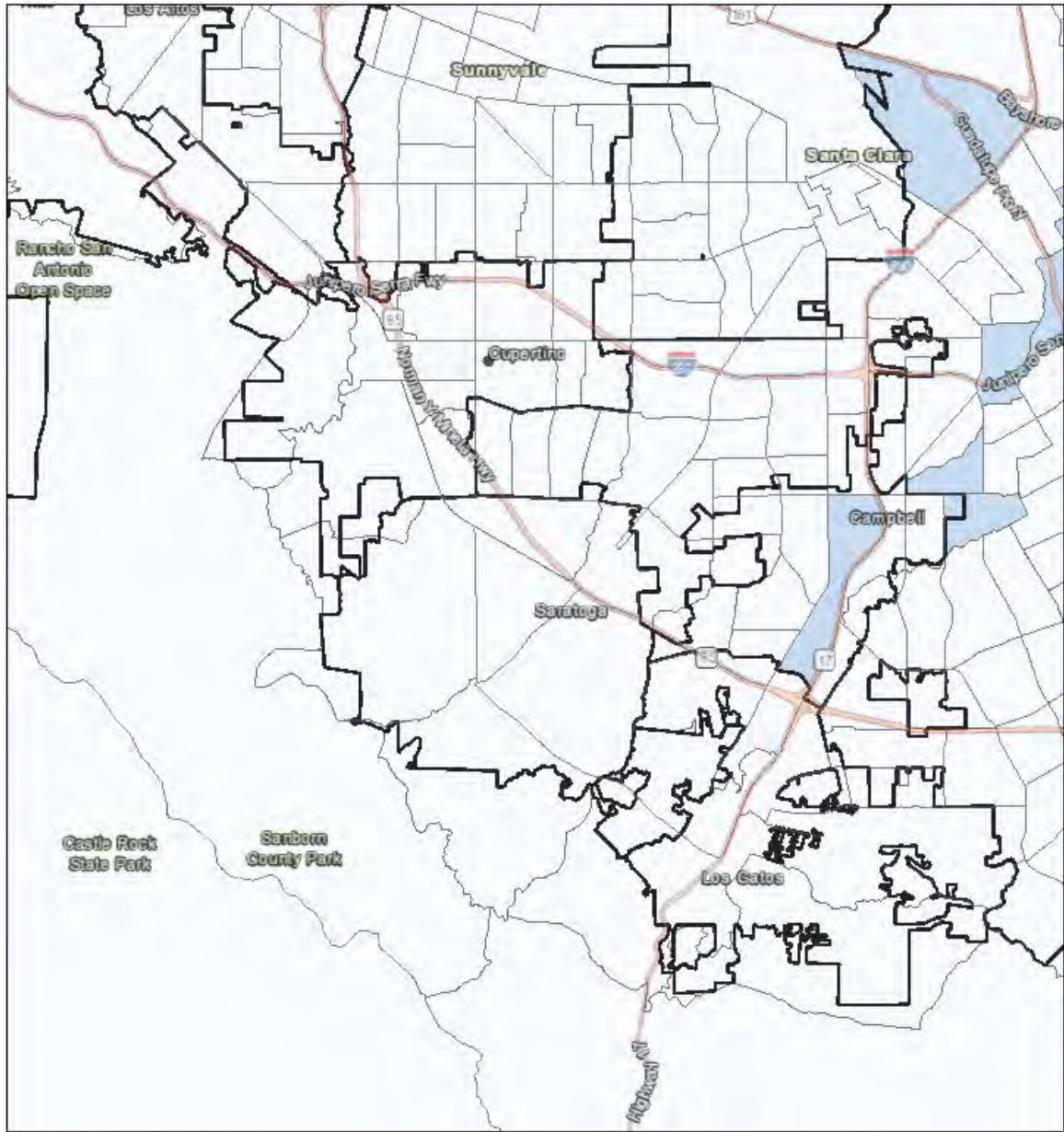
1:144,448
0 1 2 4 mi
0 1.5 3 6 km

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City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, UGG, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-24. [legend missing in HCD provided map]
% of Adults Living Alone by Census Tract, 2019



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City/Town Boundaries

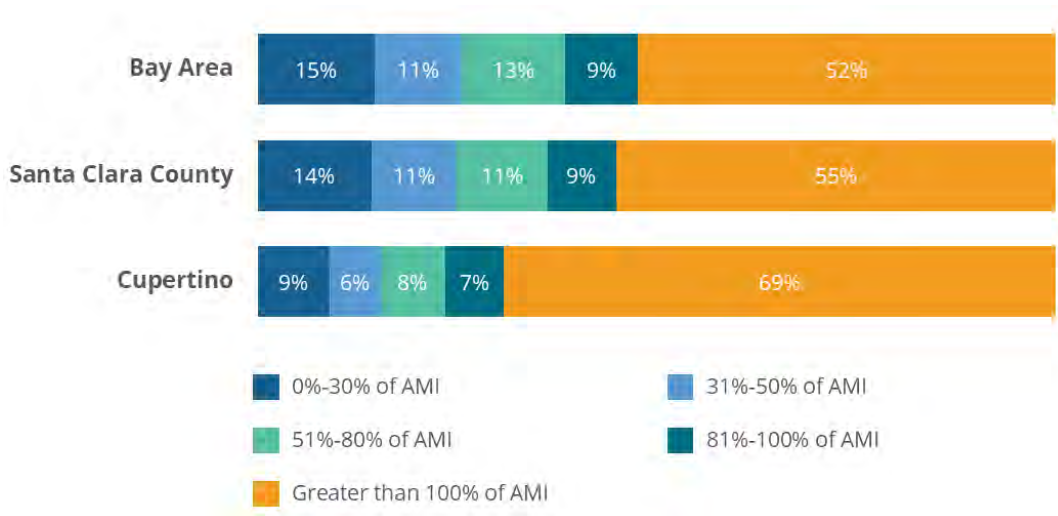
1:144,448
0 1 2 4 mi
0 1.5 3 6 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

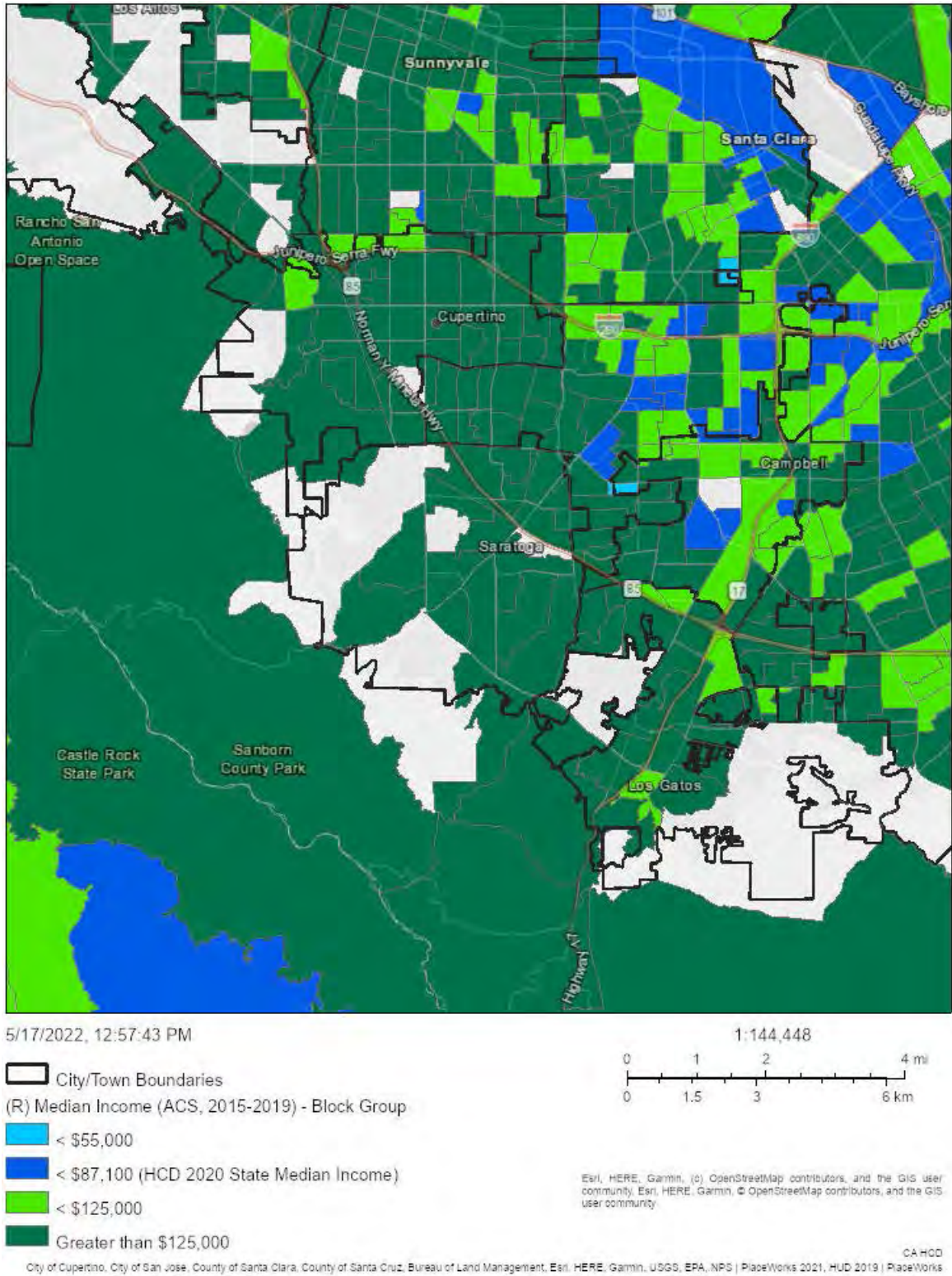
Source: California Department of Housing and Community Development AFFH Data Viewer

Household income.
Figure II-25.
Share of Households by Area Median Income (AMI), 2019



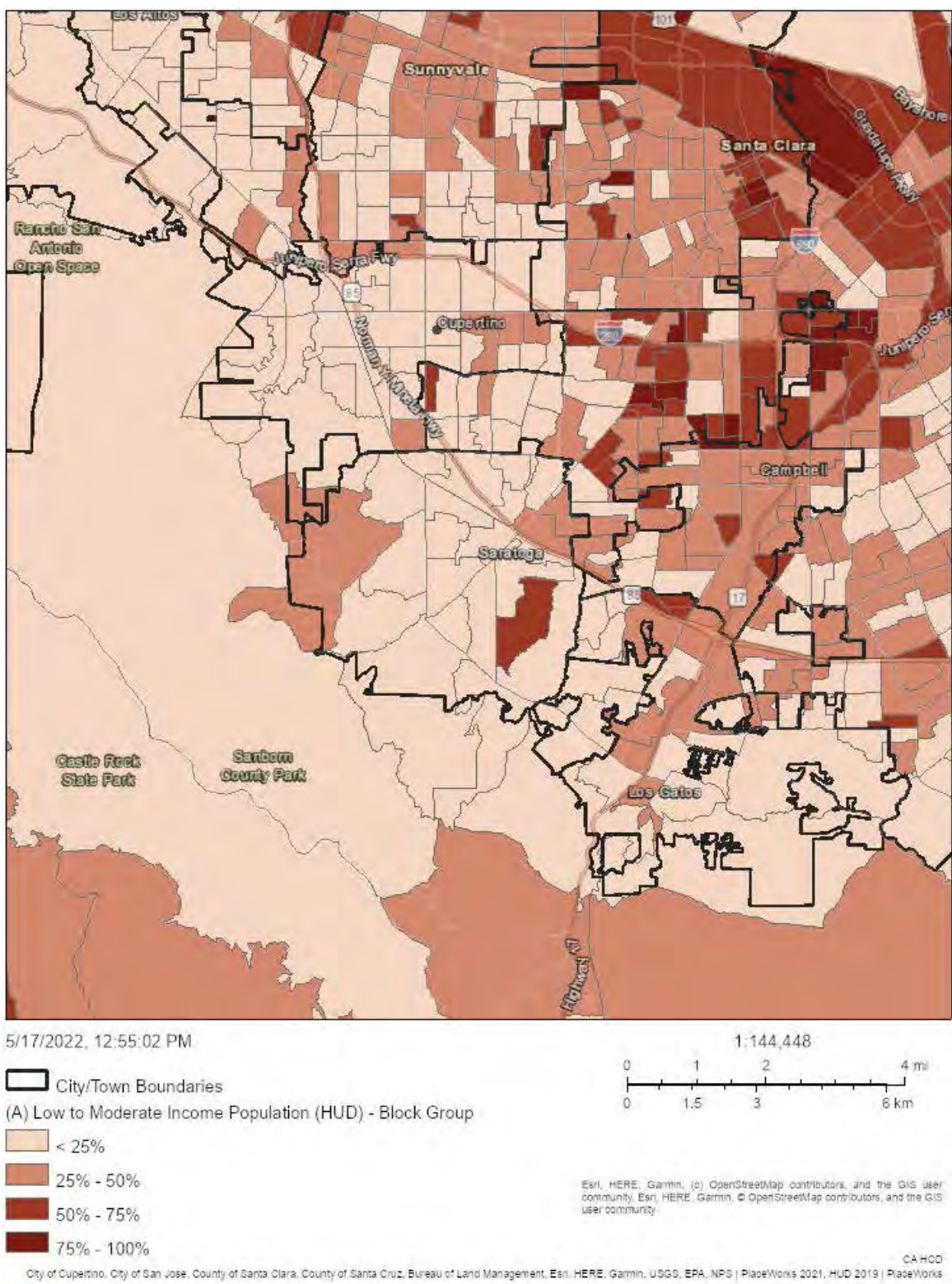
Source: ABAG Housing Needs Data Workbook

Figure II-26.
Median Household Income by Block Group, 2019



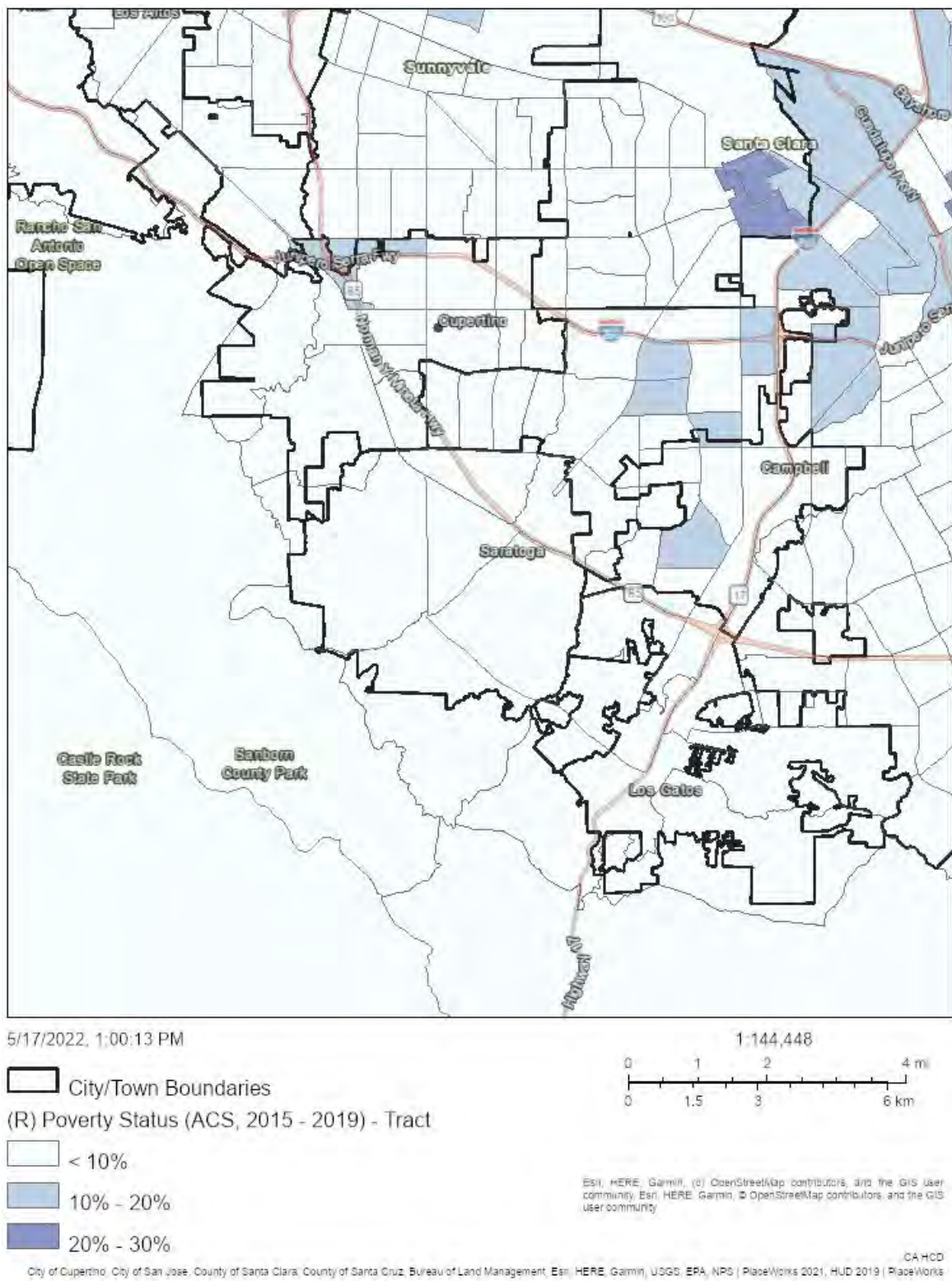
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-27.
Low to Moderate Income Population by Block Group



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-28.
Poverty Status by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-29.
R/ECAPs, 2013



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

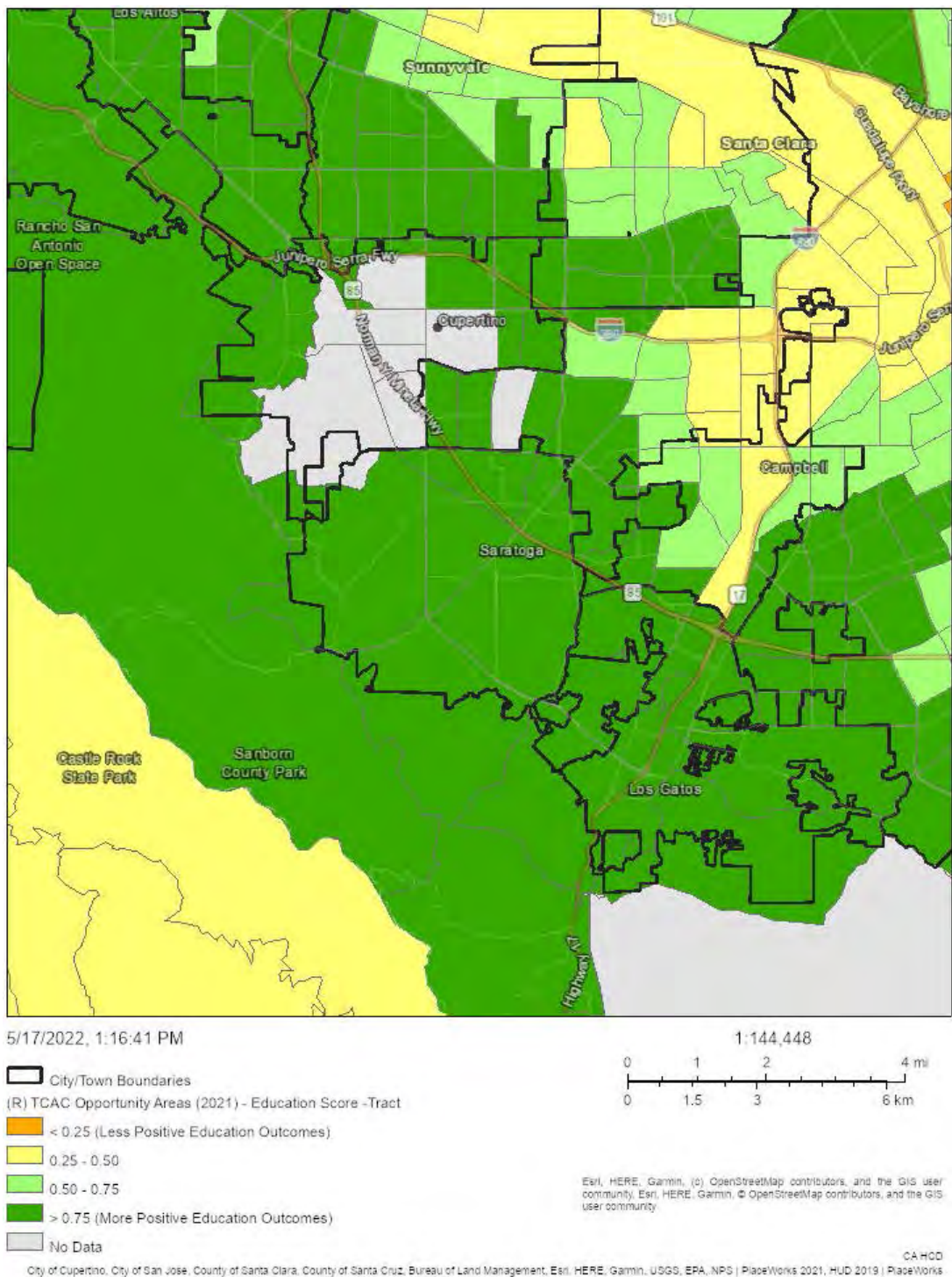
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION III. Access to Opportunity

Education

Figure III-1.

TCAC Opportunity Areas Education Score by Census Tract, 2021

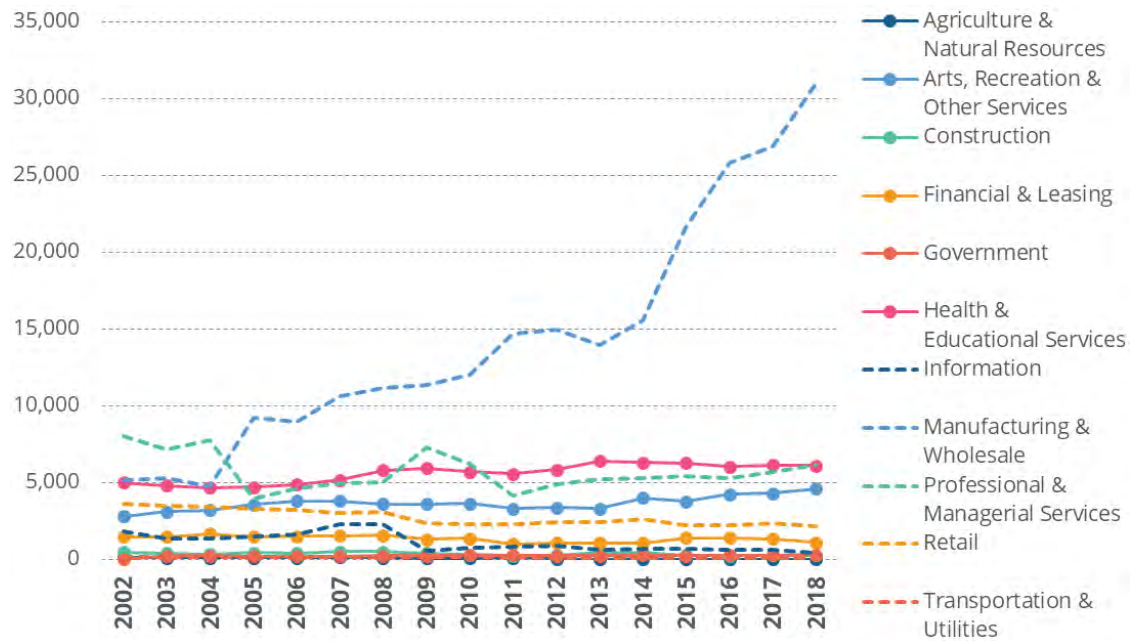


Source: California Department of Housing and Community Development AFFH Data Viewer

Employment

Figure III-2.

Jobs by Industry, Cupertino, 2002-2018



Source: ABAG Housing Needs Data Workbook

Figure III-3.
Job Holders by Industry, Cupertino, 2002-2018

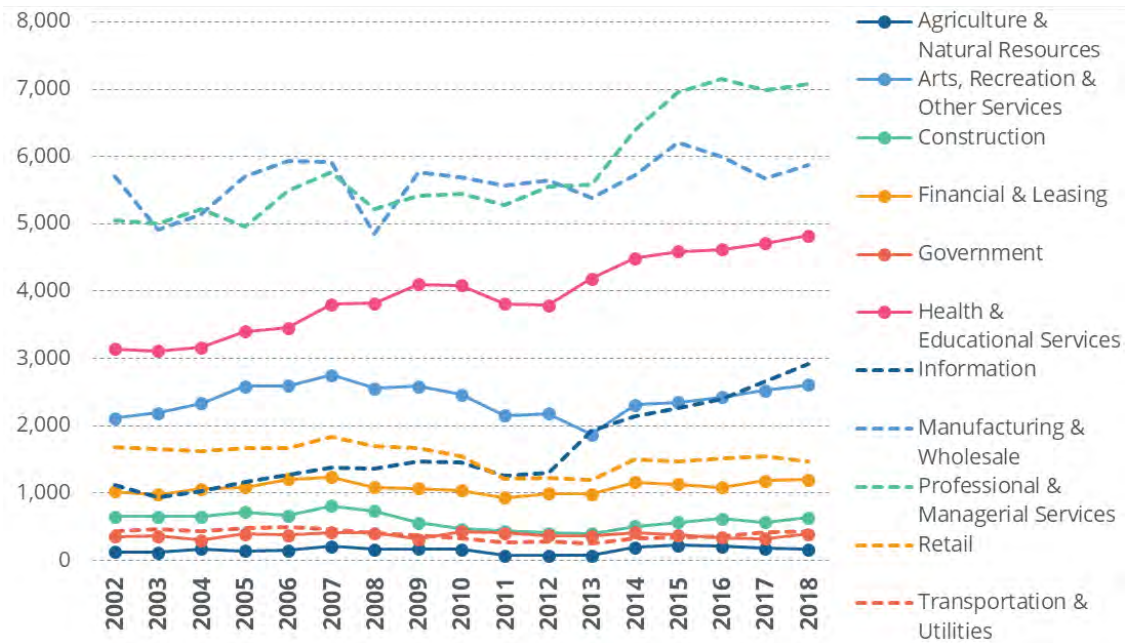


Figure III-4.
Jobs to Household Ratio, Cupertino, 2002-2018

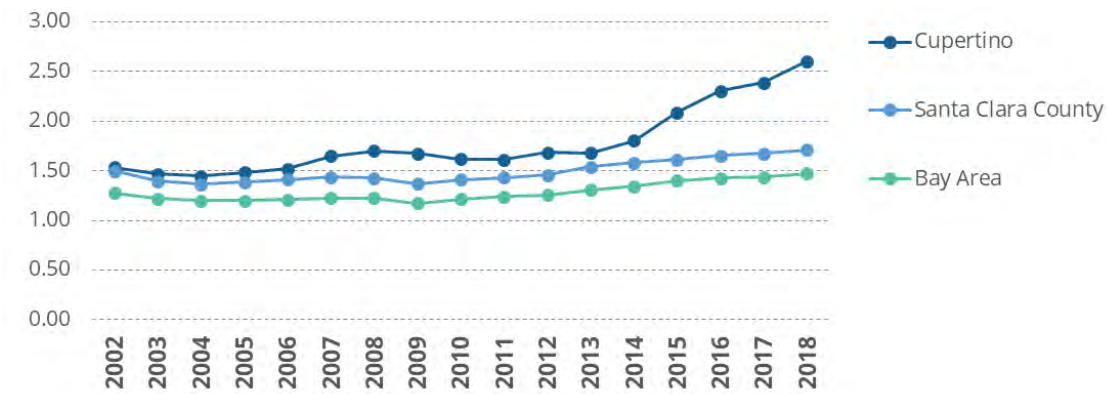
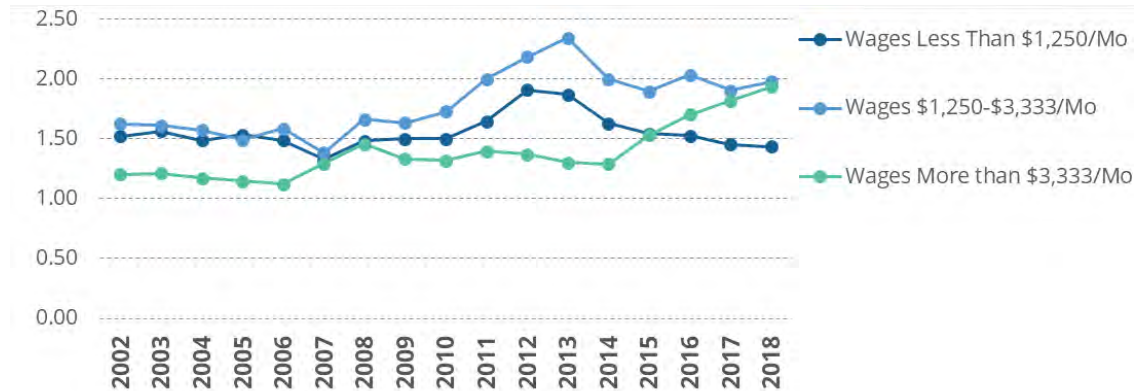
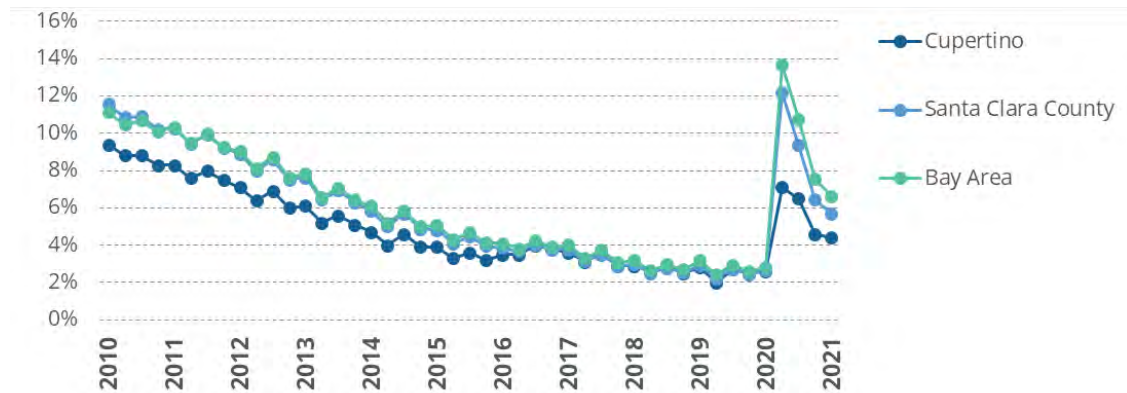


Figure III-5.
Jobs to Worker Ratio by Wage, Cupertino, 2002-2018



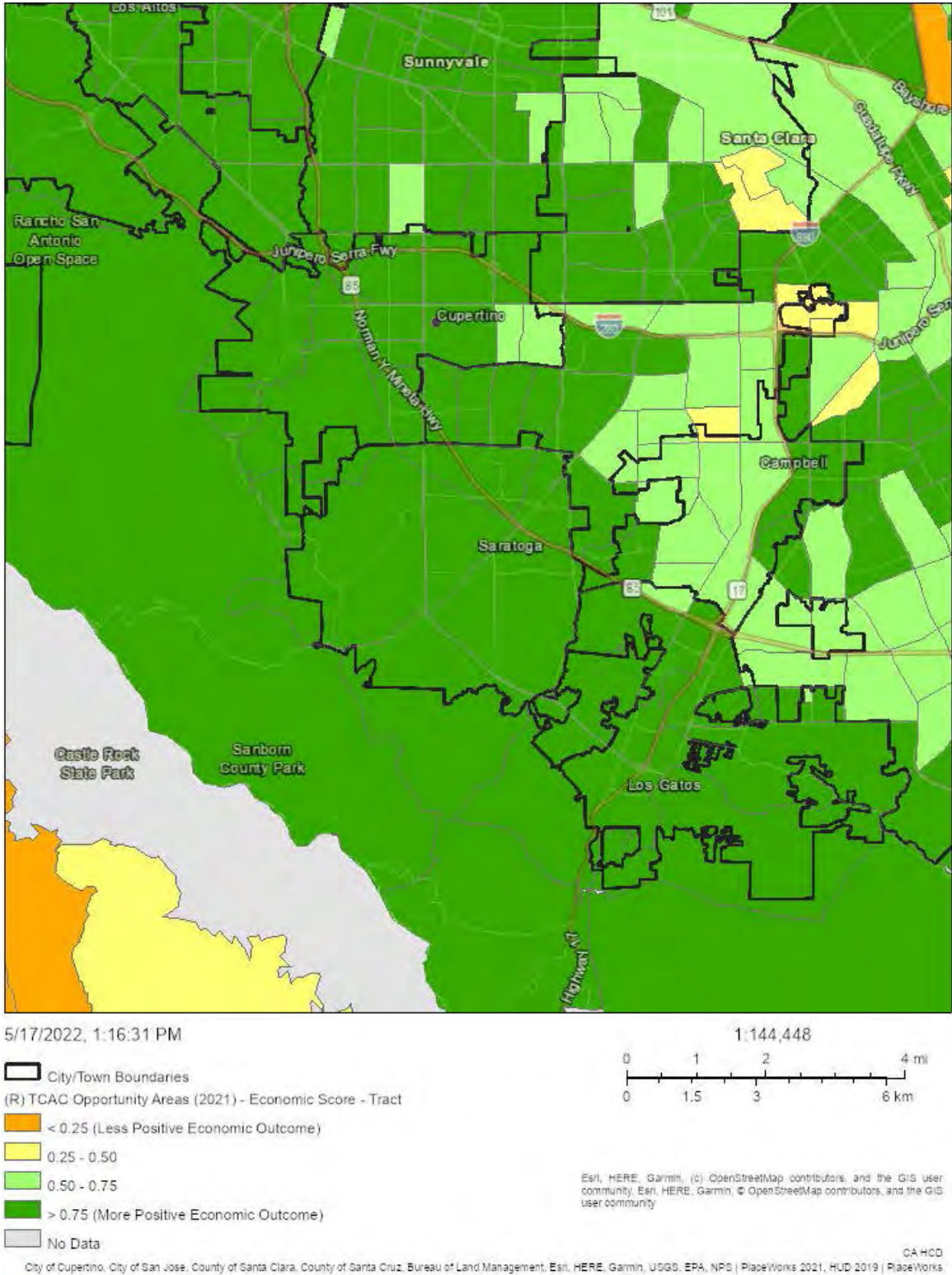
Source: ABAG Housing Needs Data Workbook

Figure III-6.
Unemployment Rate, 2010-2021



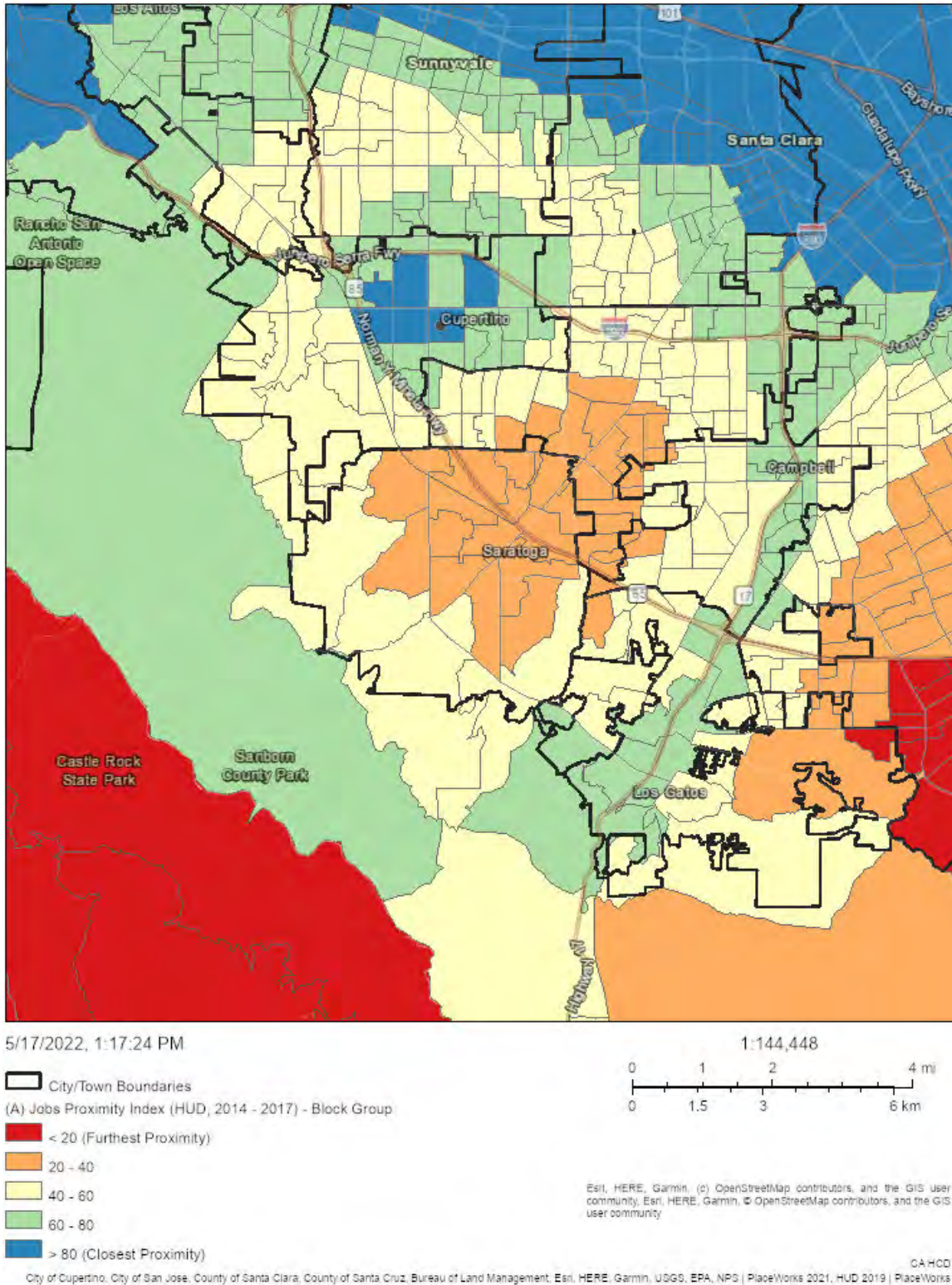
Source: ABAG Housing Needs Data Workbook

Figure III-7.
TCAC Opportunity Areas Economic Score by Census Tract, 2021



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-8.
Jobs Proximity Index by Block Group, 2017

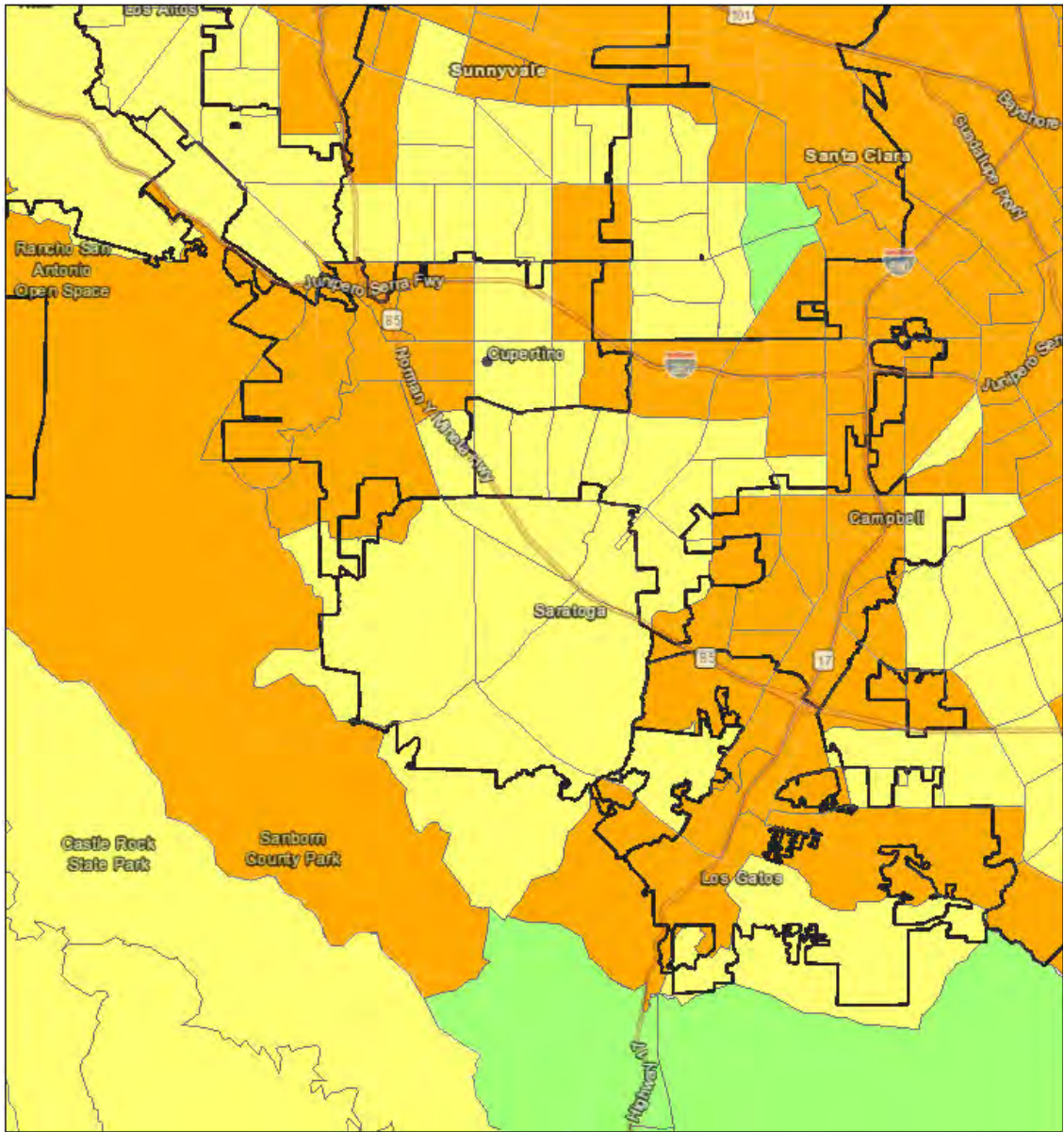


Source: California Department of Housing and Community Development AFFH Data Viewer

Environment

Figure III-9.

TCAC Opportunity Areas Environmental Score by Census Tract, 2021



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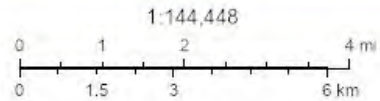
City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

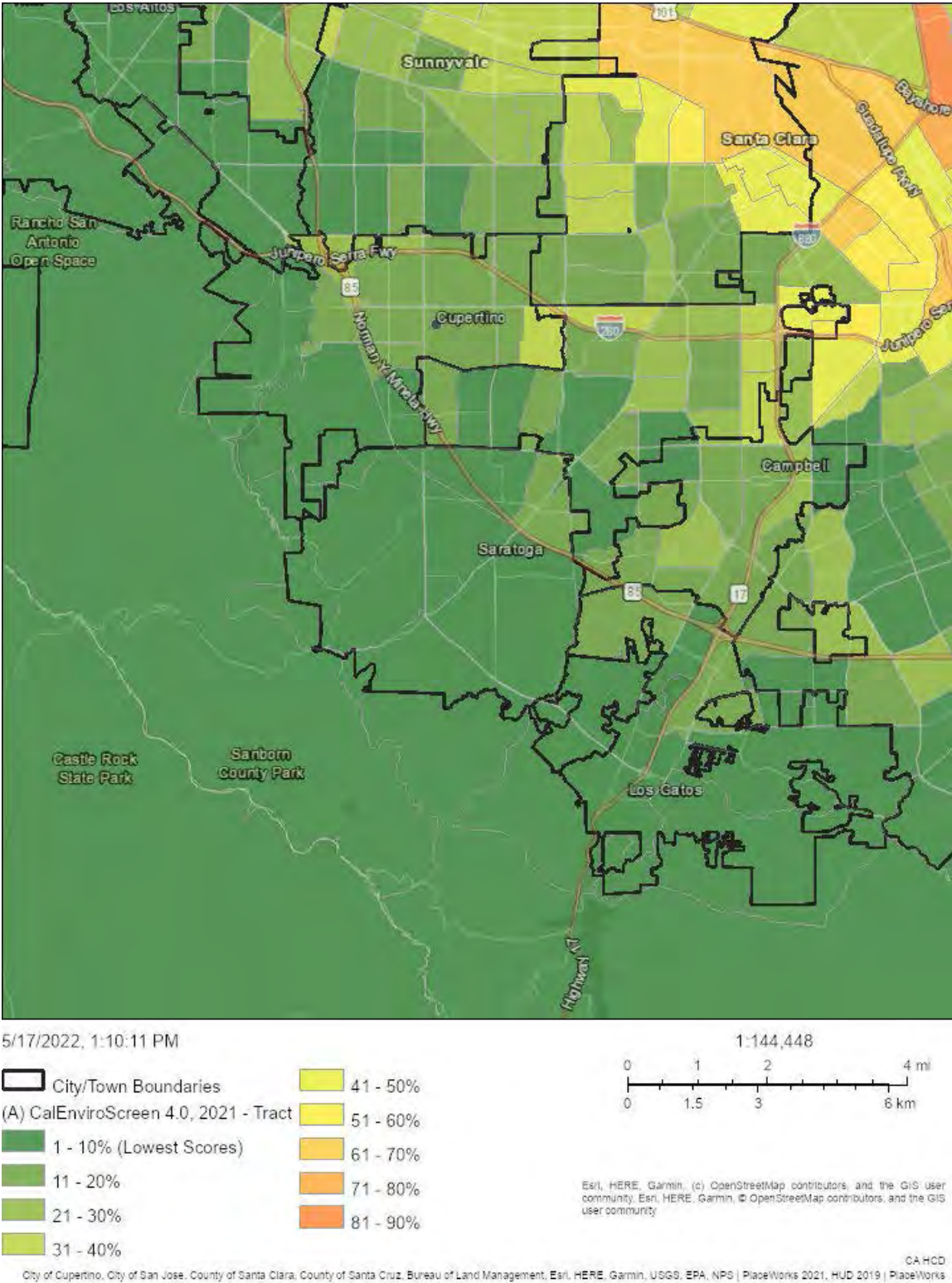


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City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

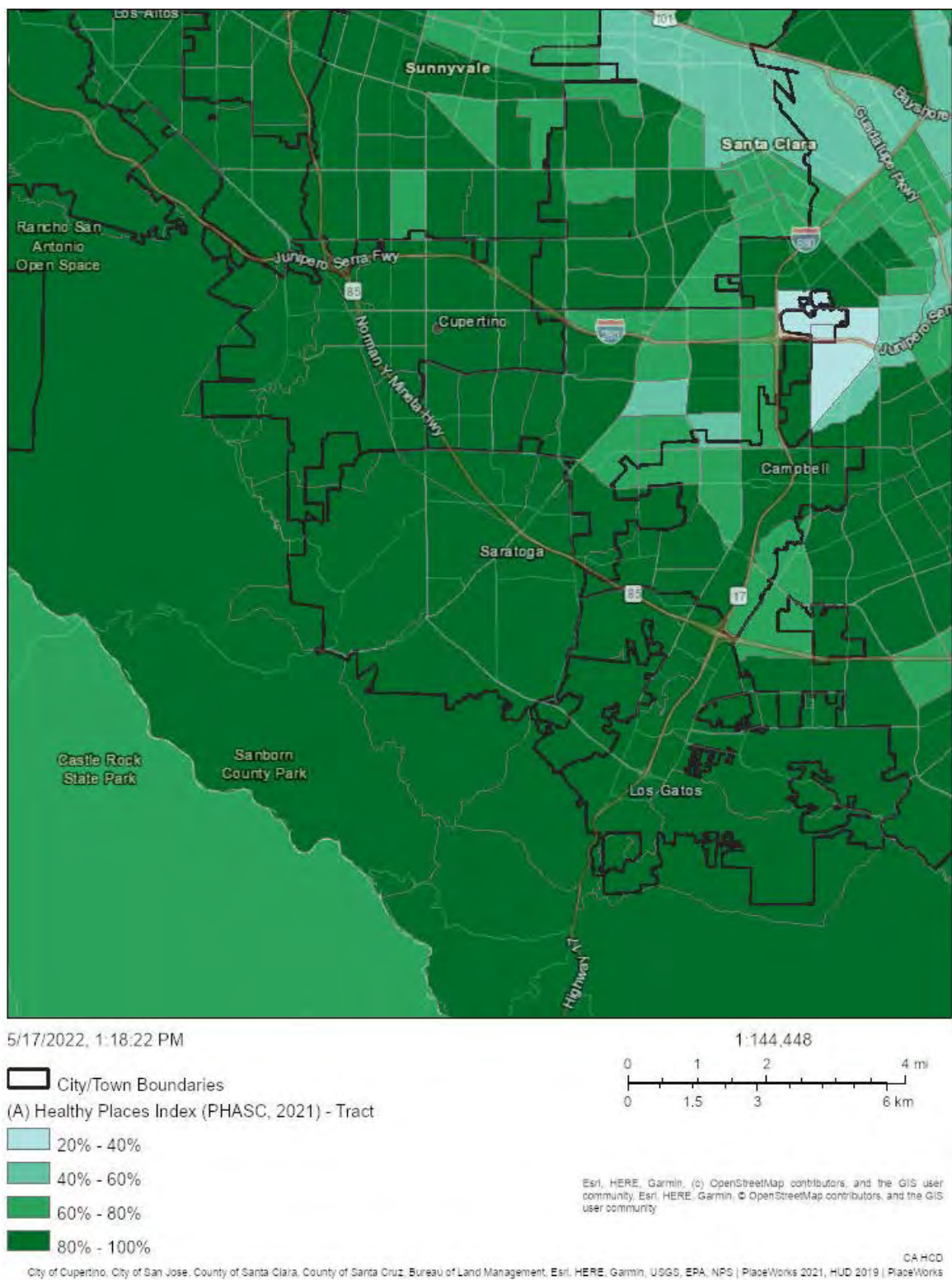
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-10.
CalEnviroScreen by Census Tract, 2021



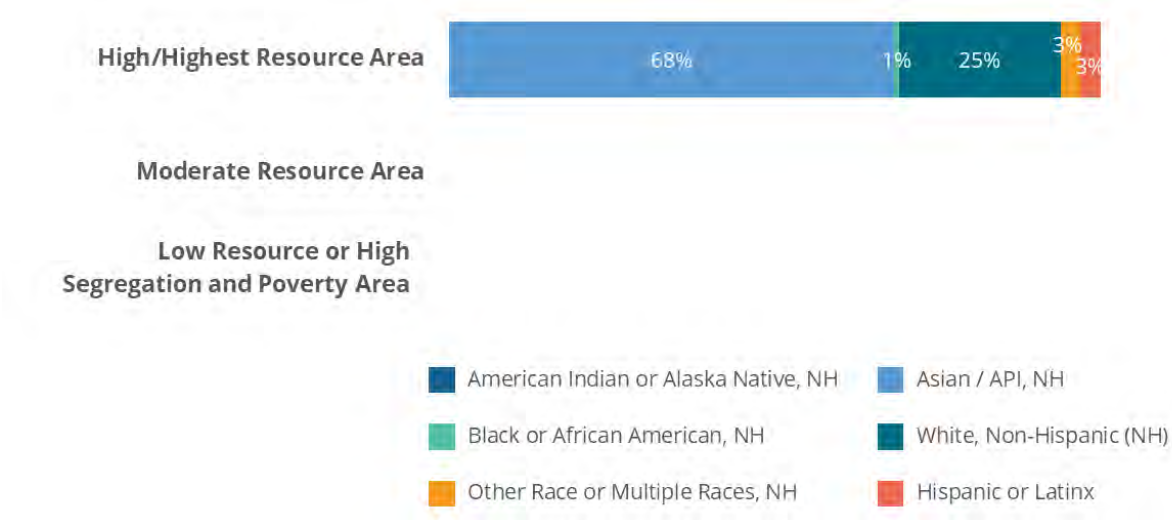
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-11.
Healthy Places Index by Census Tract, 2021



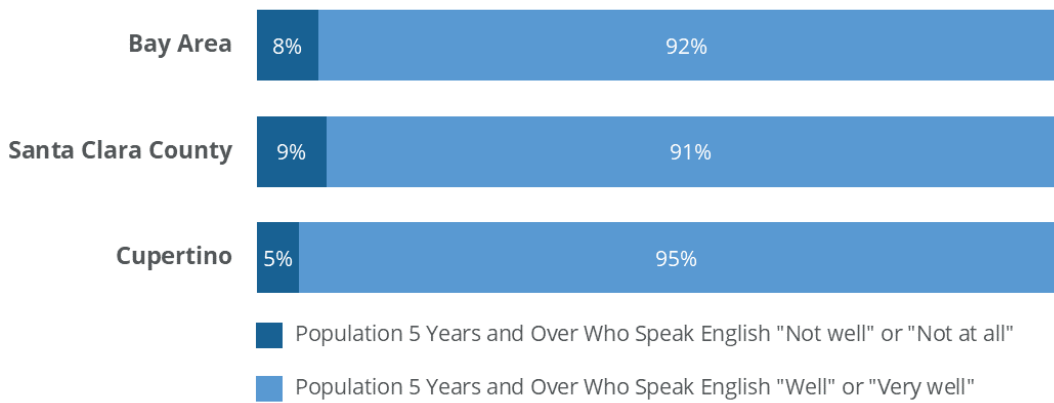
Source: California Department of Housing and Community Development AFFH Data Viewer

Patterns in disparities in access to opportunity.
Figure III-12.
Population Living in Moderate and High Resource Areas by Race and Ethnicity, Cupertino, 2019



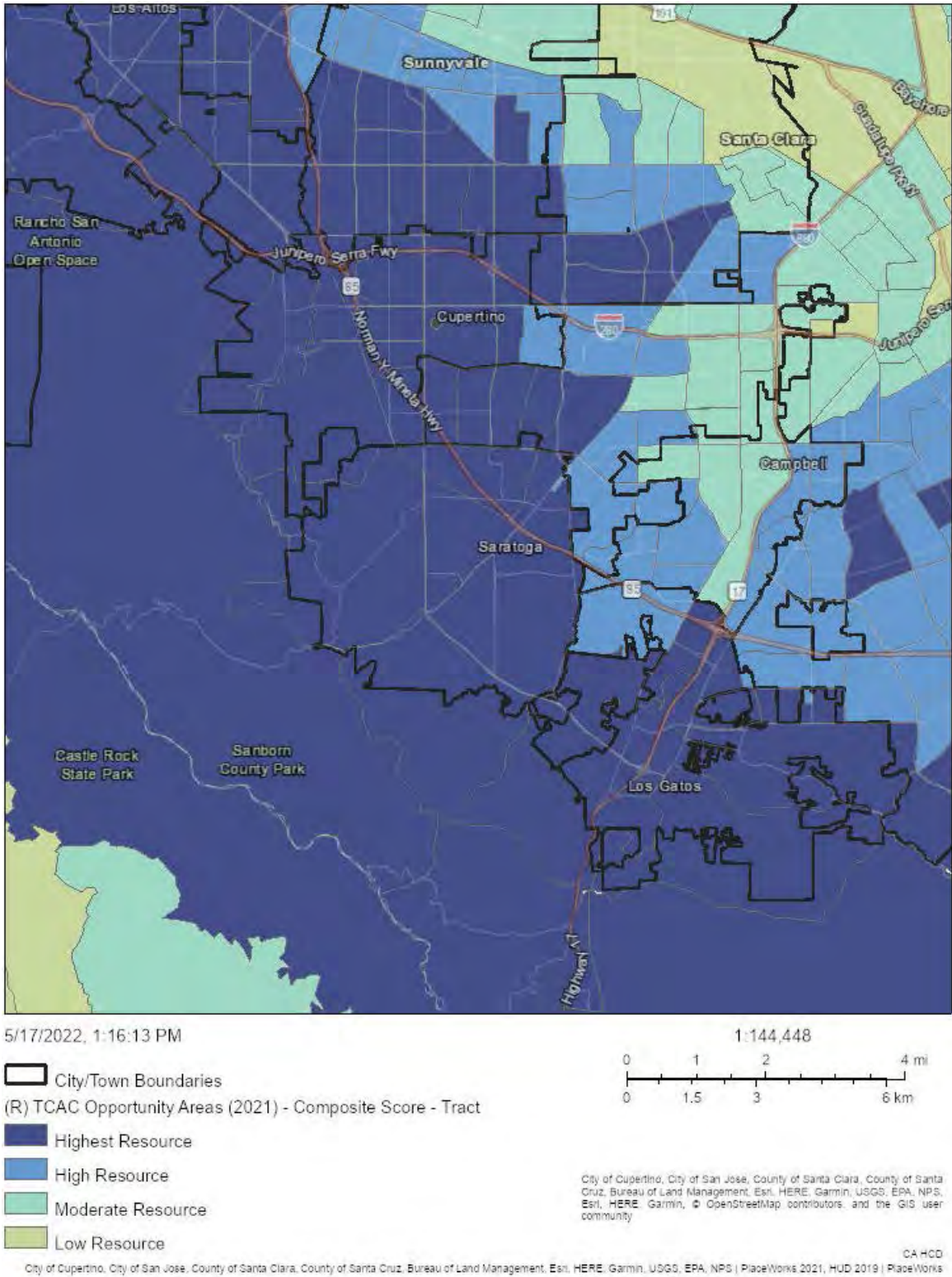
Note: There are no moderate or low resource areas in the city.
Source: ABAG Housing Needs Data Workbook

Figure III-13.
Population with Limited English Proficiency, Cupertino, 2019



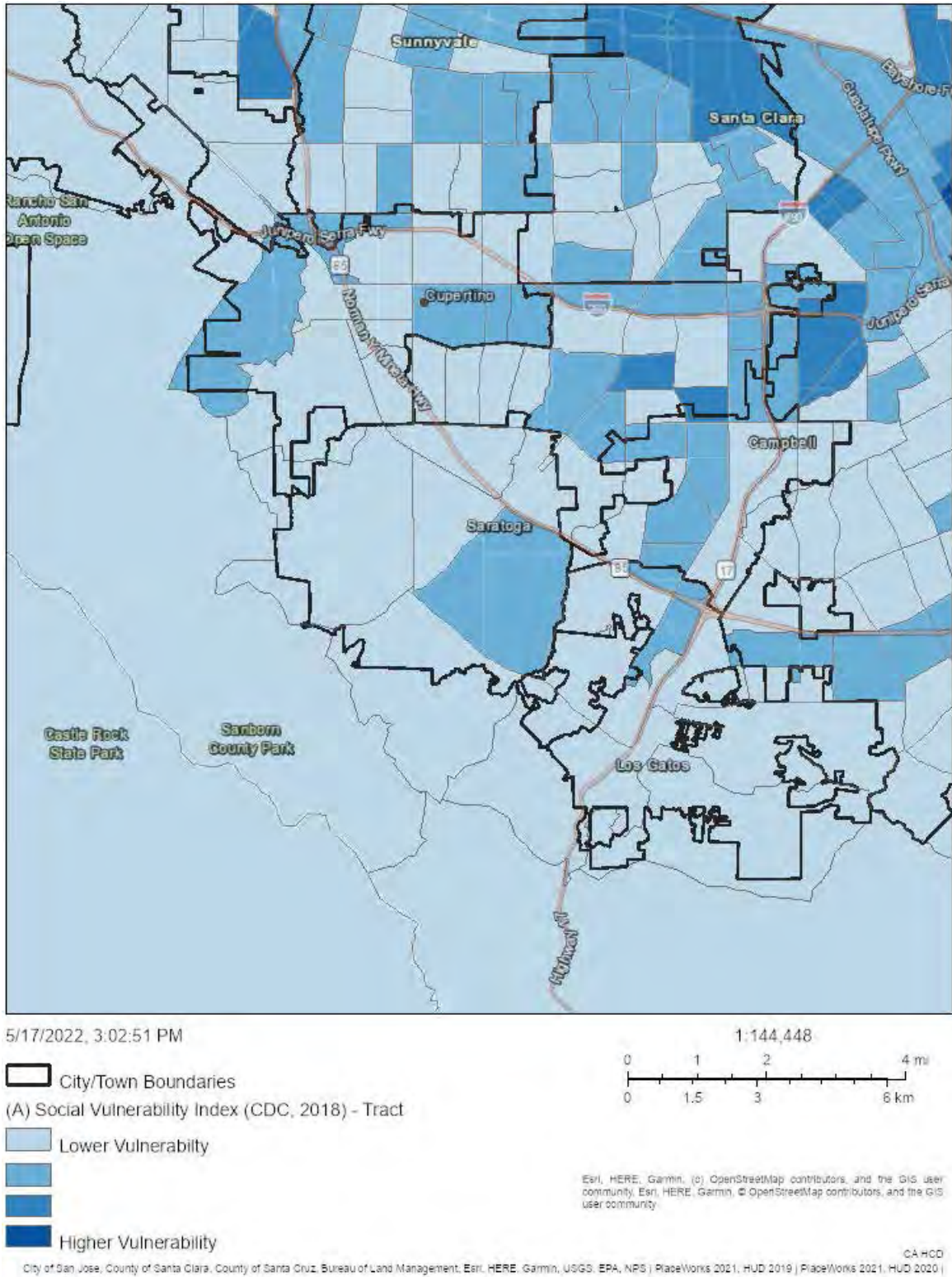
Source: ABAG Housing Needs Data Workbook

Figure III-14.
TCAC Opportunity Areas Composite Score by Census Tract, 2021



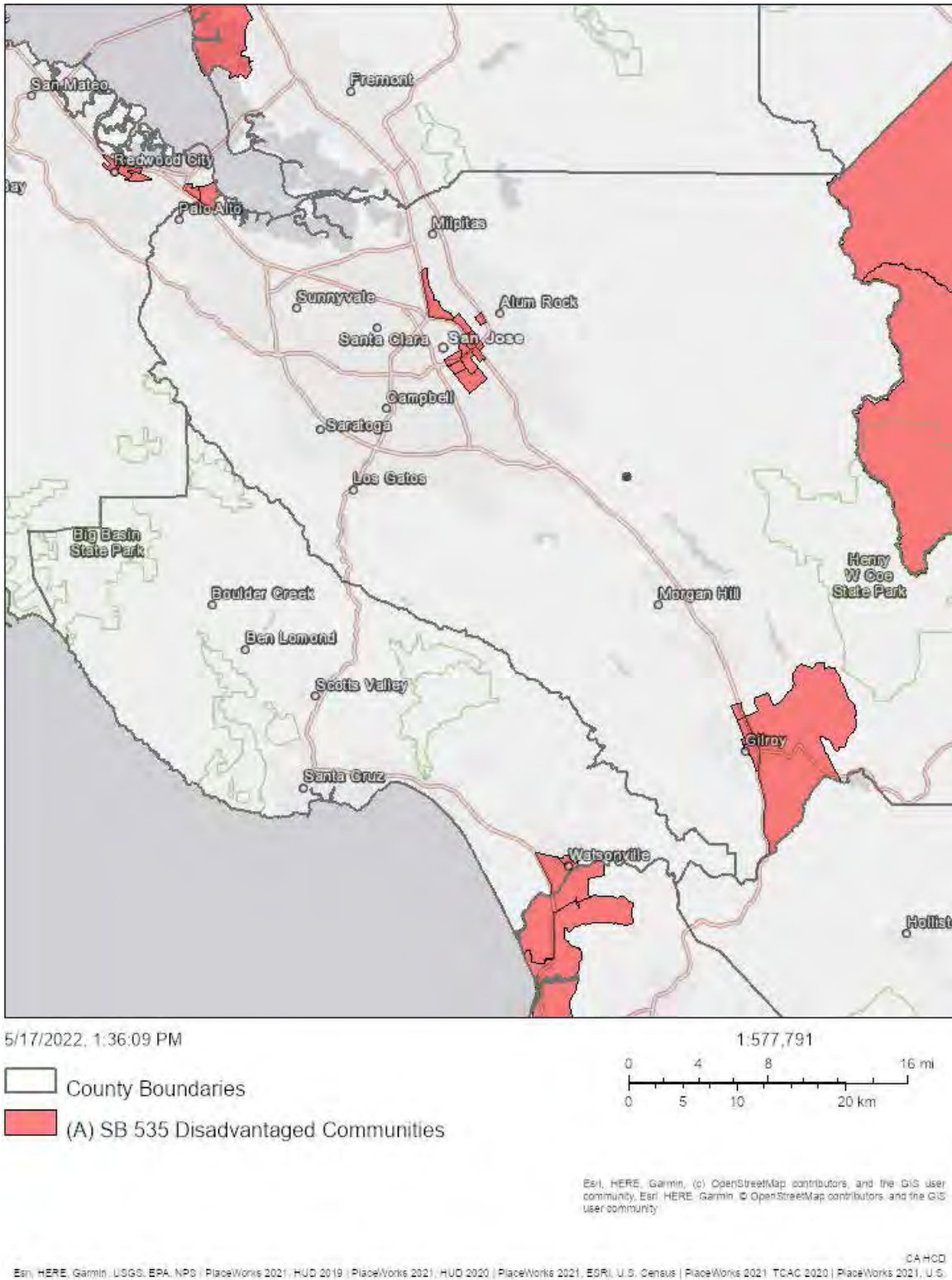
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-15.
Social Vulnerability Index by Census Tract, 2018



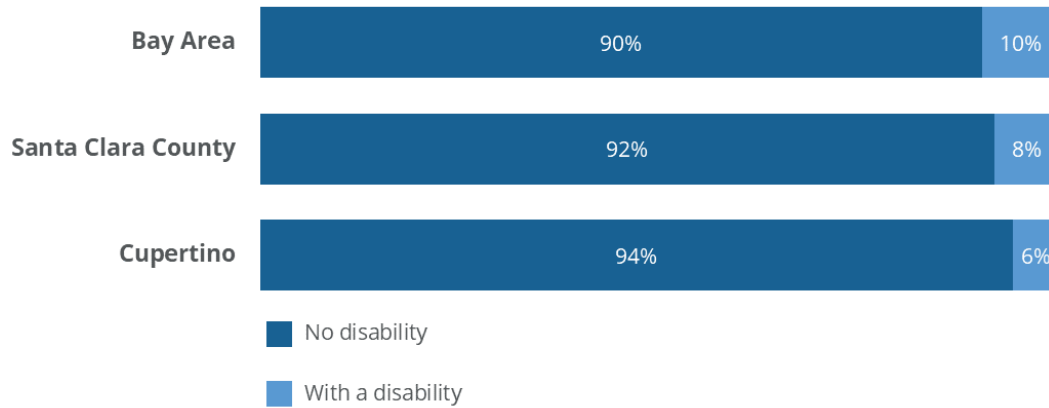
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-16.
SB 535 Disadvantaged Communities



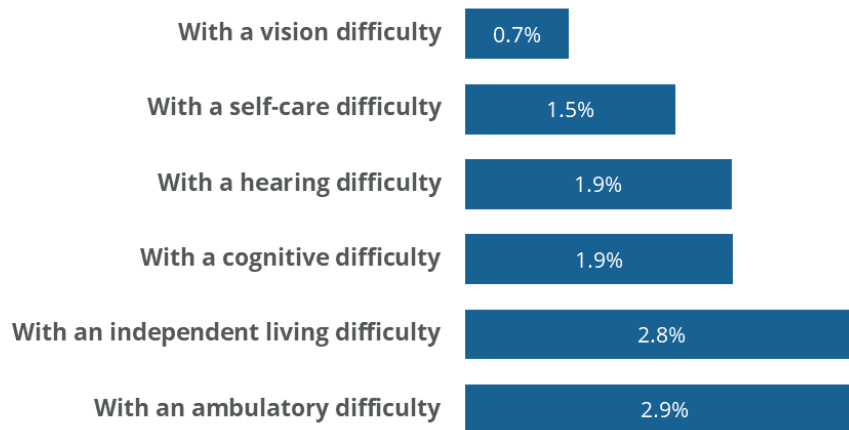
Source: California Department of Housing and Community Development AFFH Data Viewer

Disparities in access to opportunity for persons with disabilities.
Figure III-17.
Population by Disability Status, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-18.
Disability by Type for the Non-Institutionalized Population 18 Years and Over, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-19.
Disability by Type for Seniors (65 years and over), Cupertino, 2019

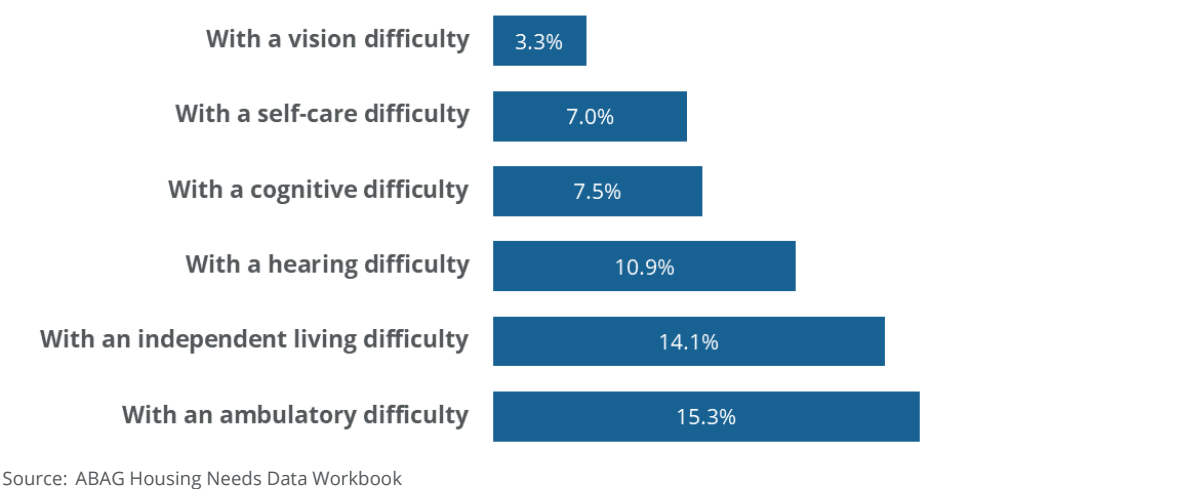
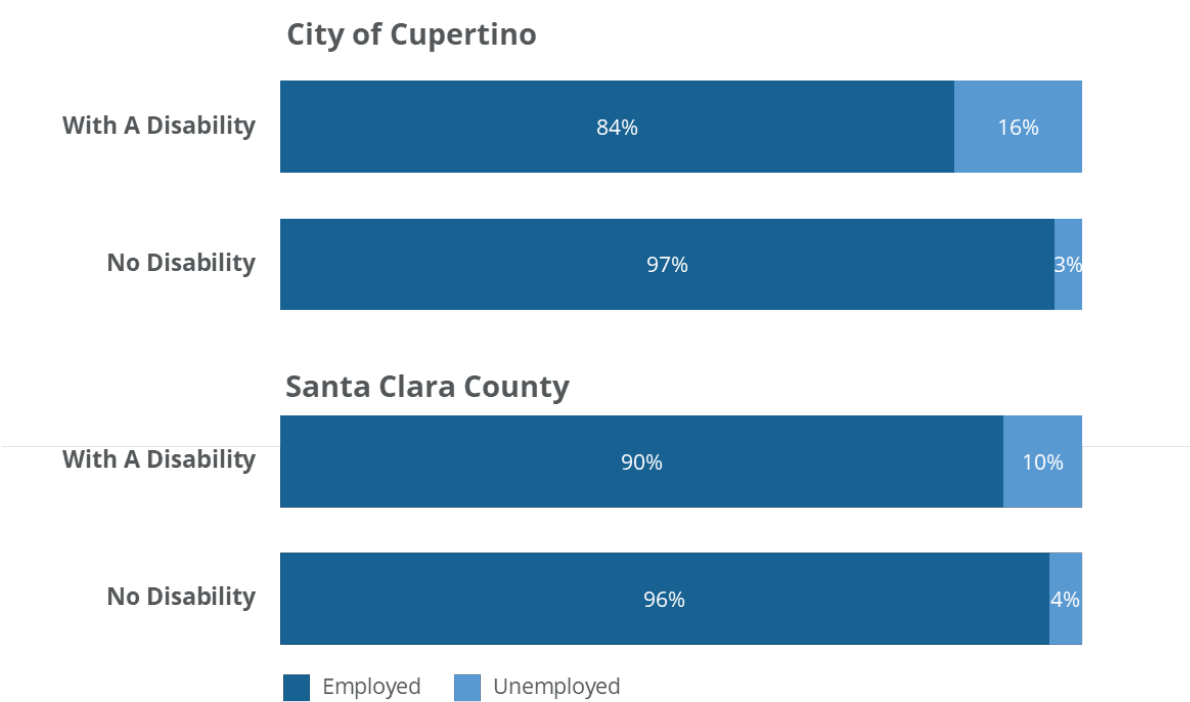
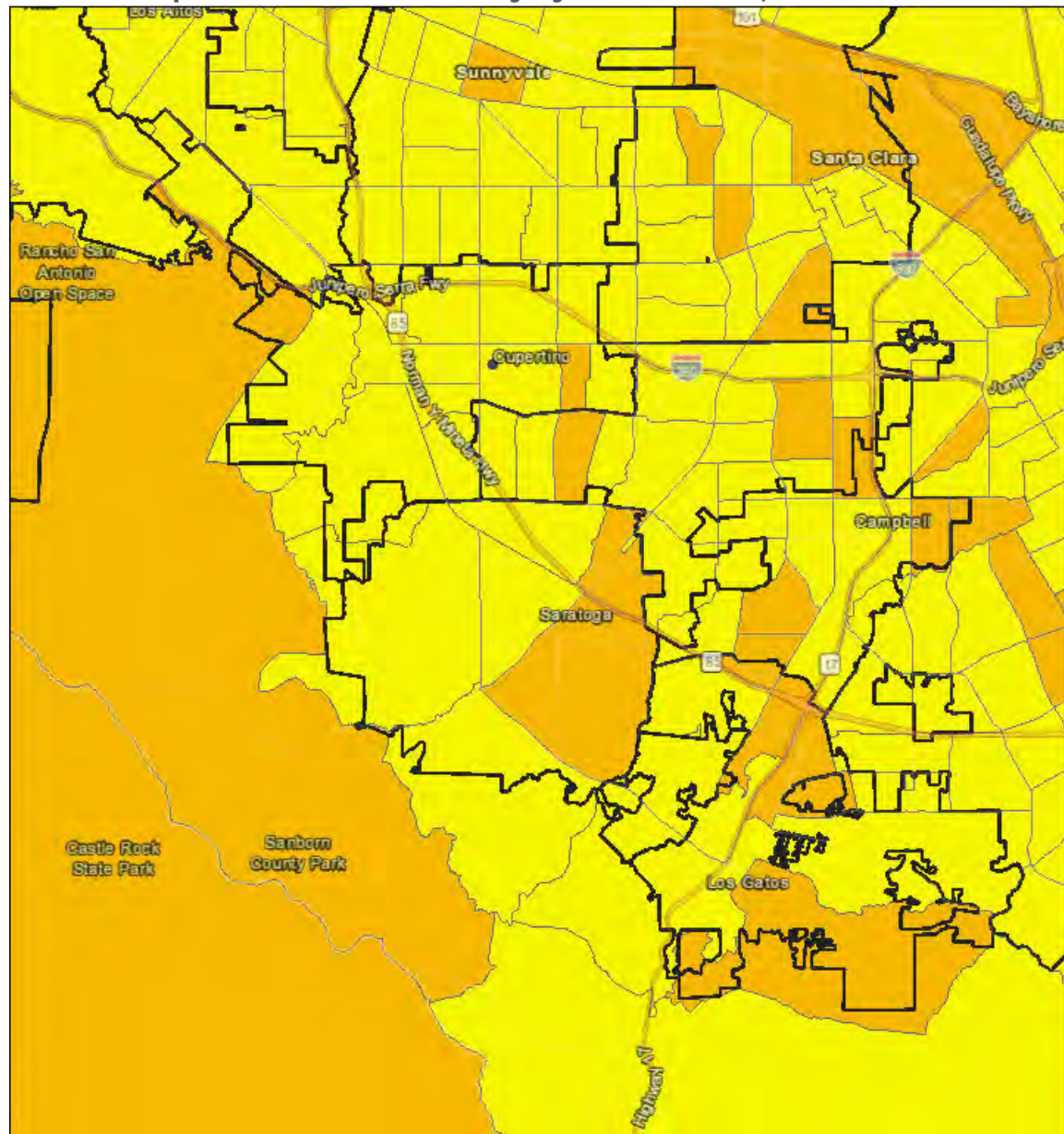


Figure III-20.
Employment by Disability Status, Cupertino, 2019



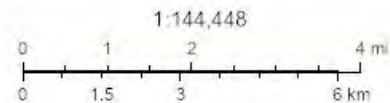
Source: ABAG Housing Needs Data Workbook

Figure III-21.
Share of Population with a Disability by Census Tract, 2019



5/17/2022, 12:59:53 PM

- City/Town Boundaries
- (R) Population with a Disability (ACS, 2015 - 2019) - Tract
- < 10%
- 10% - 20%



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City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

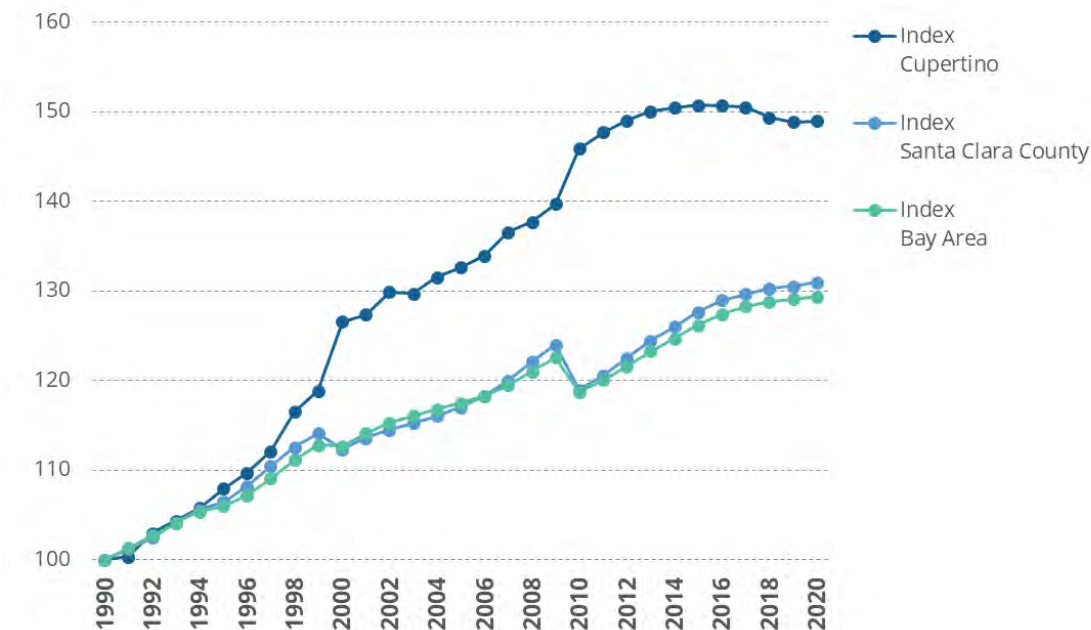
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION IV. Disproportionate Housing Needs

Housing needs.

Figure IV-1.

Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

Figure IV-2.
Housing Permits
Issued by Income
Group, Cupertino,
2015-2019

Source:
ABAG Housing Needs Data
Workbook

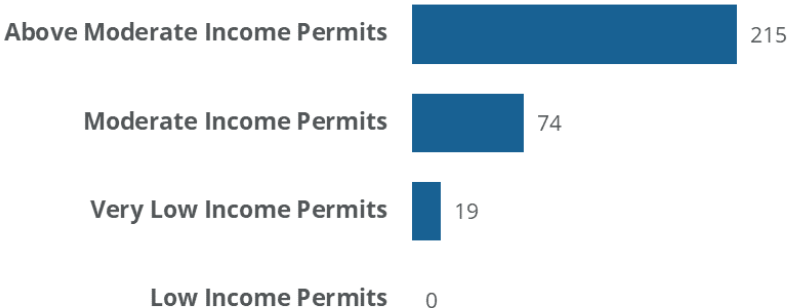


**Figure IV-3.
Housing Units by Year
Built, Cupertino**

Source:
ABAG Housing Needs Data Workbook

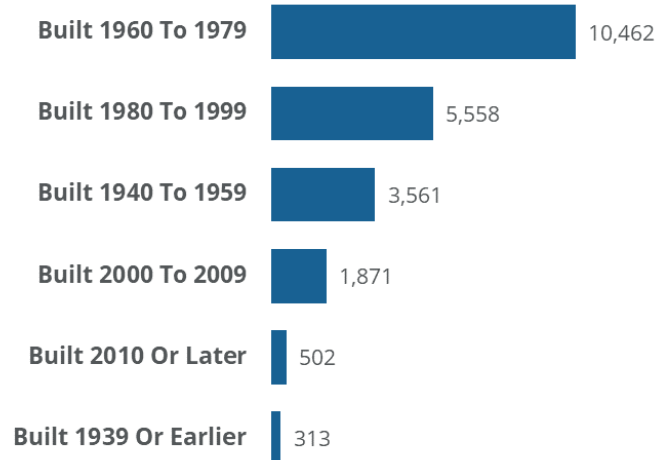
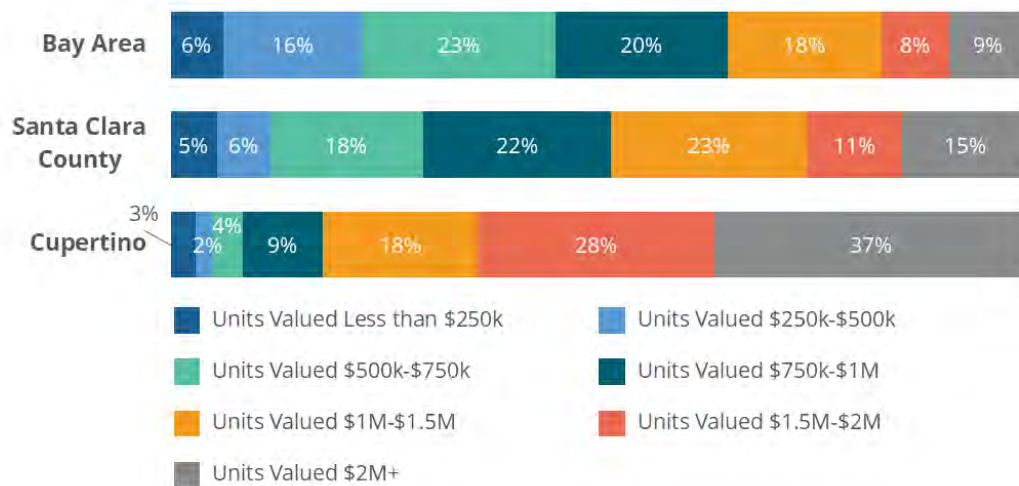
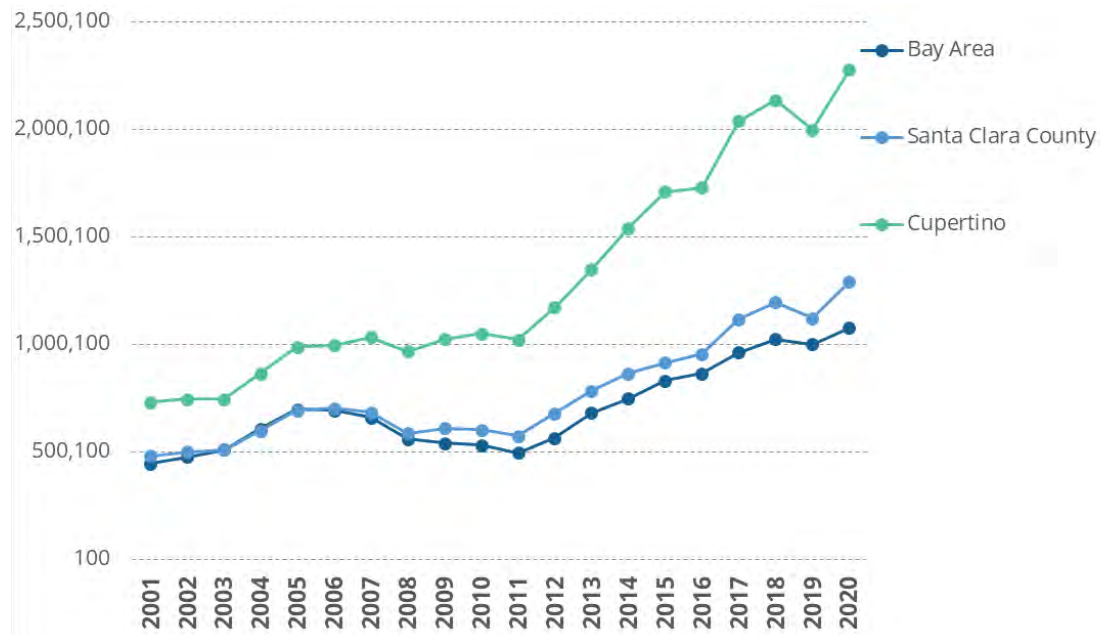


**Figure IV-4.
Distribution of Home Value for Owner Occupied Units, 2019**



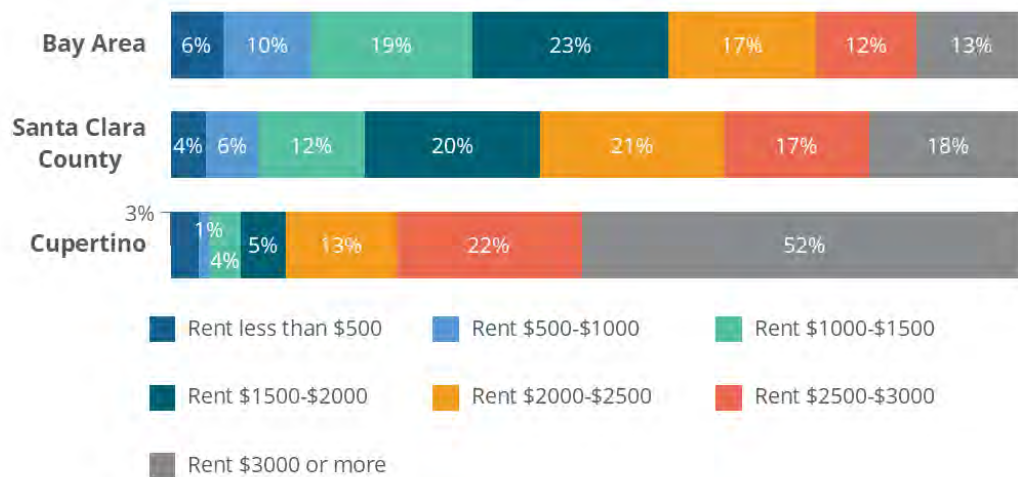
Source: ABAG Housing Needs Data Workbook

Figure IV-5.
Zillow Home Value Index, 2001-2020



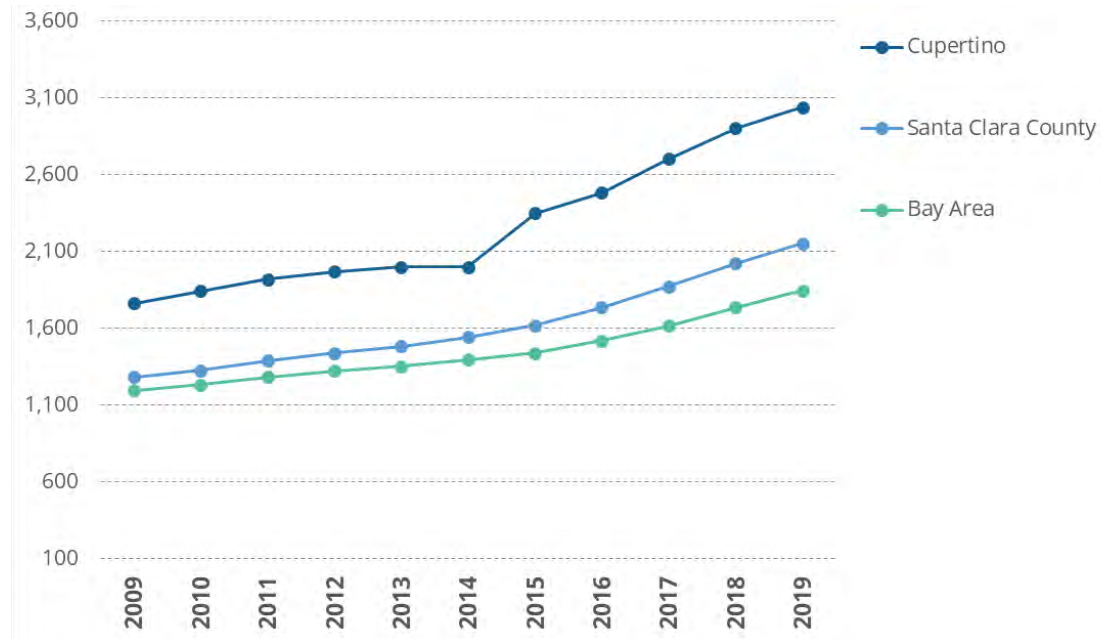
Source: ABAG Housing Needs Data Workbook

Figure IV-6.
Distribution of Contract Rents for Renter Occupied Units, 2019



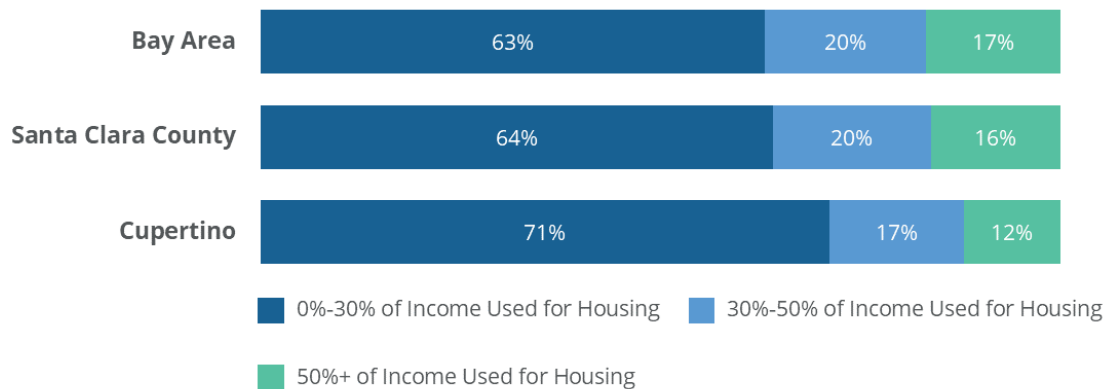
Source: ABAG Housing Needs Data Workbook

Figure IV-7.
Median Contract Rent, 2009-2019



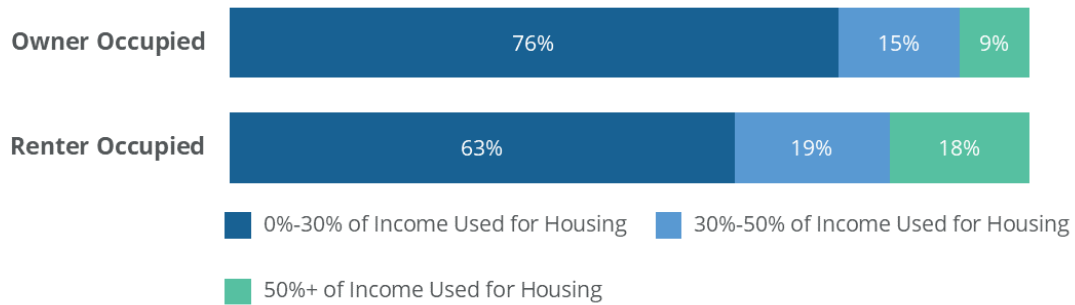
Source: ABAG Housing Needs Data Workbook

Cost burden and severe cost burden.
Figure IV-8.
Overpayment (Cost Burden) by Jurisdiction, 2019



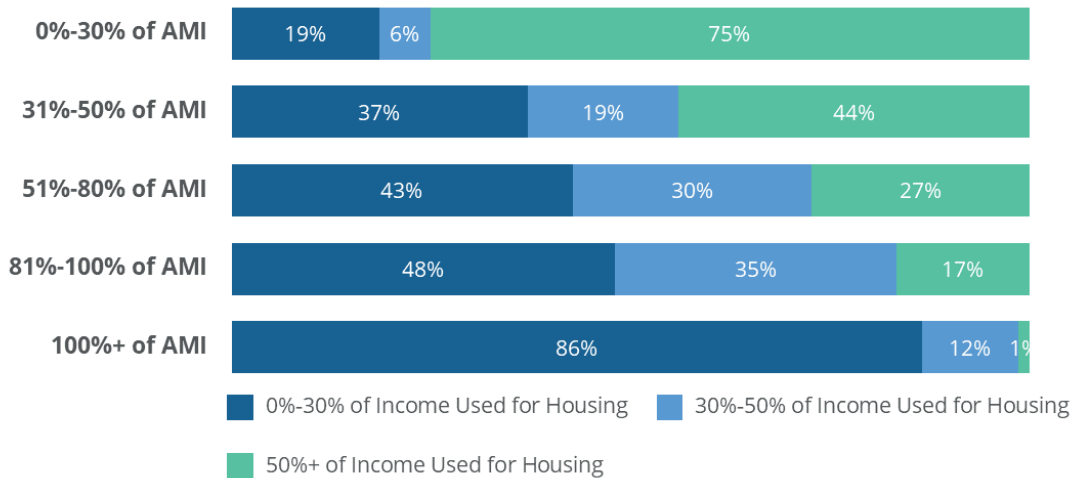
Source: ABAG Housing Needs Data Workbook

Figure IV-9.
Overpayment (Cost Burden) by Tenure, Cupertino, 2019



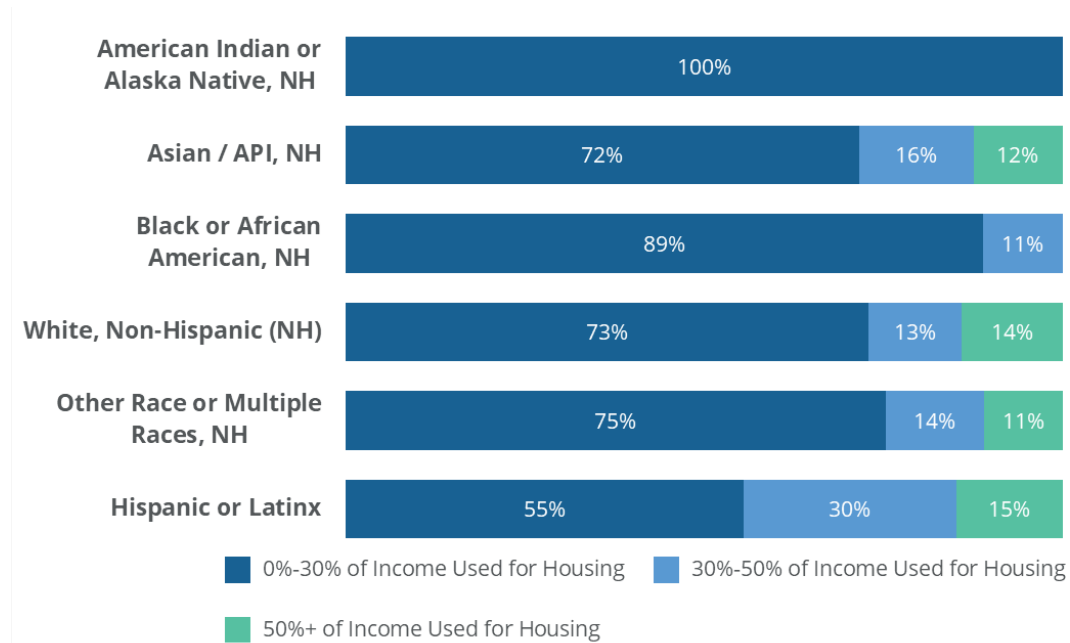
Source: ABAG Housing Needs Data Workbook

Figure IV-10.
Overpayment (Cost Burden) by Area Median Income (AMI), Cupertino, 2019



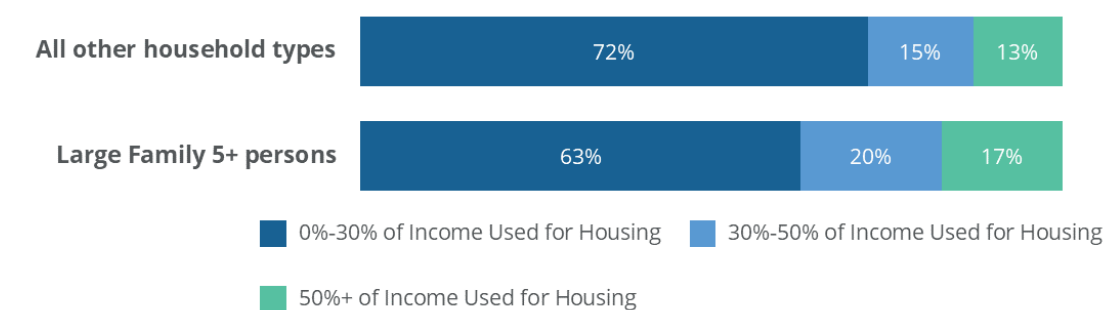
Source: ABAG Housing Needs Data Workbook

Figure IV-11.
Overpayment (Cost Burden) by Race and Ethnicity, Cupertino, 2019



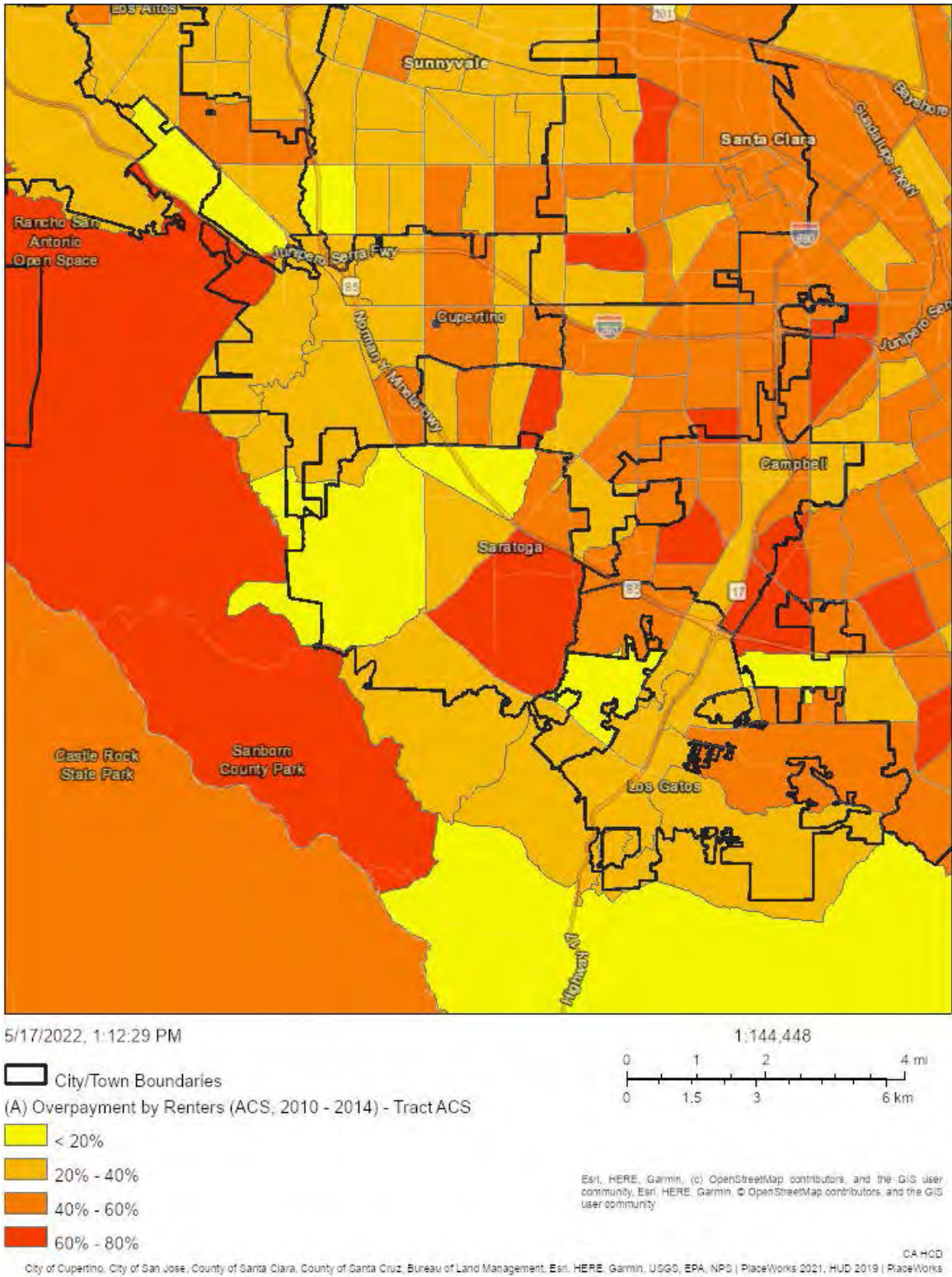
Source: ABAG Housing Needs Data Workbook

Figure IV-12.
Overpayment (Cost Burden) by Family Size, Cupertino, 2019



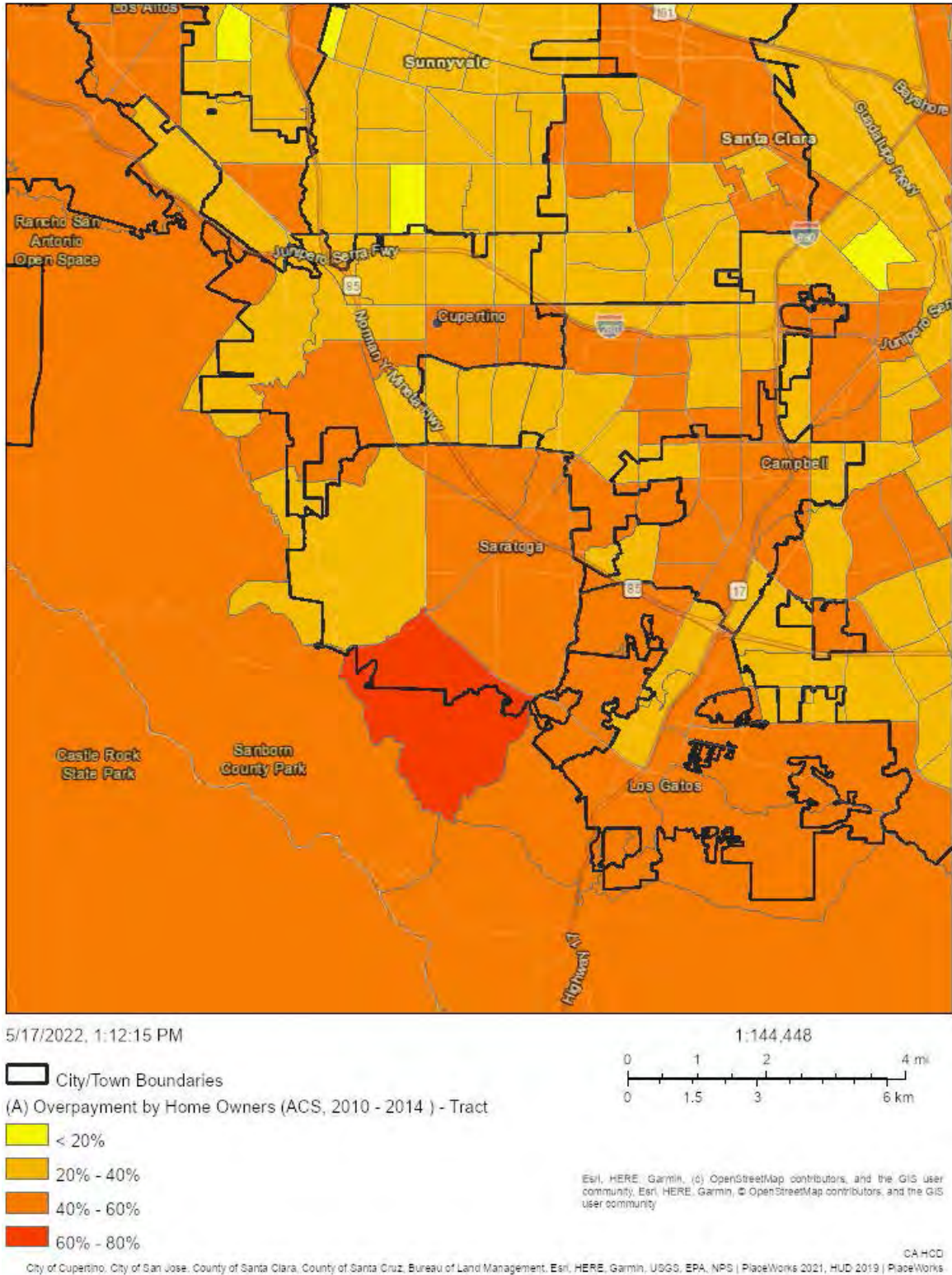
Source: ABAG Housing Needs Data Workbook

Figure IV-13.
Overpayment (Cost Burden) for Renter Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-14.
Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

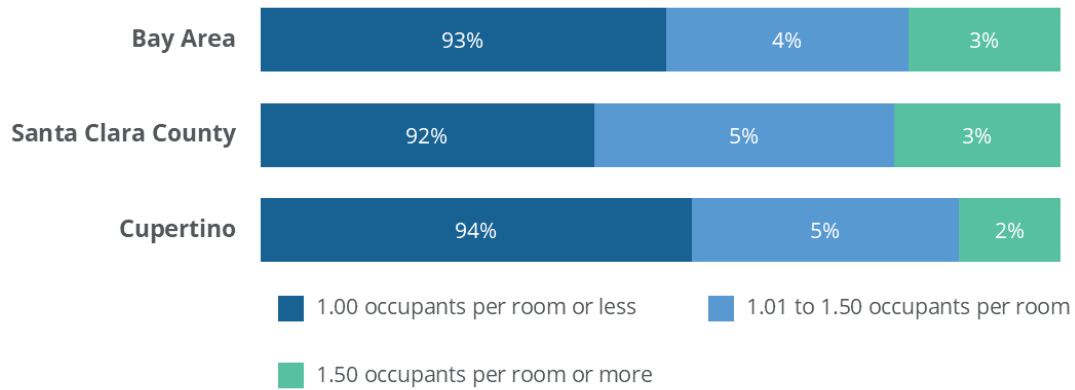


Source: California Department of Housing and Community Development AFFH Data Viewer

Overcrowding.

Figure IV-15.

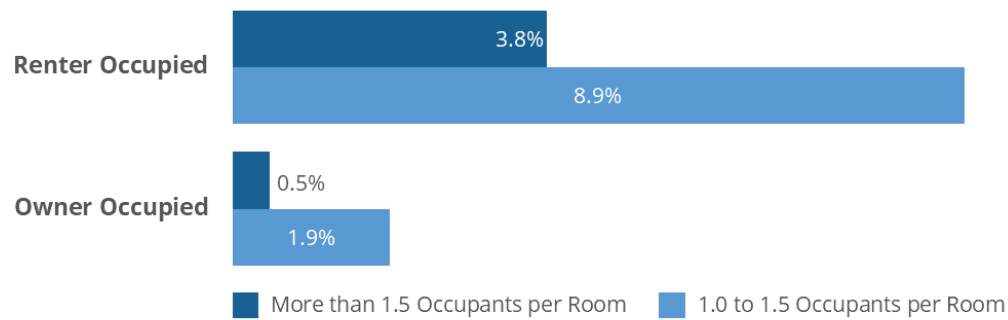
Occupants per Room by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

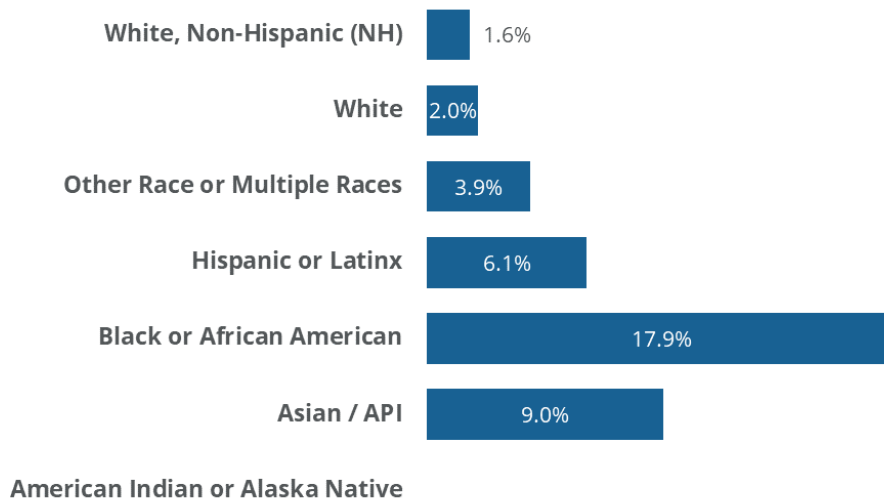
Figure IV-16.

Occupants per Room by Tenure, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

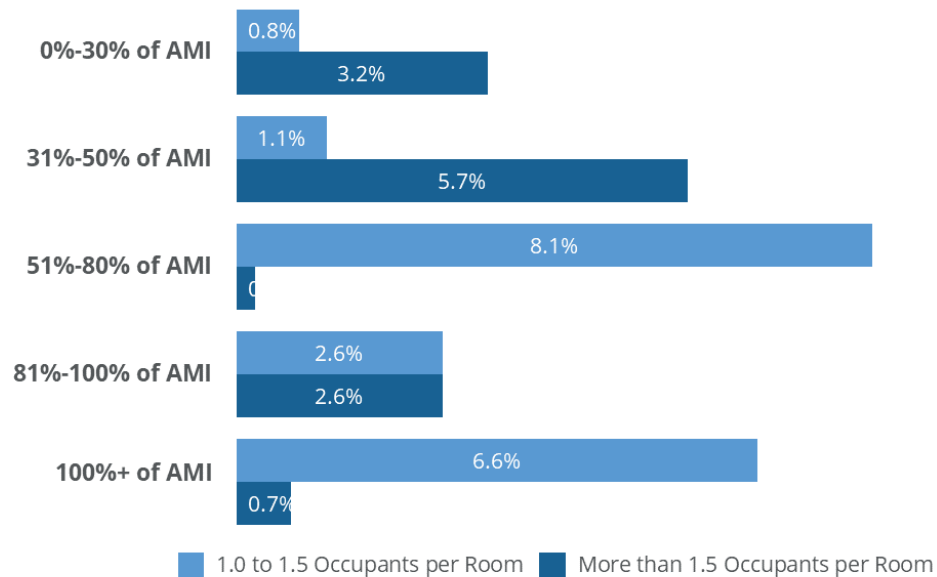
Figure IV-17.
Overcrowding by Race and Ethnicity, Cupertino, 2019



Note: Overcrowding is indicated by more than 1 person per room.

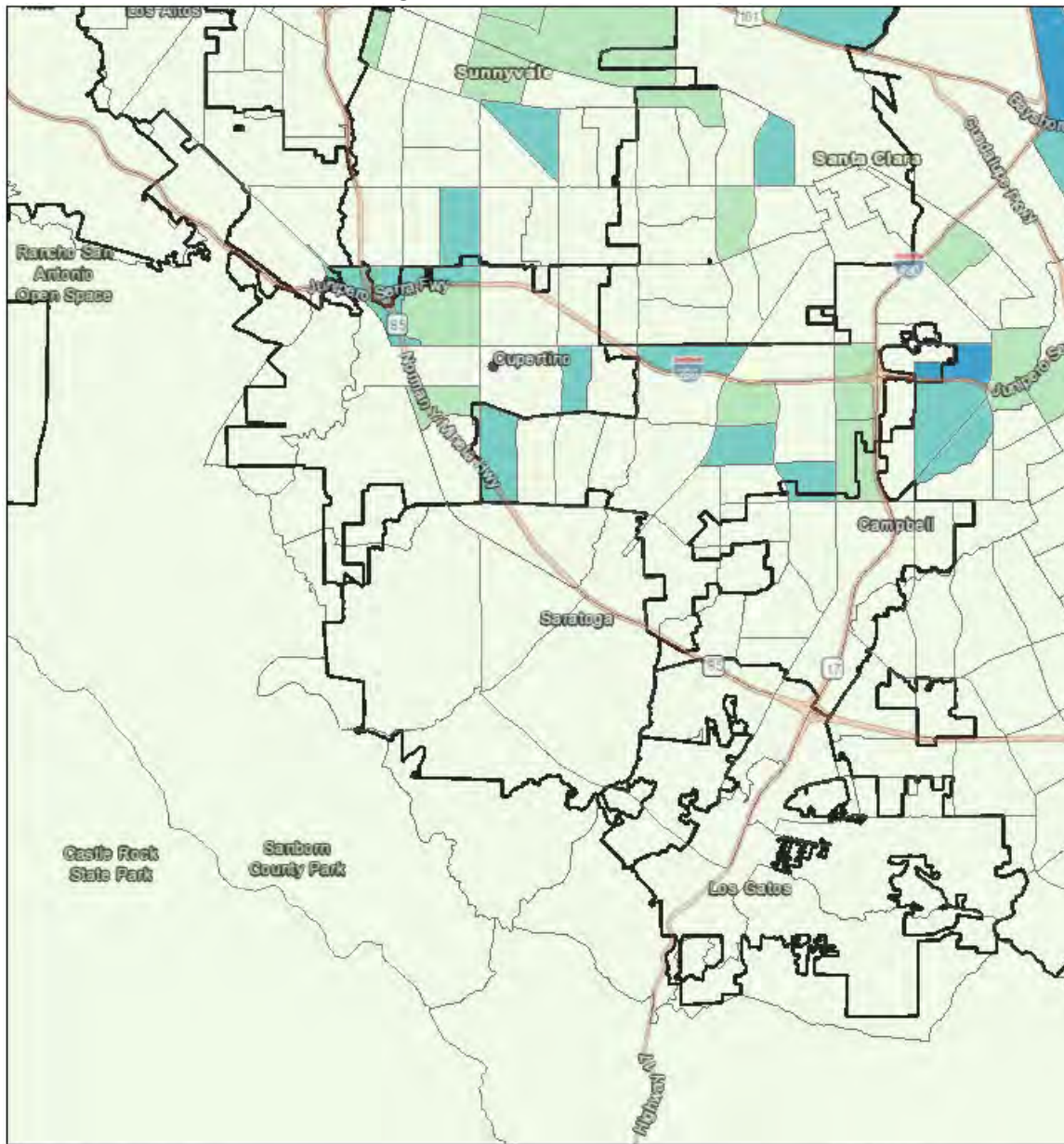
Source: ABAG Housing Needs Data Workbook

Figure IV-18.
Occupants per Room by AMI, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-19.
Overcrowded Households by Census Tract, 2019



5/17/2022, 1:11:51 PM

- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%

1:144,448

0 1 2 4 mi

0 1.5 3 6 km

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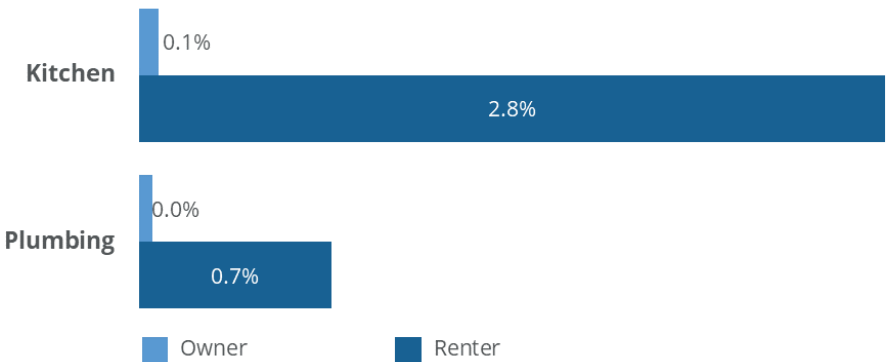
CA HCD
 City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Substandard housing.

Figure IV-20.

Percent of Units Lacking Complete Kitchen and Plumbing Facilities, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

Homelessness.

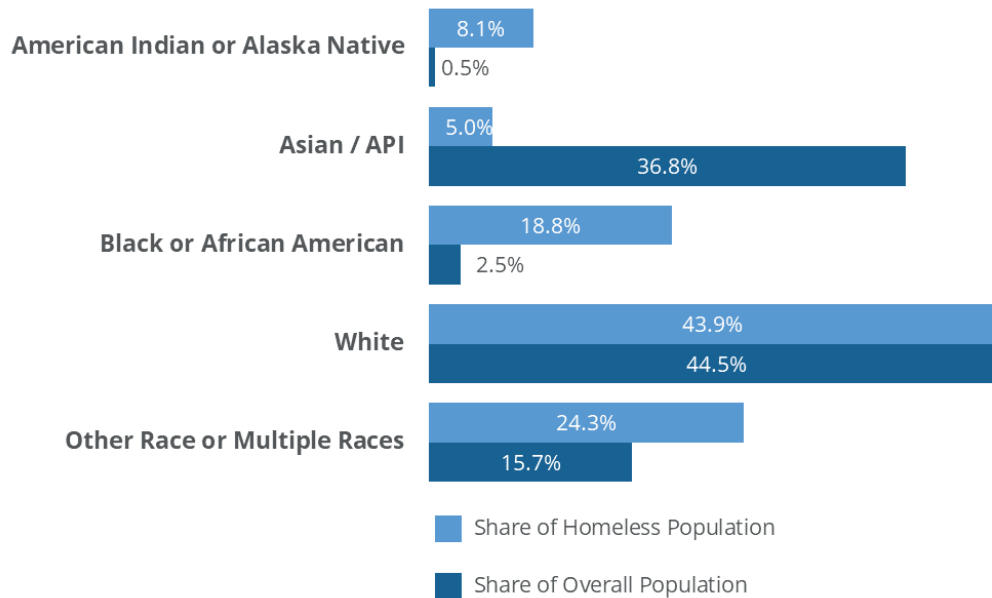
Figure IV-21.

Homelessness by Household Type and Shelter Status, Santa Clara County, 2019

	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	7	377	696
Sheltered - Transitional Housing	3	301	400
Unsheltered	#	243	7,413

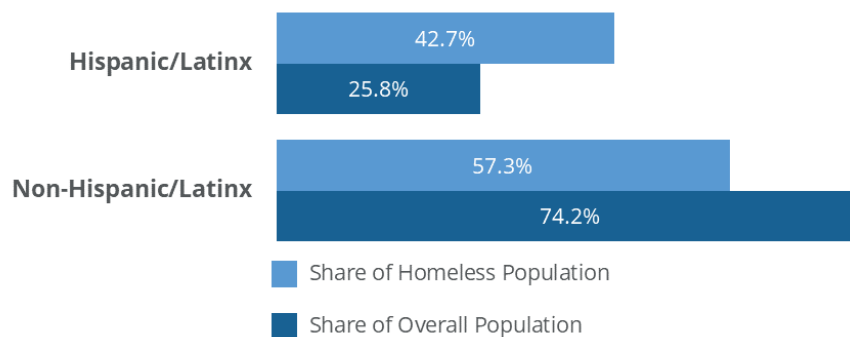
Source:
ABAG Housing Needs Data
Workbook

Figure IV-22.
Share of General and Homeless Populations by Race, Santa Clara County, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-23.
Share of General and Homeless Populations by Ethnicity, Santa Clara County, 2019



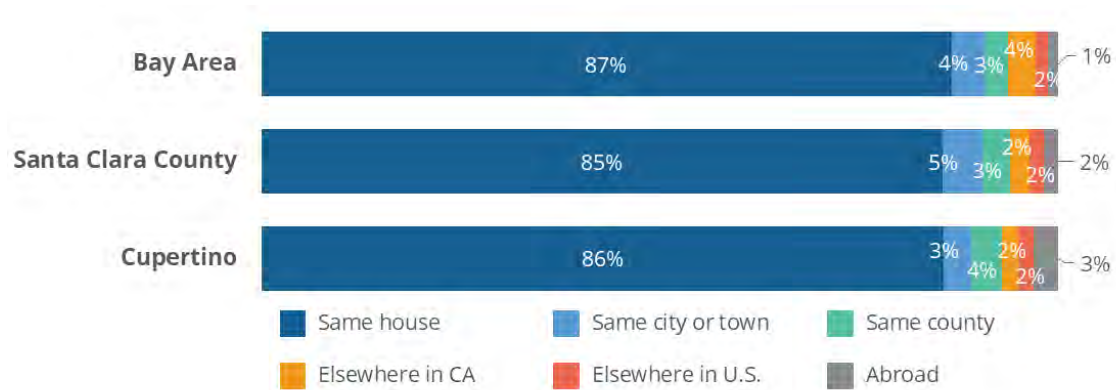
Source: ABAG Housing Needs Data Workbook

Figure IV-24.
Characteristics of the Population Experiencing Homelessness, Santa Clara County, 2019

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	128	5	201	79	52
Sheltered - Transitional Housing	153	11	130	129	20
Unsheltered	1,668	65	2,328	445	383

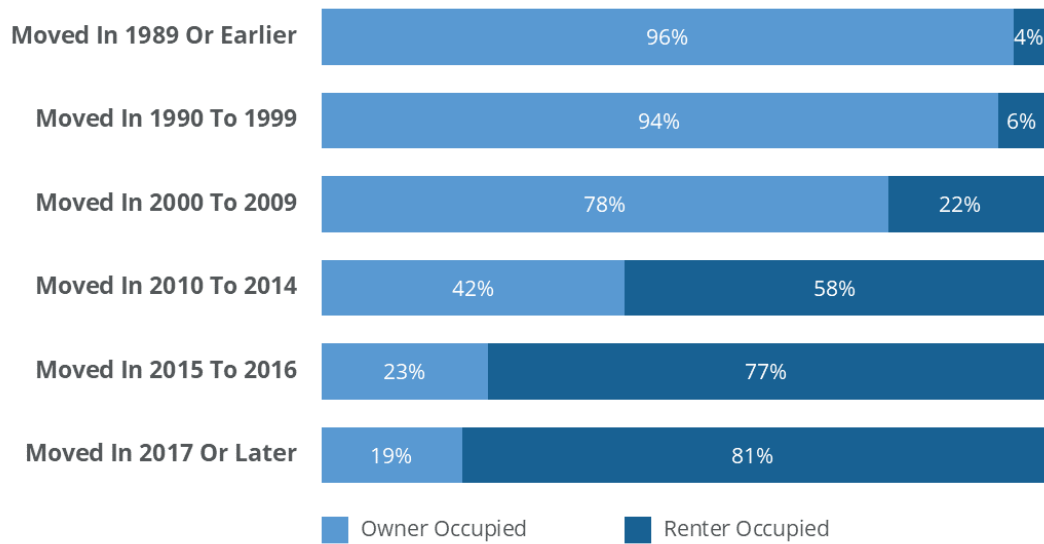
Source: ABAG Housing Needs Data Workbook

Displacement.
Figure IV-25.
Location of Population One Year Ago, Cupertino, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-26.
Tenure by Year Moved to Current Residence, Cupertino, 2019



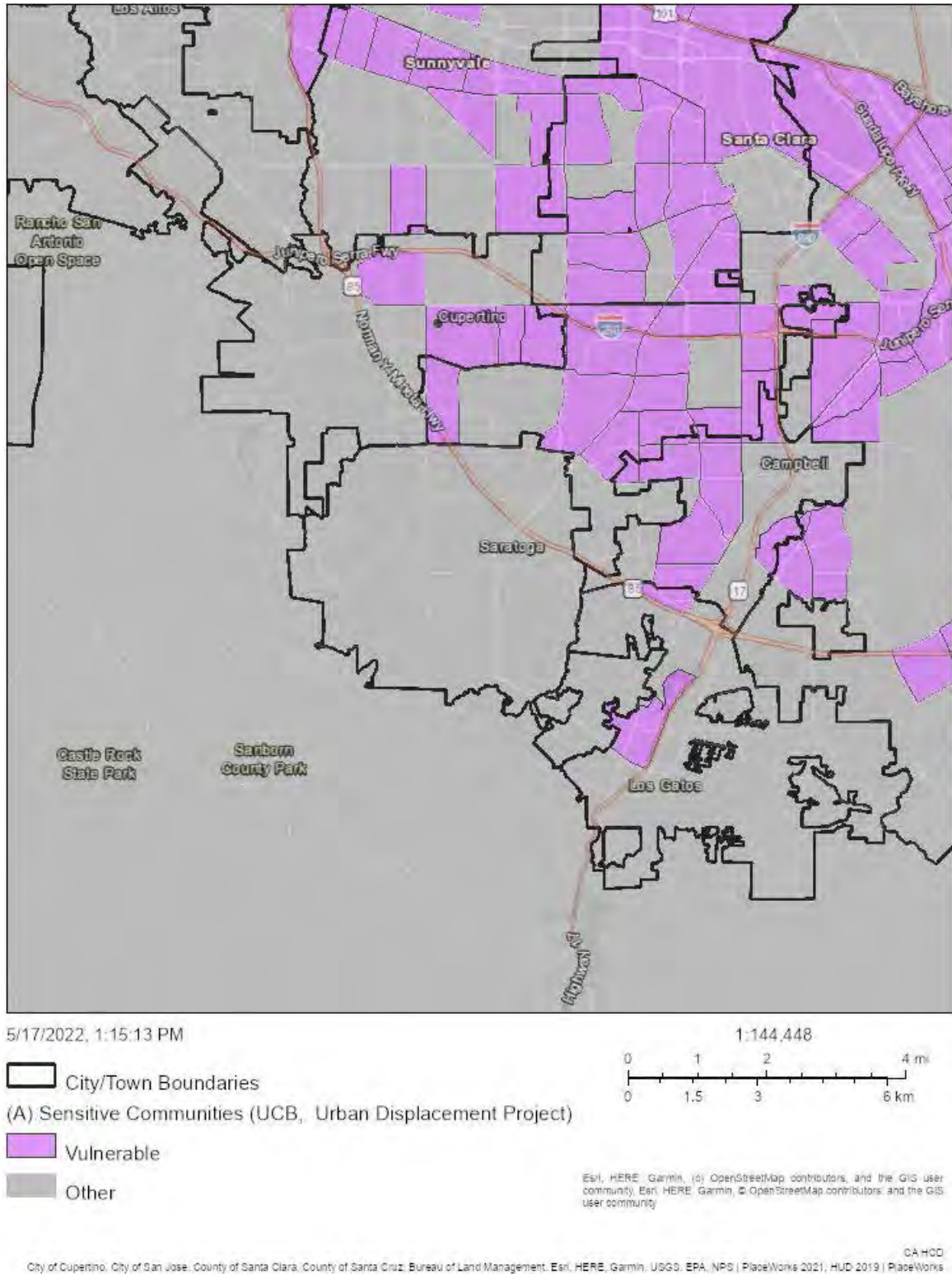
Source: ABAG Housing Needs Data Workbook

Figure IV-27.
Assisted Units at Risk of Conversion, Cupertino, 2019

	Low	Moderate	High	Very High	Total Assisted Units in Database
Cupertino	153	0	0	0	153
Santa Clara County	28,001	1,471	359	58	29,889
Bay Area	110,177	3,375	1,854	1,053	116,459

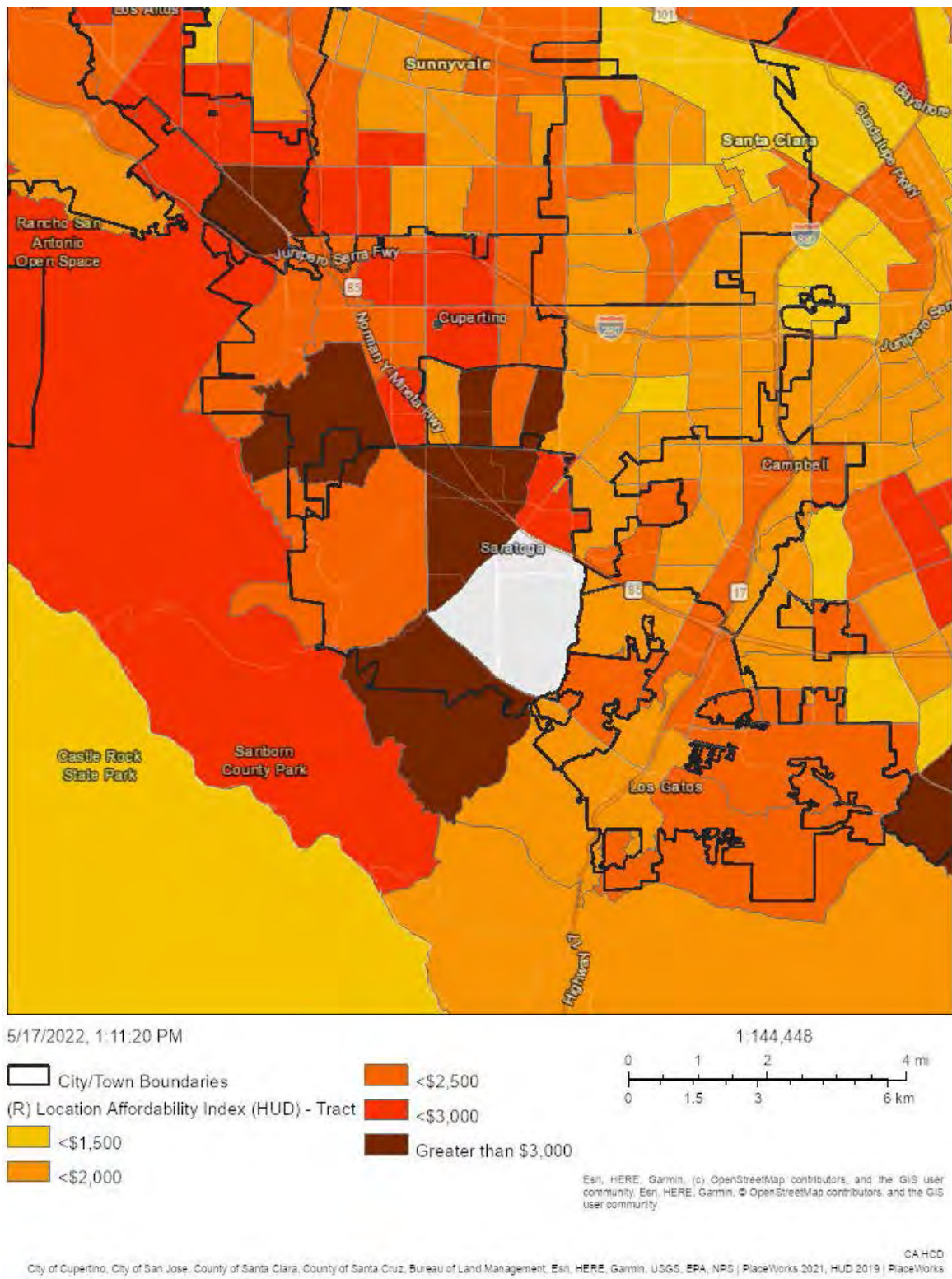
Source: ABAG Housing Needs Data Workbook

Figure IV-28.
Census Tracts Vulnerable to Displacement



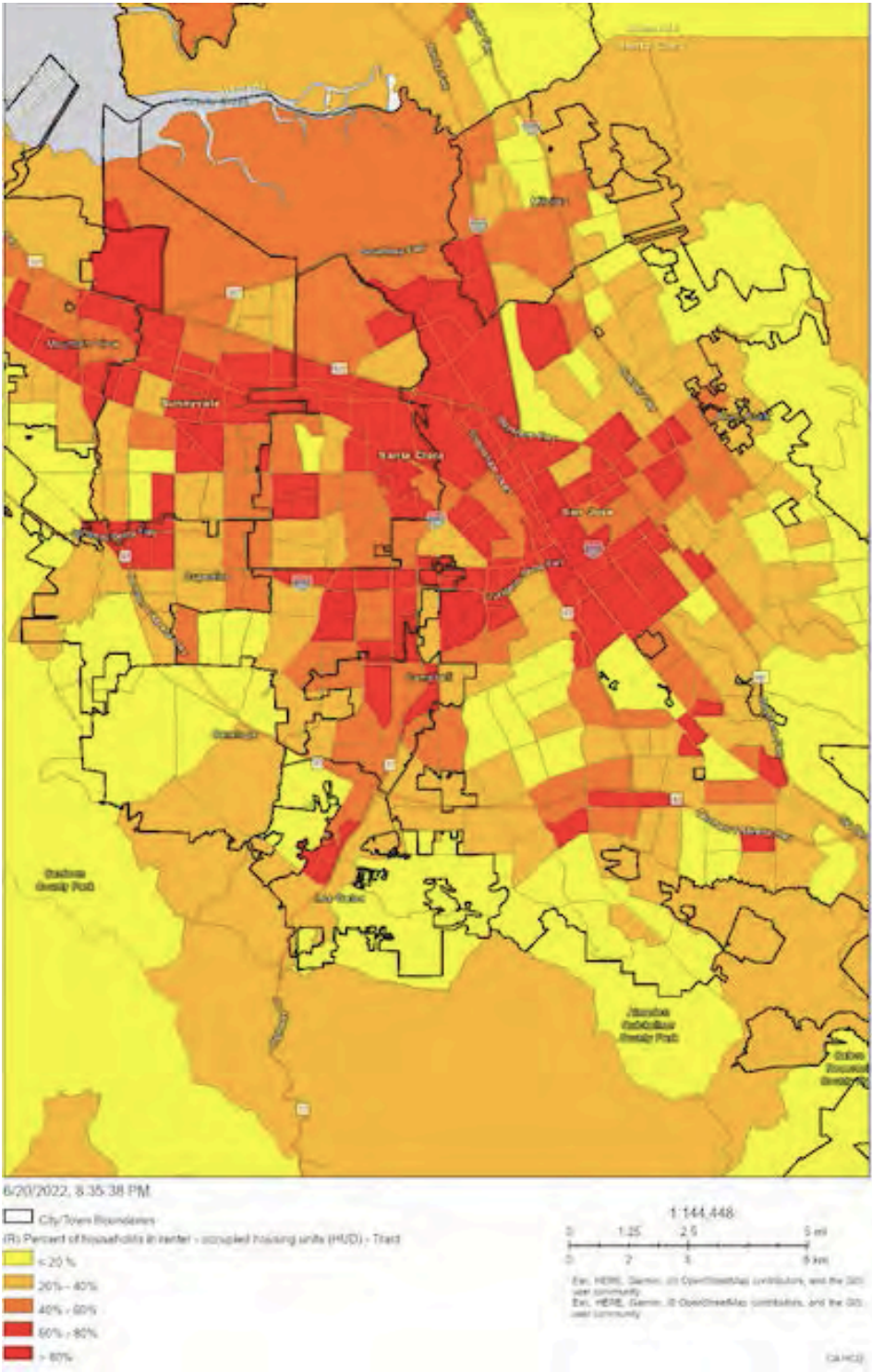
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-29.
Location Affordability Index by Census Tract



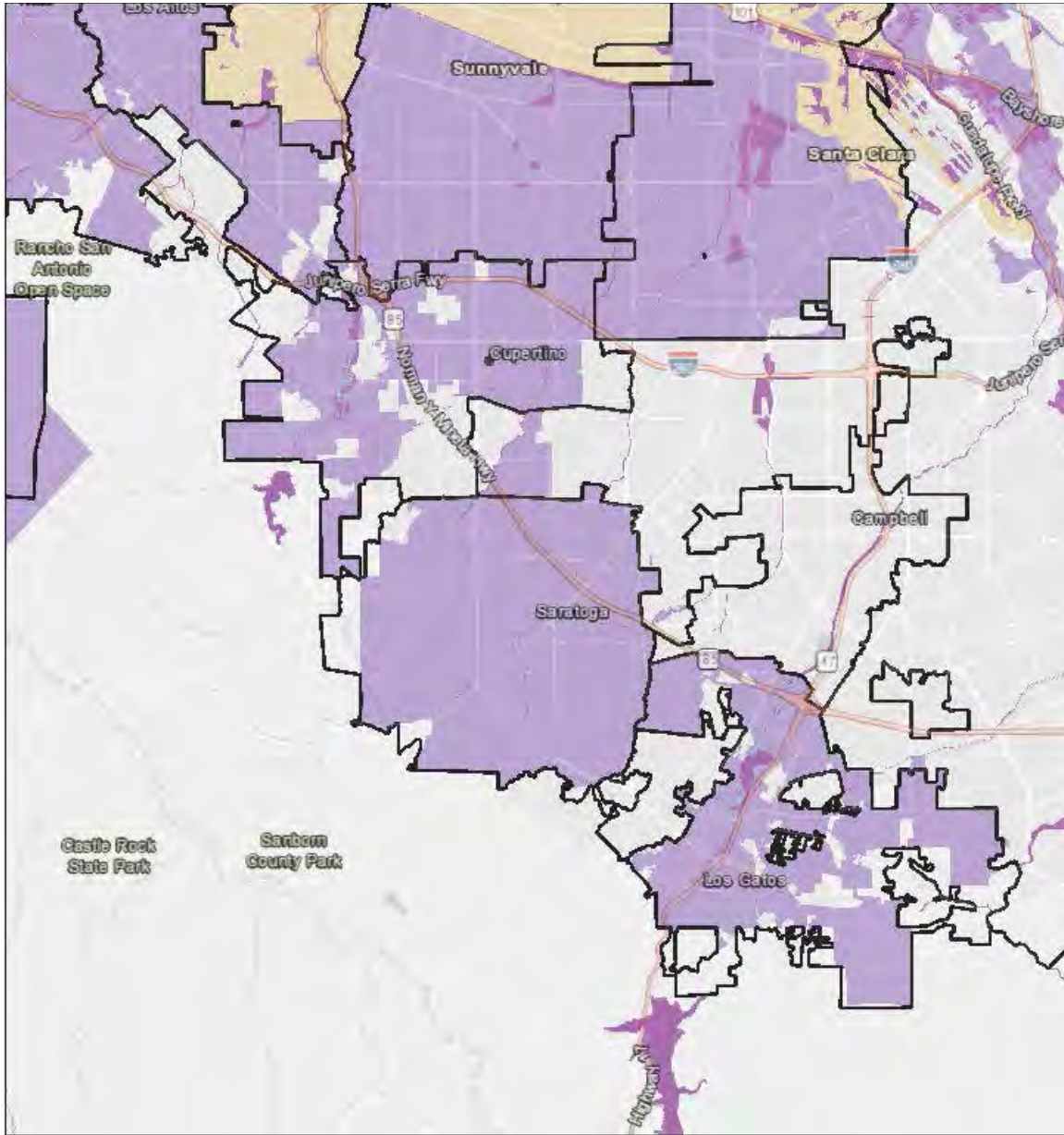
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-30.
Share of Renter Occupied Households by Census Tract, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

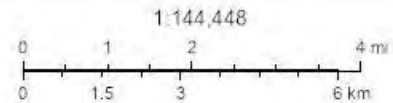
Figure IV-31.
Special Flood Hazard Areas, 2020



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(A) Special Flood Hazard Areas (FEMA, 2020)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- City/Town Boundaries



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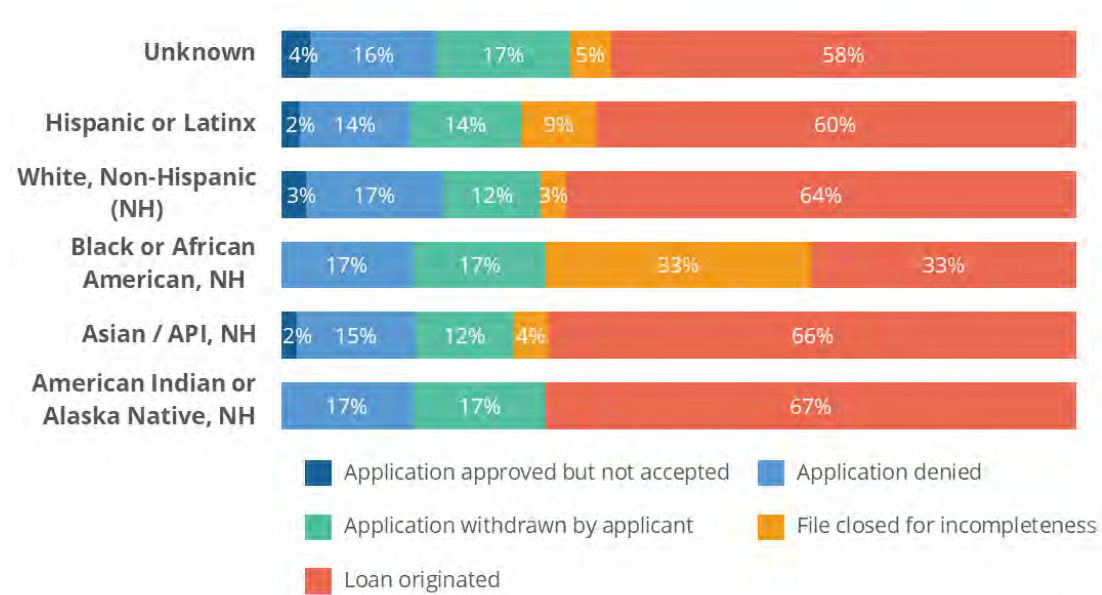
CA HCD
City of Cupertino, City of San Jose, County of Santa Clara, County of Santa Cruz, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, PlaceWorks 2021, HUD 2019, PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Other considerations.

Figure IV-32.

Mortgage Applications by Race and Ethnicity, Cupertino, 2018-2019

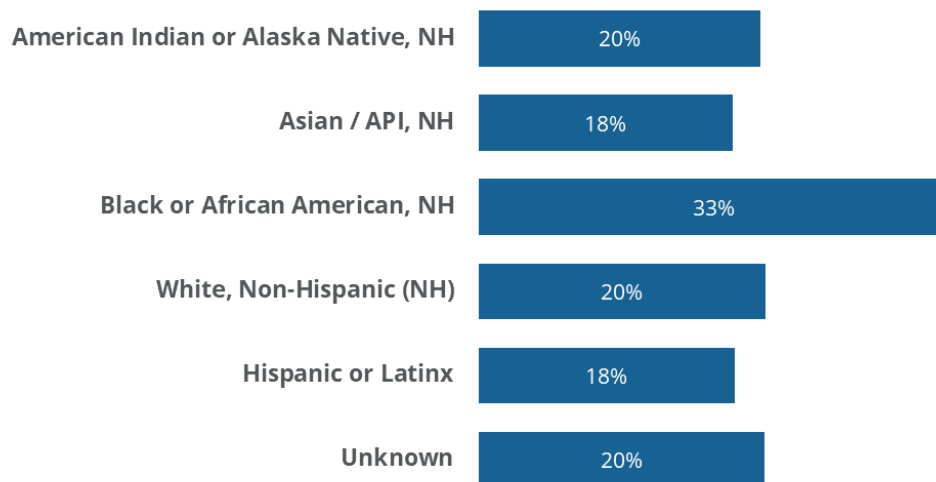


Note: Applications were very low for American Indian/Alaskan Native (6 total), Black/African American (also 6 total), and Hispanic/Latino applicants (33 total).

Source: ABAG Housing Needs Data Workbook

Figure IV-33.

Mortgage Application Denial Rate by Race and Ethnicity, Cupertino, 2018-2019



Source: ABAG Housing Needs Data Workbook

Housing Needs Assessment

B2

APPENDIX

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Table of Contents

APPENDIX B2 HOUSING NEEDS ASSESSMENT	B2-1
B2.1 Introduction.....	B2-1
B2.2 Population, Employment, and Household Characteristics	B2-3
B2.3 Housing Stock Characteristics	B2-20
B2.4 Special Housing Needs	B2-36

Figures

Figure B2-1	Population Growth Trends	B2-4
Figure B2-2	Population by Age, 2000-2019	B2-5
Figure B2-3	Population Age by Race	B2-5
Figure B2-4	Population by Race, 2000-2019	B2-6
Figure B2-5	Jobs in a Jurisdiction	B2-7
Figure B2-6	Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence	B2-8
Figure B2-7	Jobs-Worker Ratios, By Wage Group	B2-9
Figure B2-8	Jobs-Household Ratio	B2-10
Figure B2-9	Resident Employment by Industry	B2-11
Figure B2-10	Unemployment Rate.....	B2-12
Figure B2-11	Households by Household Income Level	B2-13
Figure B2-12	Household Income Level by Tenure	B2-14
Figure B2-13	Poverty Status by Race	B2-15
Figure B2-14	Housing Tenure.....	B2-16
Figure B2-15	Housing Tenure by Race of Householder	B2-17
Figure B2-16	Housing Tenure by Age	B2-18
Figure B2-17	Housing Tenure by Housing Type	B2-18
Figure B2-18	Households by Displacement Risk and Tenure.....	B2-20
Figure B2-19	Housing Type Trends	B2-21
Figure B2-20	Housing Units by Year Structure Built	B2-22

Figure B2-21	Vacant Units by Type	B2-23
Figure B2-22	Substandard Housing Issues	B2-26
Figure B2-23	Home Values of Owner-Occupied Units	B2-26
Figure B2-24	Zillow Home Value Index (ZHVI)	B2-27
Figure B2-25	Contract Rents for Renter-Occupied Units	B2-28
Figure B2-26	Median Contract Rent	B2-29
Figure B2-27	Cost Burden by Tenure	B2-30
Figure B2-28	Cost Burden by Income Level	B2-30
Figure B2-29	Cost Burden by Race	B2-31
Figure B2-30	Cost Burden by Household Size	B2-32
Figure B2-31	Cost-Burdened Senior Households by Income Level.....	B2-33
Figure B2-32	Overcrowding by Tenure and Severity	B2-34
Figure B2-33	Overcrowding by Income Level and Severity	B2-35
Figure B2-34	Overcrowding by Race.....	B2-36
Figure B2-35	Household Size by Tenure	B2-37
Figure B2-36	Housing Units by Number of Bedrooms	B2-37
Figure B2-37	Household Type.....	B2-38
Figure B2-38	Female-Headed Households by Poverty Status.....	B2-39
Figure B2-39	Senior Households by Income and Tenure	B2-40
Figure B2-40	Disability by Type.....	B2-41
Figure B2-41	Homelessness by Household Type and Shelter Status, Santa Clara County	B2-43
Figure B2-42	Racial Group Share of General and Homeless Populations, Santa Clara County	B2-44
Figure B2-43	Latinx Share of General and Homeless Populations, Santa Clara County	B2-45
Figure B2-44	Characteristics for the Population Experiencing Homelessness, Santa Clara County	B2-46
Figure B2-45	Farm Operations and Farm Labor by County, Santa Clara County	B2-48
Figure B2-46	Population with Limited English Proficiency	B2-49

Tables

Table B2-1	Population Growth Trends	B2-3
Table B2-2	Housing Permits by Income Group, 2015 to 2021	B2-23
Table B2-3	Assisted Units at Risk of Conversion	B2-24
Table B2-4	Population with Developmental Disabilities by Age	B2-42
Table B2-5	Population with Developmental Disabilities by Residence	B2-42
Table B2-6	Students in Local Public Schools Experiencing Homelessness ...	B2-47
Table B2-7	Migrant Worker Student Population	B2-47
Table B2-8	Homeless Facilities Near Cupertino	B2-49

Appendix B2

Housing Needs Assessment

B2.1 Introduction

This section of the Housing Element Technical Appendix describes existing housing needs and conditions in the City of Cupertino. The analysis in this section primarily utilizes data compiled by Association of Bay Area Governments (ABAG) in the “Housing Needs Data Report: Cupertino” (ABAG/MTC, Baird + Driskell Community Planning, April 2, 2021). This data packet was approved by the California Department of Housing and Community Development (HCD).

Overview of Bay Area Housing

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Cupertino.

Summary of Key Facts

- **Population.** Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Cupertino increased by 17.7 percent from 2000 to 2020, which is above the growth rate of the Bay Area.
- **Age.** The population of those under 14 has decreased since 2010, while the 65-and-over population has increased.
- **Race/Ethnicity.** In 2020, 25.2 percent of Cupertino’s population was White while 0.8 percent was African American, 67.7 percent was Asian, and 3.3 percent was Latinx. People of color in Cupertino comprise a majority of the overall proportion in the Bay Area as a whole.

- **Employment.** Cupertino residents most commonly work in the Financial & Professional Services industry. From January 2010 to January 2021, the unemployment rate in Cupertino decreased by 5.0 percentage points. Between 2010 and 2018, the number of jobs located in the jurisdiction increased by 19,322 (59.1 percent). Additionally, the jobs-household ratio in Cupertino has increased from 1.53 in 2002 to 2.6 jobs per household in 2018.
- **Displacement/Gentrification.** According to research from The University of California, Berkeley, no households in Cupertino live in neighborhoods that are susceptible to or experiencing displacement, and none live in areas at risk of or undergoing gentrification. 91.8 percent of households in Cupertino live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Number of Homes.** The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Cupertino increased 0.1 percent from 2010 to 2020, which is below the growth rate for Santa Clara County and below the growth rate of the region's housing stock during this time period.
- **Housing Type.** It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 57.1 percent of homes in Cupertino were single family detached, 12.2 percent were single family attached, 9.6 percent were small multifamily (B2-4 units), and 21.1 percent were medium or large multifamily (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units.
- **Home Prices.** Home prices in Cupertino create a barrier for lower-income residents to live and thrive in the community.
 - **Ownership.** The largest proportion of homes had a value in the range of \$2M+ in 2019. Home prices increased by 116.8 percent from 2010 to 2020.
 - **Rental Prices.** The typical contract rent for an apartment in Cupertino was \$3,040 in 2019. Rental prices increased by 52.0 percent from 2009 to 2019.
- **Cost Burden.** The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Cupertino, 15.3 percent of households spend 30 percent-50 percent of their income on housing, while 13.1 percent of households are severely cost burden and use the majority of their income for housing.

- **Special Housing Needs.** Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Cupertino, 5.7 percent of residents have a disability of any kind and may require accessible housing. Additionally, 6.7 percent of Cupertino households are larger households with five or more people, who likely need larger housing units with three bedrooms or more.

B2.2 Population, Employment, and Household Characteristics

Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

According to the data, the population of Cupertino was estimated to be 59,549 in 2020. The population of Cupertino makes up about 3.0 percent of Santa Clara County.¹ In Cupertino, roughly 14.3 percent of its population moved during the past year, a number that is slightly higher than the regional rate of 13.4 percent. [Table B2-1. Population Growth Trends](#), shows population growth trends for Cupertino, Santa Clara County, and the Bay Area as a whole.

Table B2-1 Population Growth Trends

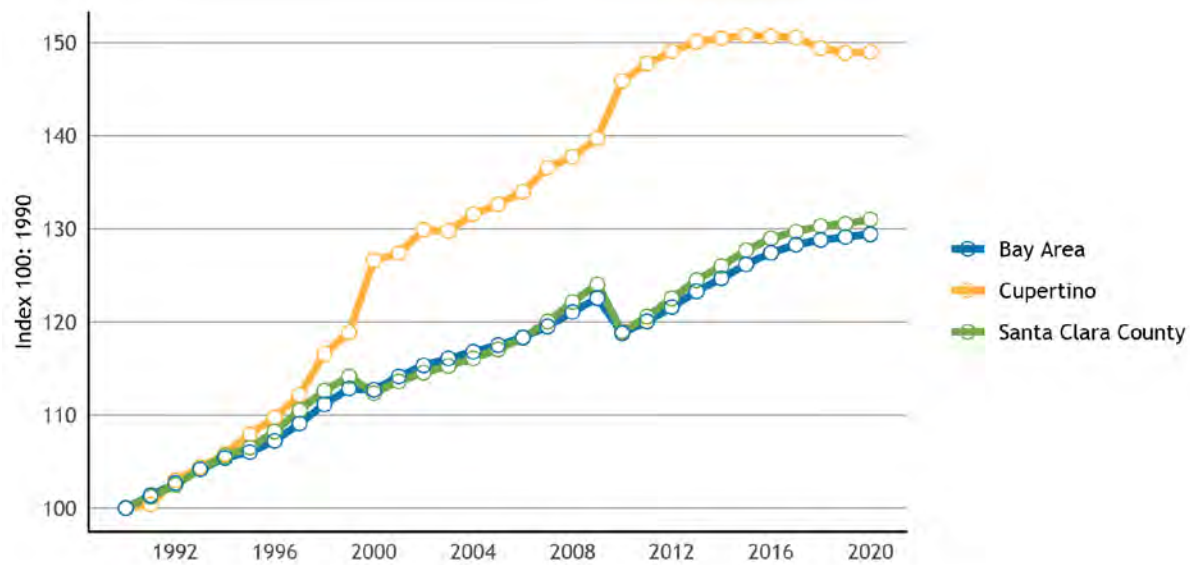
Geography	1990	1995	2000	2005	2010	2015	2020
Cupertino	39,967	43,142	50,602	53,012	58,302	60,260	59,549
Santa Clara Co.	1,497,577	1,594,818	1,682,585	1,752,696	1,781,642	1,912,180	1,961,969
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

SOURCE: California Department of Finance, E-5 series

NOTE: Universe: Total population; For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

Since 2000, Cupertino's population has increased by approximately 17.7 percent, which is below the rate for the region as a whole, at 14.8 percent. From 1990 to 2000, the population increased by 26.6 percent. During the first decade of the 2000s the population increased by 15.2 percent. In the most recent decade, the population increased by 2.1 percent. [Figure B2-1, Population Growth Trends](#), shows population growth trends in percentages.

¹ To compare the rate of growth across various geographic scales, Figure B2-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Figure B2-1 Population Growth Trends

Source: California Department of Finance, E-5 series

Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

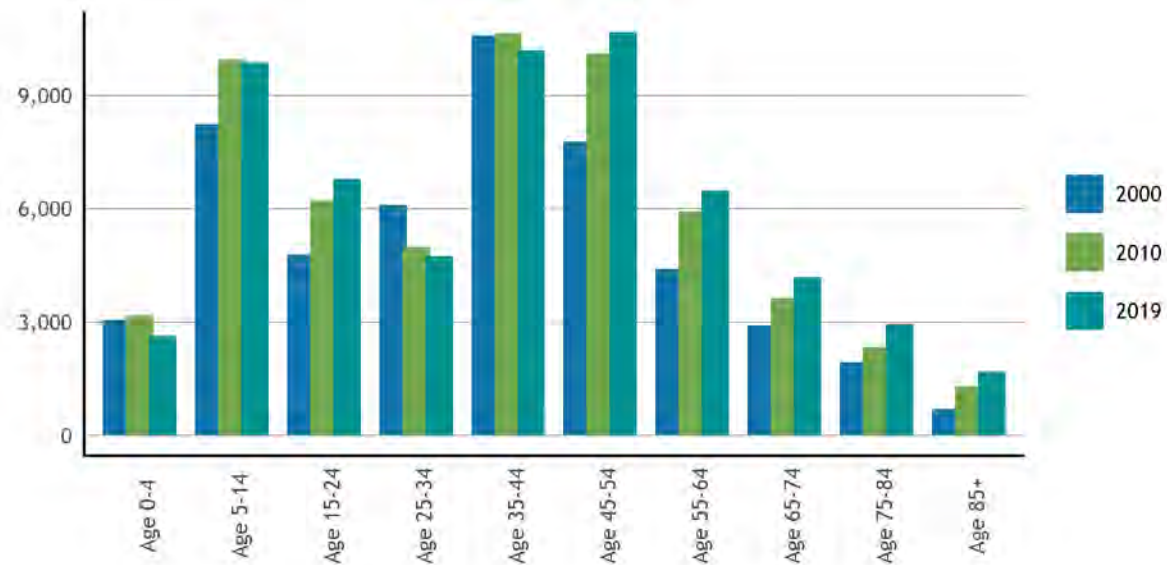
Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Cupertino, the median age in 2000 was approximately 38 years. By 2019, the median age increased to approximately 40 years. The population of those under 14 has decreased since 2010, while the 65-and-over population has increased. [Figure B2-2, Population by Age, 2000-2019](#), shows population by age for the years 2000, 2010, and 2019.

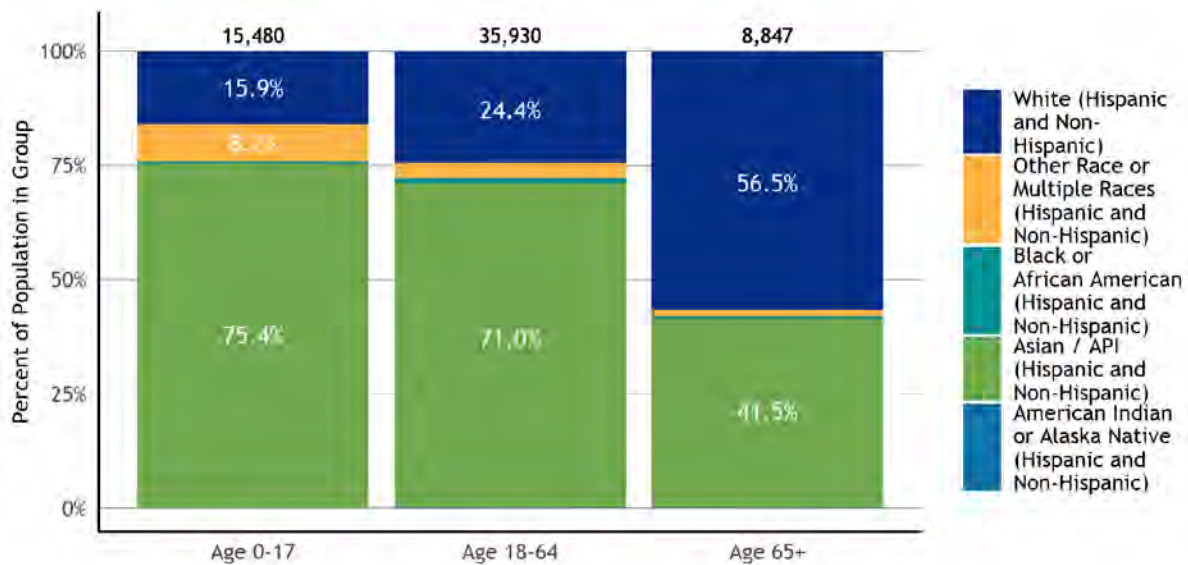
Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color² make up 43.5 percent of seniors and 84.1 percent of youth under 18. [Figure B2-3, Population Age by Race](#), shows population age by race.

² Here, all non-white racial groups are counted

Figure B2-2 Population by Age, 2000-2019

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Note: Universe: Total population

Figure B2-3 Population Age by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G). For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

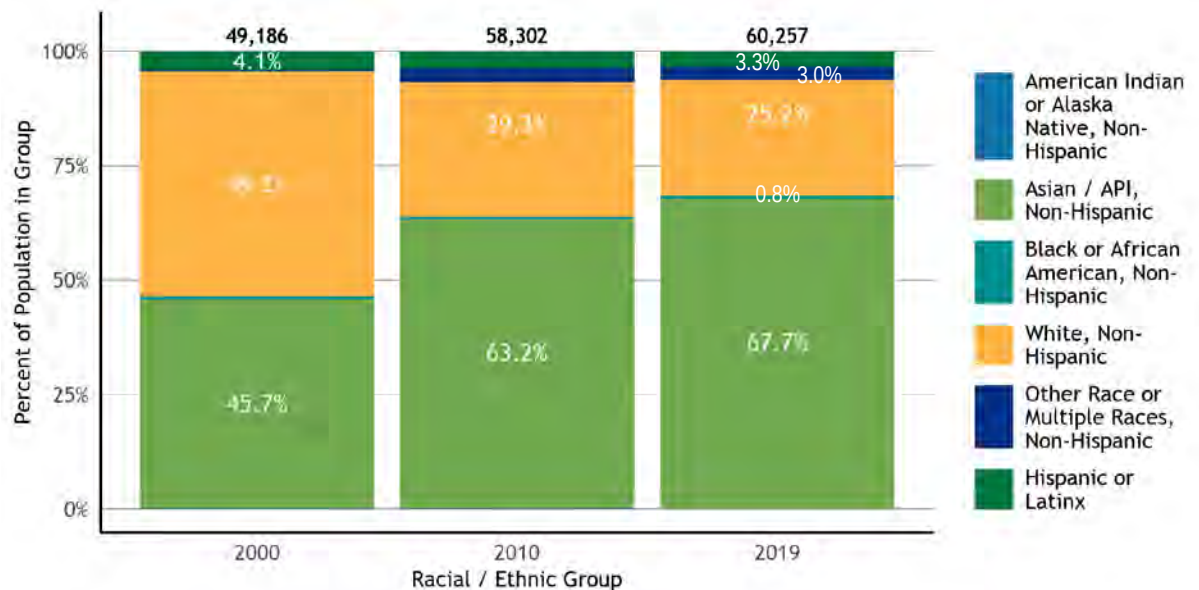
Notes: Universe: Total population. In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.³

Since 2000, the percentage of residents in Cupertino identifying as *White, Non-Hispanic* has decreased by 24.0 percentage points, with this 2019 population standing at 15,168. By the same token the percentage of residents of all *Other Race of Multiple Races, Non-Hispanic* has increased. In absolute terms, the *Asian/API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most. [Figure B2-4 Population by Race, 2000-2019](#), shows population by race for 2000, 2010, and 2019.

Figure B2-4 Population by Race, 2000-2019



Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Notes: Universe: Total population. Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

³ See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

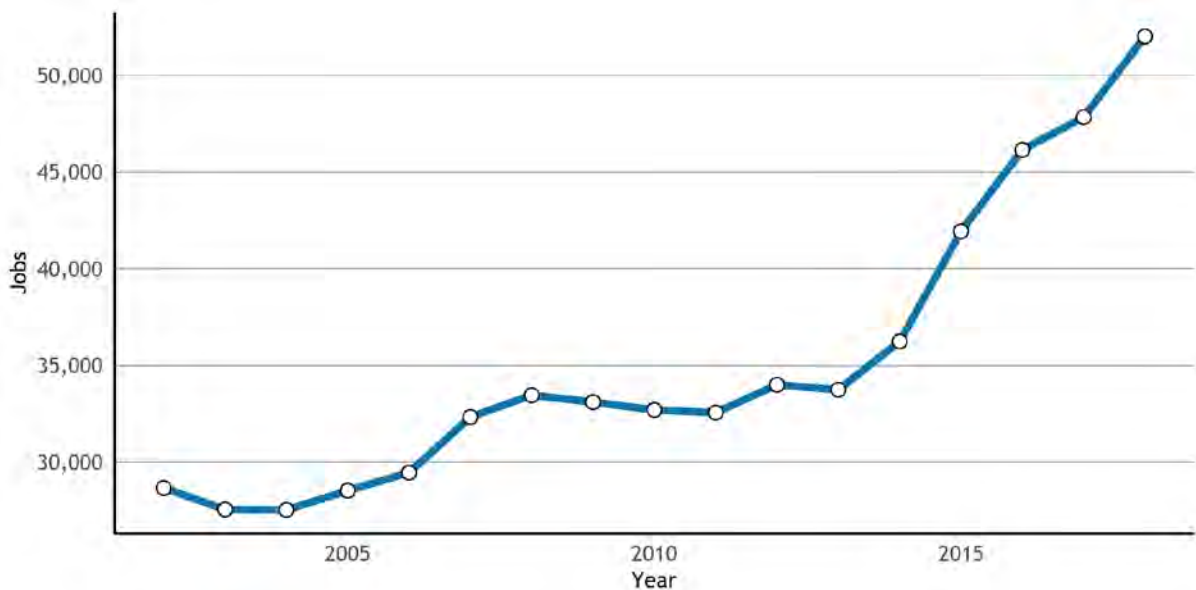
Employment Trends

Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2010 and 2018, the number of jobs in Cupertino increased by 59.1 percent. [Figure B2-5, Jobs in a Jurisdiction](#), shows jobs in Cupertino between 2002 and 2018.

Figure B2-5 Jobs in a Jurisdiction



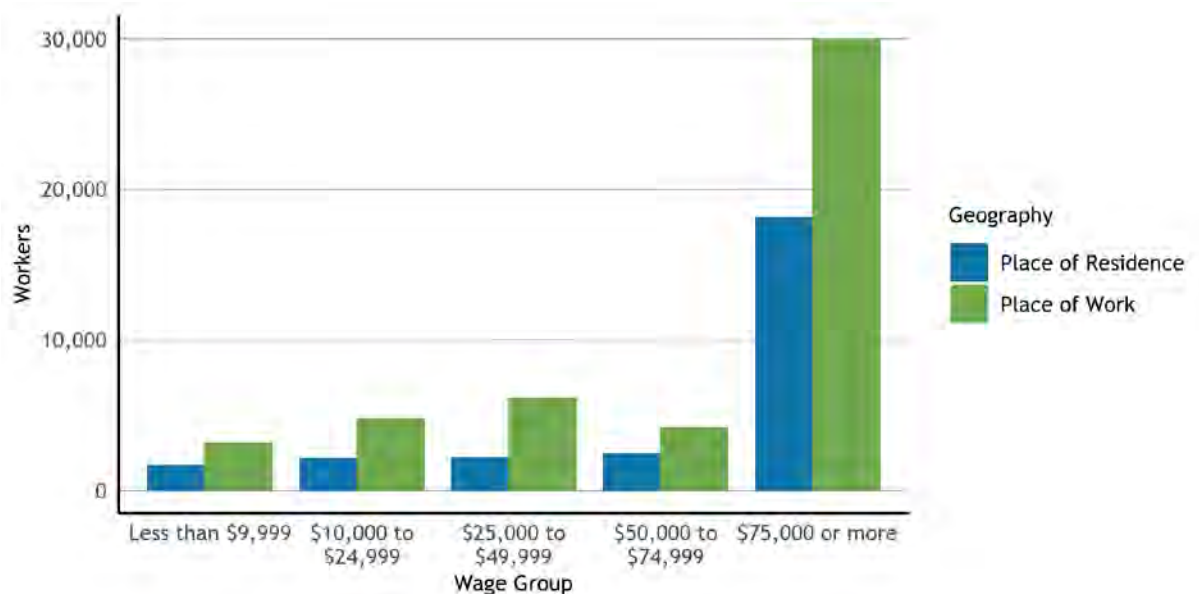
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

Notes: Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

[Figure B2-6, Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence](#), shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively

low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure B2-6 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence



Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Notes: Universe: Workers 16 years and over with earnings

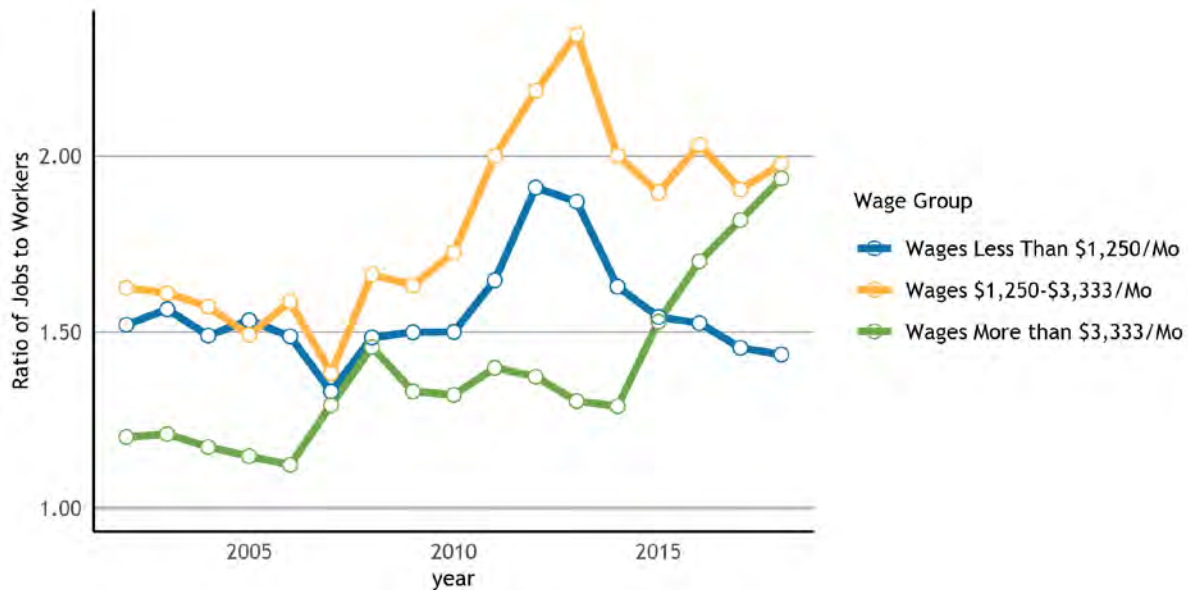
Cupertino has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$25,000). At the high end of the wage spectrum (i.e., wages over \$75,000 per year), the City has more high-wage jobs than high-wage residents.⁴

[Figure B2-7, Jobs-Worker Ratios, By Wage Group](#) shows the ratio of jobs to workers, by wage group. A value of 1.00 means that a city has the same number of jobs in a wage group as it has resident workers, in principle, a balance. Values above 1.00 indicate a jurisdiction will need to import workers for jobs in a given wage group.

⁴ The source table is top-coded at \$75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

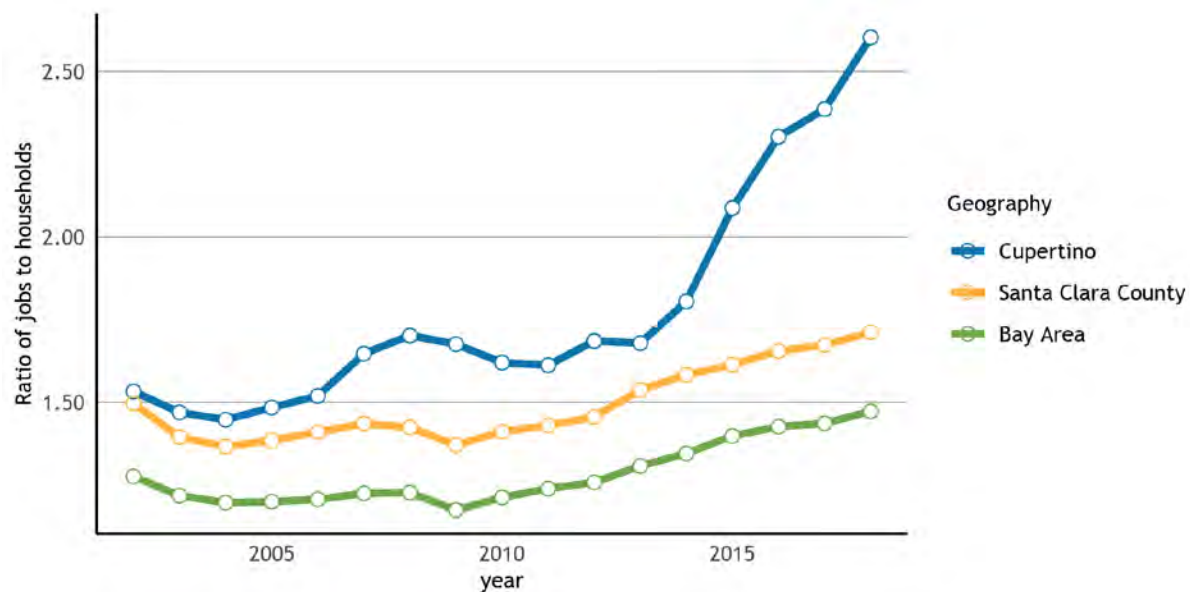
Figure B2-7 Jobs-Worker Ratios, By Wage Group



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Notes: Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, the jobs-household ratio in Cupertino has increased from 1.53 in 2002 to 2.60 jobs per household in 2018. In short, Cupertino is a net importer of workers. [Figure B2-8, Jobs-Household Ratio](#), shows Cupertino's jobs-household ratio.

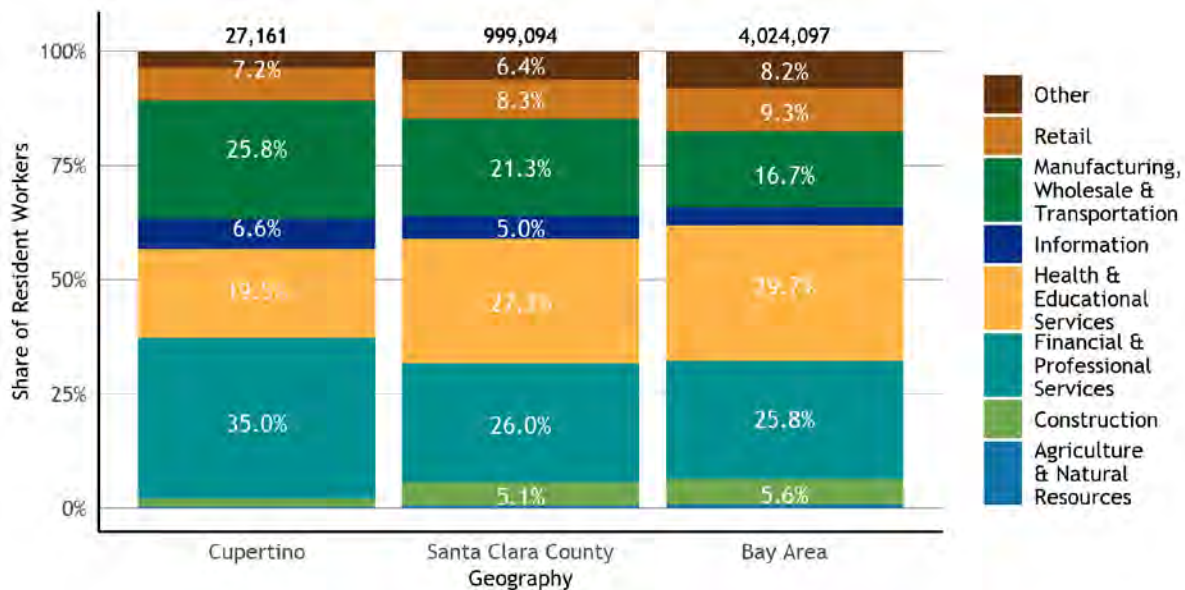
Figure B2-8 Jobs-Household Ratio

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 200B2-2018; California Department of Finance, E-5 (Households). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

Notes: Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction. The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Sector Composition

In terms of sectoral composition, the largest industry in which Cupertino residents work is *Financial & Professional Services*, and the largest sector in which Santa Clara residents work is *Health & Educational Services*. For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers. [Figure B2-9, Resident Employment by Industry](#), shows resident employment by industry.

Figure B2-9 Resident Employment by Industry

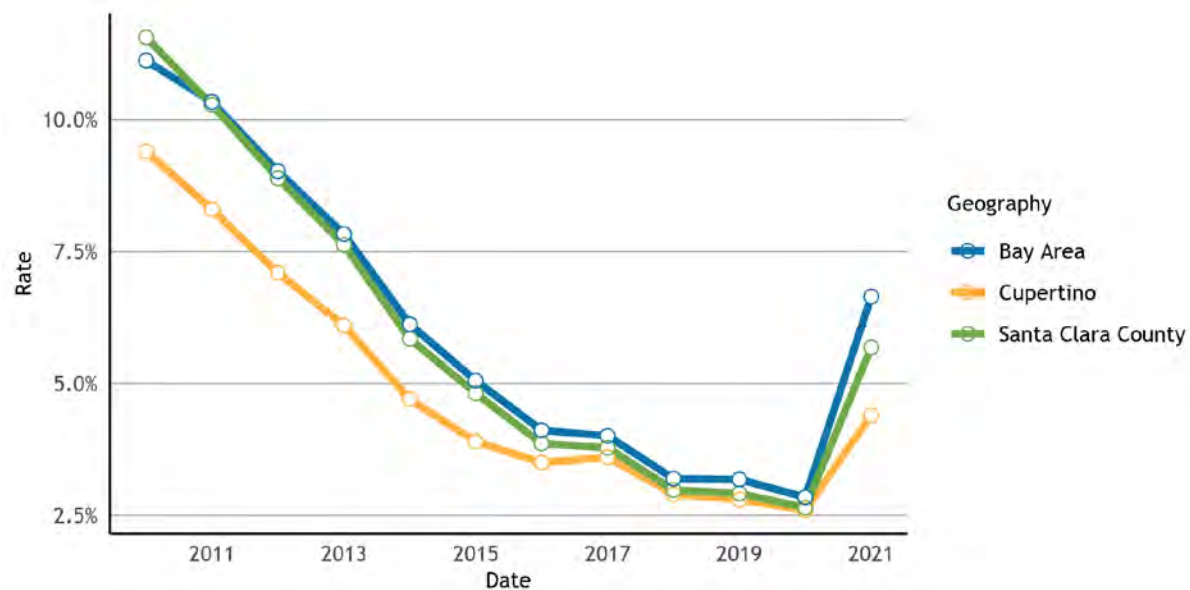
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

Notes: Universe: Civilian employed population age 16 years and over. The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Unemployment

In Cupertino, there was a 5.0 percentage point decrease (9.4 percent to 4.4 percent) in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

[Figure B2-10, Unemployment Rate](#), shows the unemployment rates over the last decade for Cupertino, Santa Clara County, and the Bay Area as a whole.

Figure B2-10 Unemployment Rate

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

Notes: Universe: Civilian noninstitutional population ages 16 and older. Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state⁵.

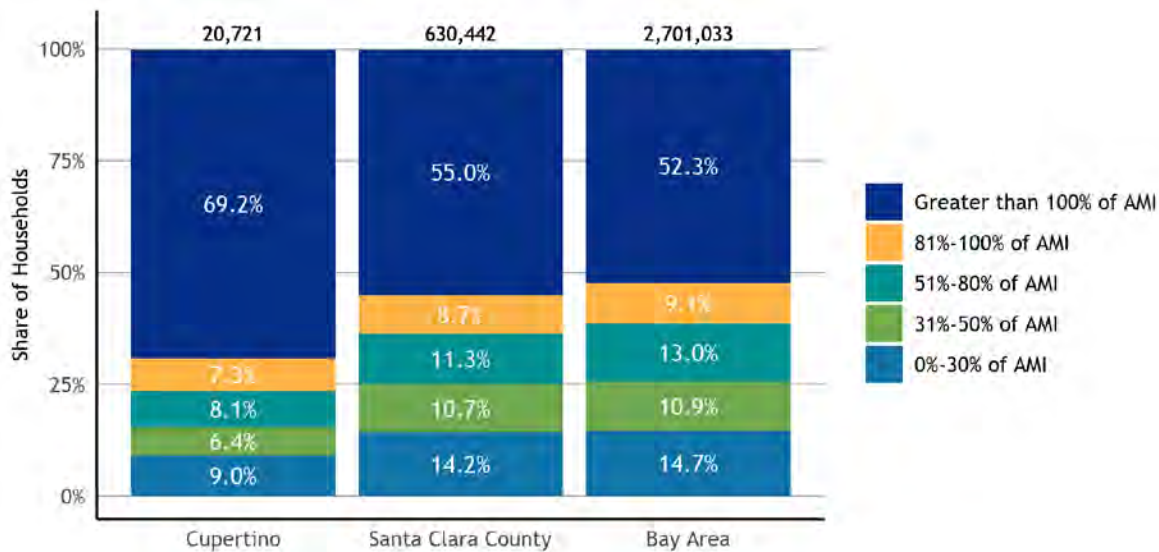
In Cupertino, 69.2 percent of households make more than 100 percent of the Area Median Income (AMI)⁶, compared to 9.0 percent making less than 30 percent of AMI, which is considered extremely low-income.

⁵ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

⁶ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Santa Clara County, 30 percent AMI is the equivalent to the annual income of \$39,900 for a family of four. Many households with multiple wage earners, including food service workers, full-time students, teachers, farmworkers and healthcare professionals, can fall into lower AMI categories due to relatively stagnant wages in many industries. [Figure B2-11, Households by Household Income Level](#), shows households by income level.

Figure B2-11 Households by Household Income Level



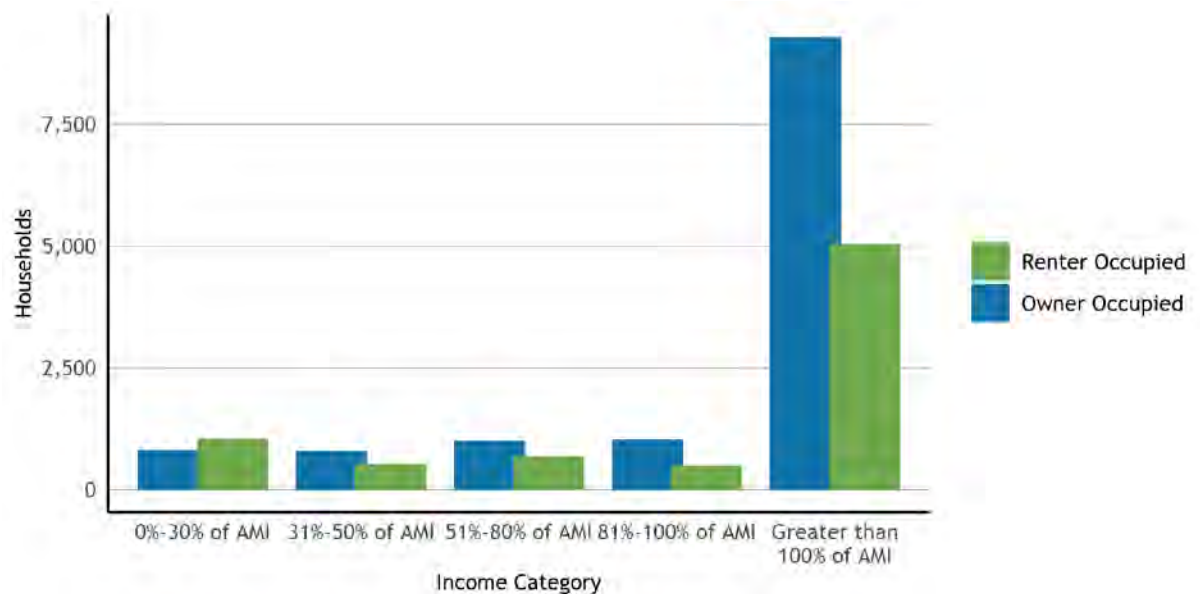
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2018-2019 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Notes: Universe: Occupied housing units. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30 percent AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50 percent AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Cupertino, the largest proportion of both renters and homeowners fall in the *Greater than 100 percent of AMI* group. Figure B2-12, *Household Income Level by Tenure*, shows household income by tenure.

Figure B2-12 Household Income Level by Tenure



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2012-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

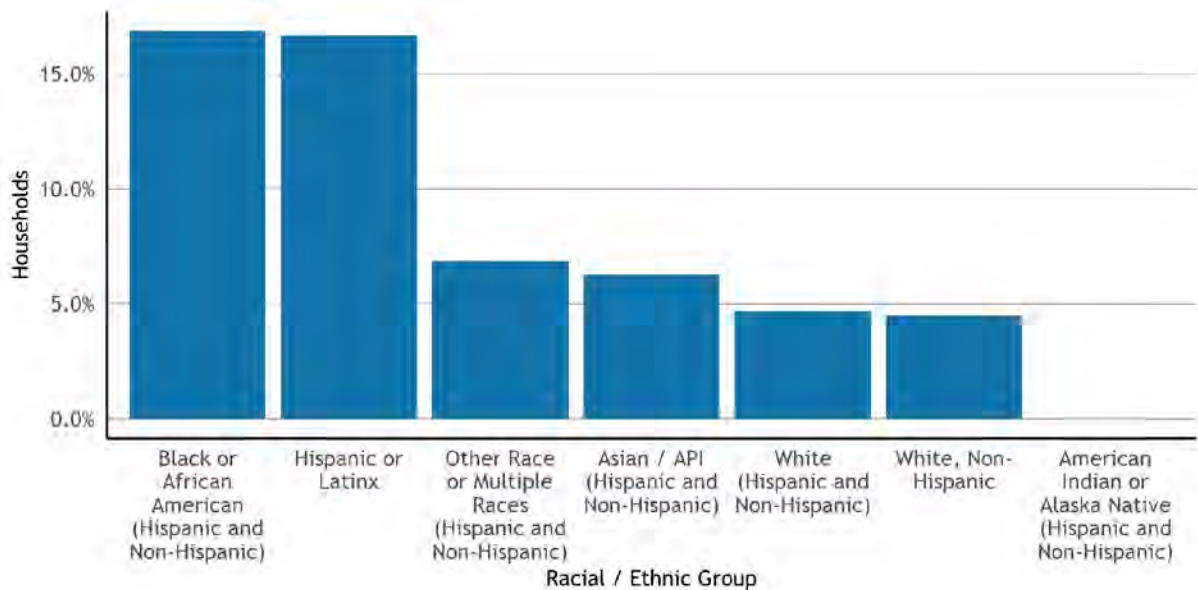
Notes: Universe: Occupied housing units. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.⁷ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness.

In Cupertino, *Black or African American (Hispanic and Non-Hispanic)* residents experience the highest rates of poverty, followed by *Other Race or Multiple Races (Hispanic and Non-Hispanic)* residents.

Figure B2-13, *Poverty Status by Race*, shows poverty status by race.

⁷ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

Figure B2-13 Poverty Status by Race

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

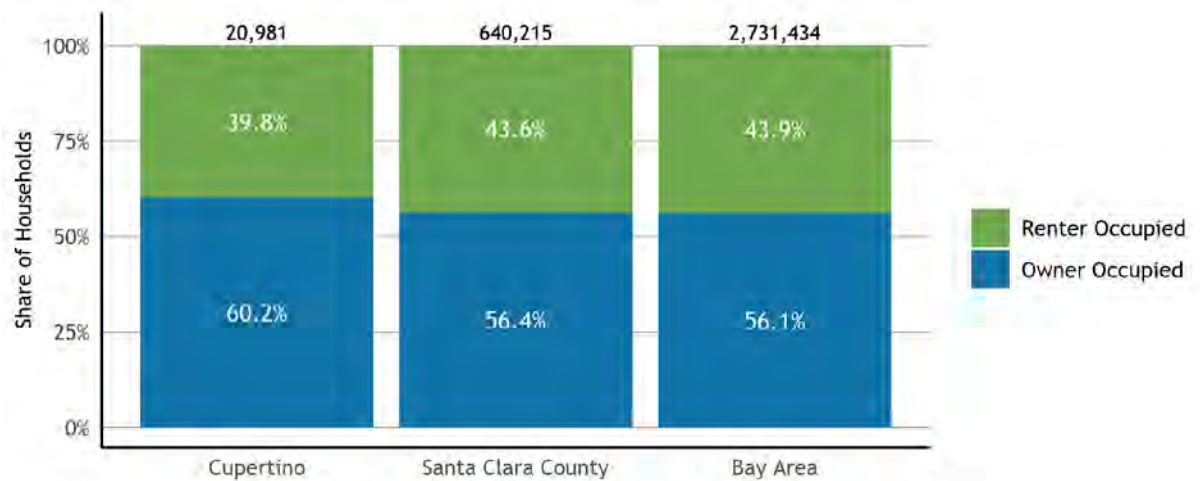
Notes: Universe: Population for whom poverty status is determined. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

In Cupertino there are a total of 20,981 housing units, and fewer residents rent than own their homes: 39.8 percent versus 60.2 percent. By comparison, 43.6 percent of households in Santa Clara County are renters, while 43.9 percent of Bay Area households rent their homes.

[Figure B2-14, Housing Tenure](#), shows housing tenure for Cupertino, Santa Clara County, and the Bay Area as a whole.

Figure B2-14 Housing Tenure

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

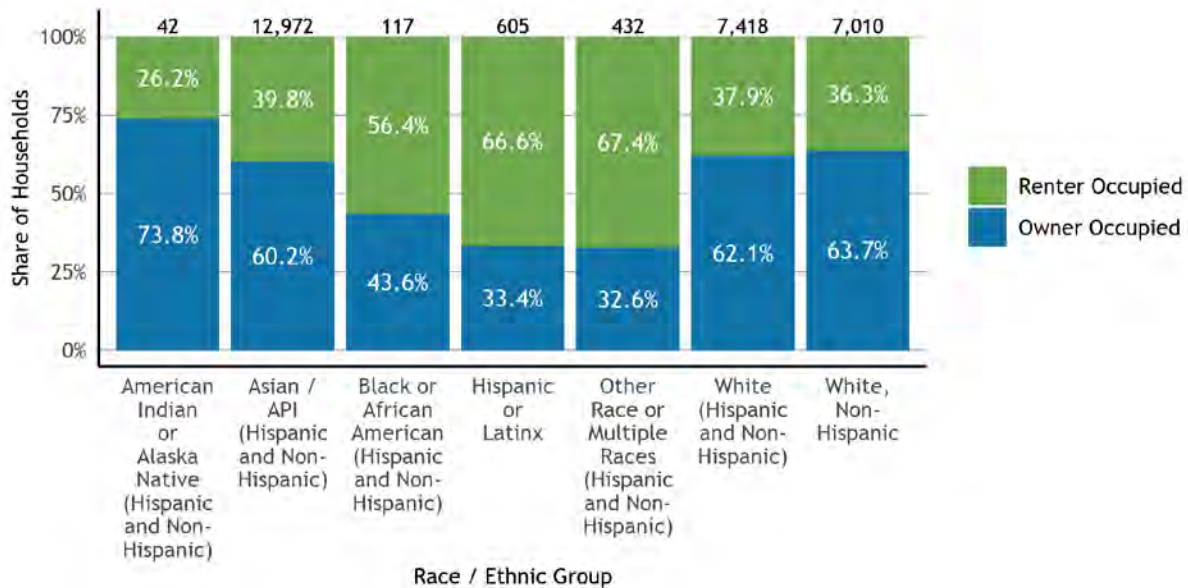
Notes: Universe: Occupied housing units

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁸

In Cupertino, 43.6 percent of Black households owned their homes, while homeownership rates were 60.2 percent for Asian households, 33.4 percent for Latinx households, and 62.1 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[Figure B2-15, Housing Tenure by Race of Householder](#), shows housing tenure by the race of the householder.

⁸ See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

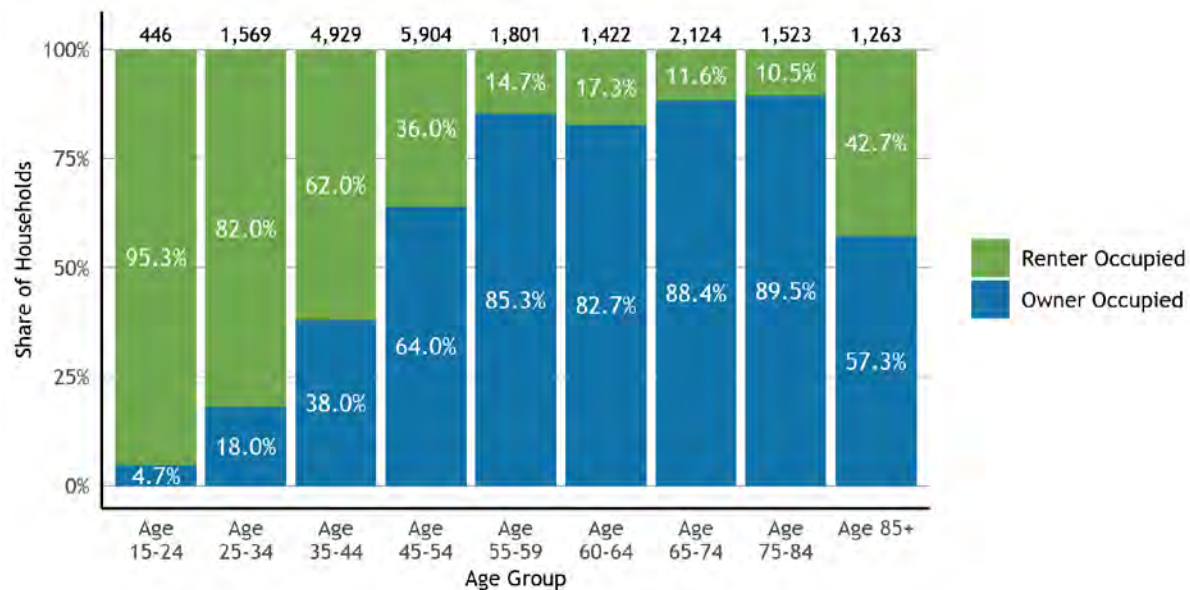
Figure B2-15 Housing Tenure by Race of Householder

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

Notes: Universe: Occupied housing units. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

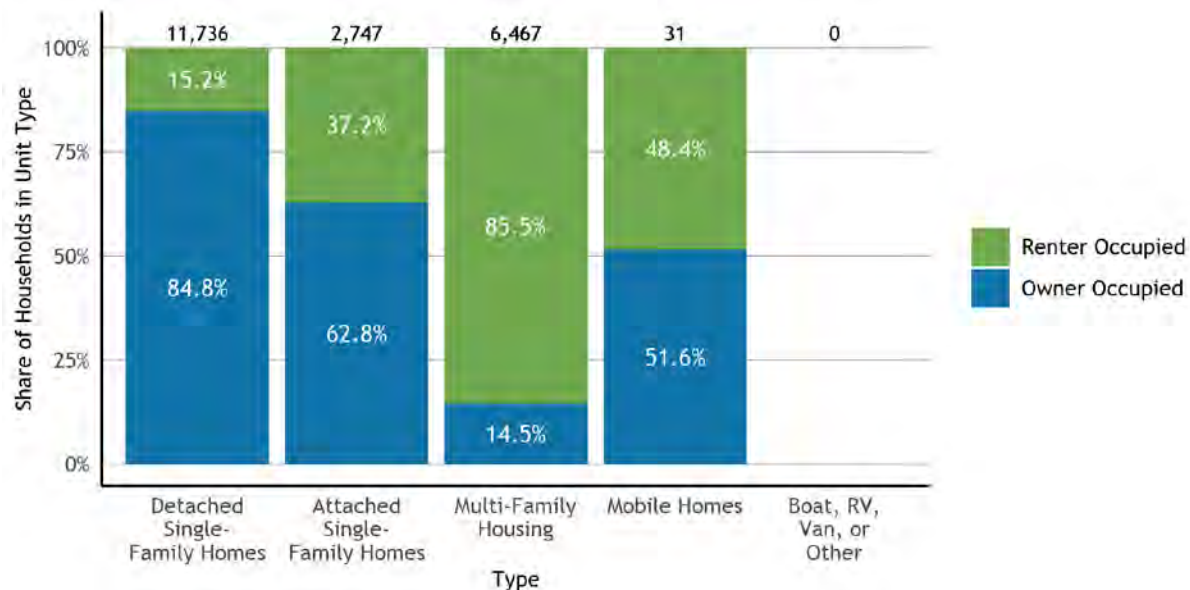
In Cupertino, 95.3 percent of householders between the ages of between the 15 and 24 are renters, 82.0 percent of householders ages of 25 and 34 are renters, and 42.7 percent of householders over 85 are renters. [Figure B2-16, Housing Tenure by Age](#), shows housing tenure by age.

Figure B2-16 Housing Tenure by Age

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

Notes: Universe: Occupied housing units

Figure B2-17, [Housing Tenure by Housing Type](#), shows housing tenure by housing type.

Figure B2-17 Housing Tenure by Housing Type

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

Notes: Universe: Occupied housing units

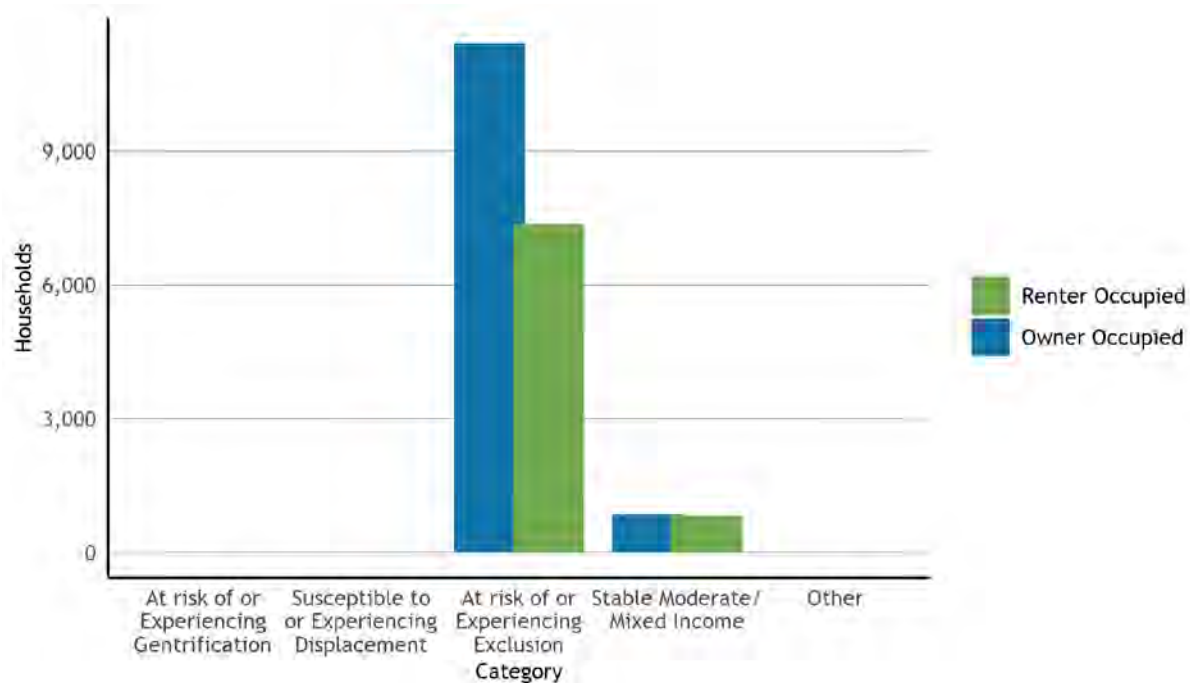
In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Cupertino, 84.8 percent of households in detached single-family homes are homeowners, while 14.5 percent of households in multi-family housing are homeowners as shown in [Figure B2-17](#).

Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Cupertino, there are no households that live in neighborhoods that are susceptible to or experiencing displacement and none live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 91.8 percent of households in Cupertino live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁹ [Figure B2-18, Households by Displacement Risk and Tenure](#), shows household displacement risk and tenure.

⁹ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

Figure B2-18 Households by Displacement Risk and Tenure

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

Notes: Universe: Households. Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

B2.3 Housing Stock Characteristics

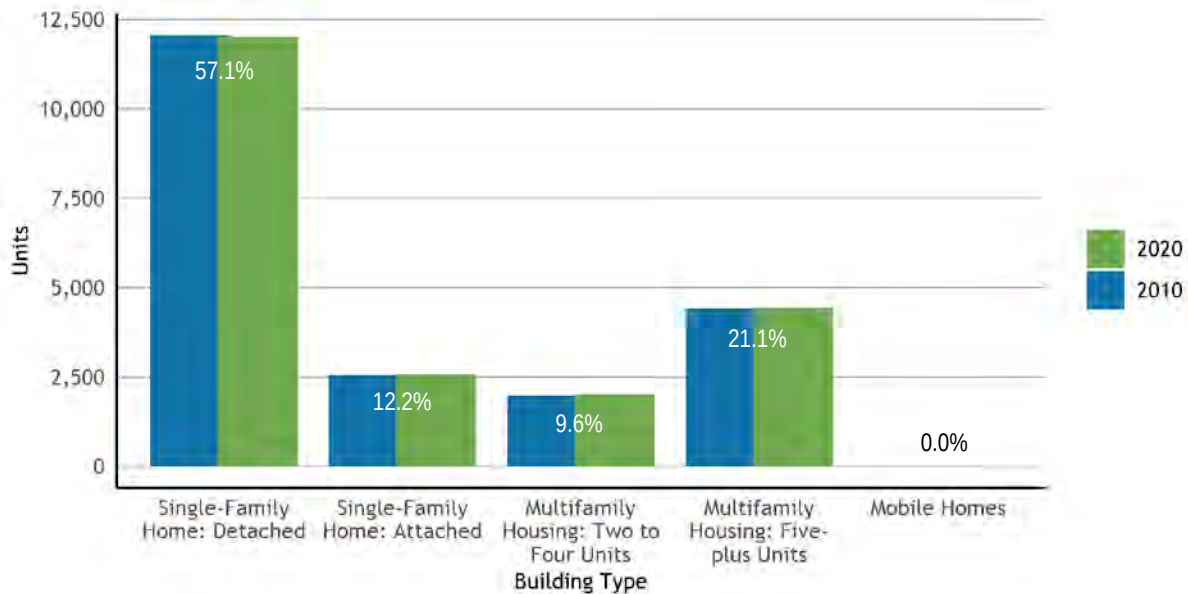
Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing,” including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units. These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

According to the California Department of Finance, the City of Cupertino had 21,050 housing units in 2020, up only slightly (0.1 percent) from the 21,027 units that existed in 2010. The 2020 housing stock was made up of 57.1 percent *Single-Family Homes: Detached*, 12.2 percent *Single-Family Homes: Attached*, 9.6 percent *Multifamily Housing: Two to Four Units*, 21.1 percent *Multifamily Housing: Five-Plus Units*, and no *Mobile Homes*. In Cupertino, the housing type that experienced the

most growth between 2010 and 2020 was *Multifamily Housing: Two to Four Units*. [Figure B2-19, Housing Type Trends](#), shows housing type trends in Cupertino for 2010 and 2020.

Figure B2-19 Housing Type Trends



SOURCE: California Department of Finance, E-5 series. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

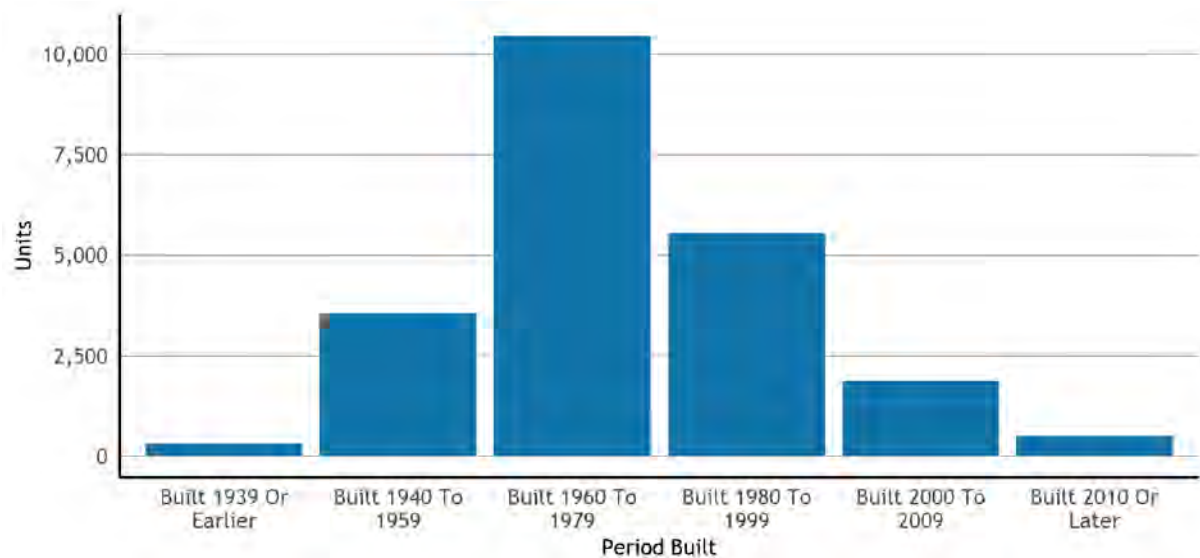
NOTE: Universe: Housing units

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Cupertino, the largest proportion of the housing stock was built 1960 to 1979, with 10,462 units constructed during this period. Since 2010, 2.3 percent of the current housing stock was built, which is 502 units. [Figure B2-20, Housing Units by Year Structure Built](#), shows housing units by the year built.

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for *Recreational or Occasional Use*, and units not otherwise classified (*Other Vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as *For Recreational or Occasional Use* are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as *Other Vacant* if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an

extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁰ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the *Other Vacant* category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of *Other Vacant* units in some jurisdictions.¹¹

Figure B2-20 Housing Units by Year Structure Built



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

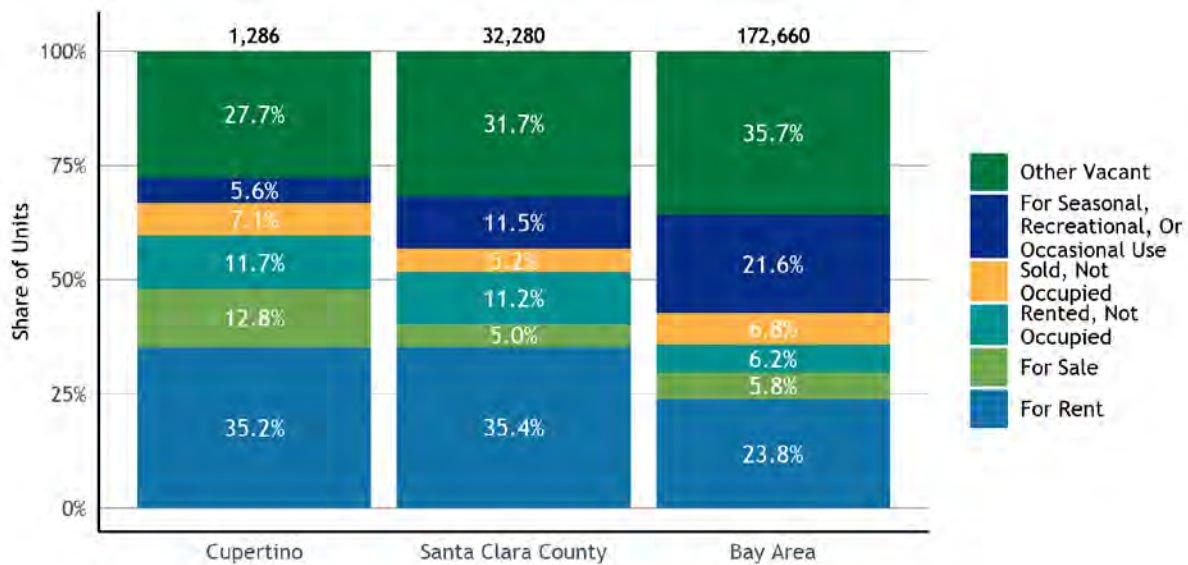
NOTE: Universe: Housing units

Vacant units make up 5.8 percent of the overall housing stock in Cupertino. The rental vacancy stands at 6.7 percent, while the ownership vacancy rate is 2.0 percent. Of the vacant units in Cupertino, the most common type of vacancy is *For Rent*, which represents a little more than a third of all vacant rental units.¹² [Figure B2-21 Vacant Units by Type](#), shows vacant units by type.

¹⁰ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

¹¹ See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

¹² The vacancy-rates-by-tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (7.5 percent). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

Figure B2-21 Vacant Units by Type

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

NOTE: Universe: Vacant housing units

Between 2015 and 2021, 308 housing units were issued permits in Cupertino. Of those, 69.8 percent were for above moderate-income housing, 24.0 percent were for moderate-income housing, and 6.2 percent were for low- or very low-income housing. [Table B2-2, Housing Permits by Income Group, 2015 to 2021](#), shows housing permits issued by the City of Cupertino by income group.

Table B2-2 Housing Permits by Income Group, 2015 to 2021

Income Group	Number	Percent
Very Low-Income Permits	19	6.2%
Low-Income Permits	0	0.0%
Moderate-Income Permits	74	24.0%
Above Moderate-Income Permits	215	69.8%
Total	308	100.0%

SOURCE: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020). This table is included in the Data Packet Workbook as Table HSG-11.

NOTE: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.¹³ According to the data, there are 184 assisted units in Cupertino. Of these units, 112 were at high risk or very high risk of conversion. [Table B2-3, Assisted Units at Risk of Conversion](#), summarizes assisted units at risk in Cupertino.

Table B2-3 Assisted Units at Risk of Conversion

	Number of Affordable Units	Household Income		Funding Source	Earliest Termination Date
		Very Low or Low	Moderate		
Sunny View West 22449 Cupertino Rd.	100	100	0	HUD 202/811	3/31/2031
Stevens Creek Village 19140 Stevens Creek Blvd.	40	40	0	CHFA, HUD & HOME	6/30/2035
Le Beaulieu Apartments 10092 Bianchi Way	27	27	0	CalFHA/CDBG	2035 9/12/2015
WVCS Transitional Housing 10311-10321 Greenwood Ct.	4	4	0	CDBG	7/14/2026
Beardon Drive 1019B2-10194 Beardon Dr.	8	8	0	CDBG	12/21/2024
Senior Housing Solutions 19935 Price Avenue	1	1	0	CDBG	6/24/2066
Maitri Transitional Housing Undisclosed Location	4	4	0	CDBG	3/16/2064
Total	184	184	0		

SOURCE: California Housing Partnership, Preservation Database (2020). This table is included in the Data Packet Workbook as Table RISK-01.

¹³ This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

NOTE: Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included. While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Cupertino. For example, 2.8 percent of renters in Cupertino reported lacking a kitchen and 0.7 percent of renters lack plumbing, compared to 0.1 percent of owners who lack a kitchen and none who lack plumbing.

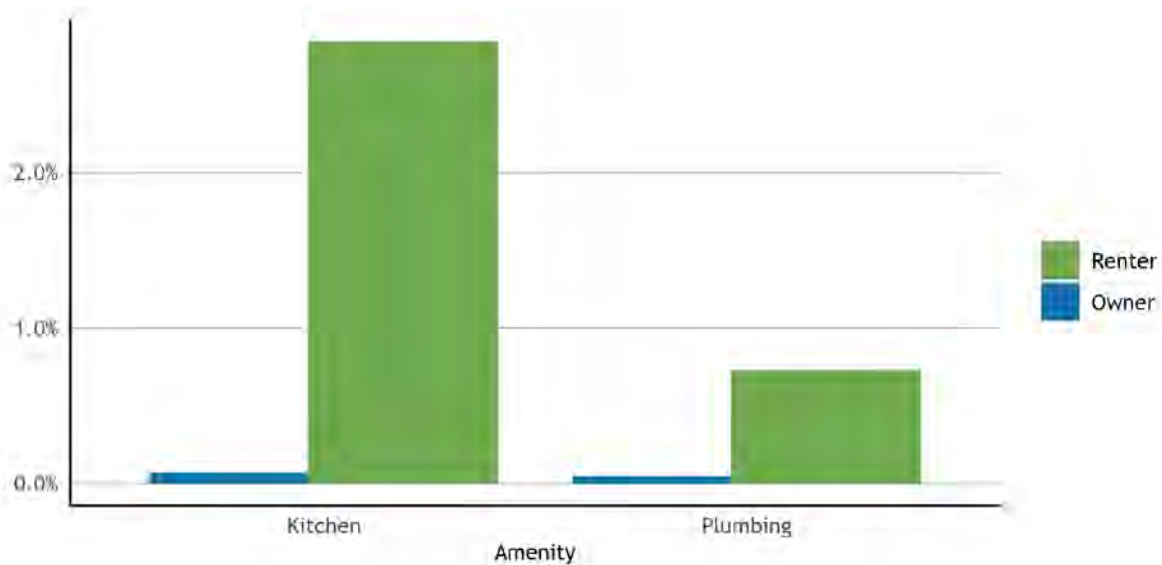
[Figure B2-22, Substandard Housing Issues](#), shows substandard housing issues in Cupertino.

Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation.

The typical home value in Cupertino was estimated at \$2,275,730 by December of 2020, per data from Zillow. The largest proportion of homes were valued \$2M+. By comparison, the typical home value is \$1,290,970 in Santa Clara County and \$1,077,230 the Bay Area, with the largest share of units valued \$1M to \$1.5M (county) and \$500K to \$750K (region). [Figure B2-23, Home Values of Owner-Occupied Units](#), shows home values of owner-occupied housing units in Cupertino.

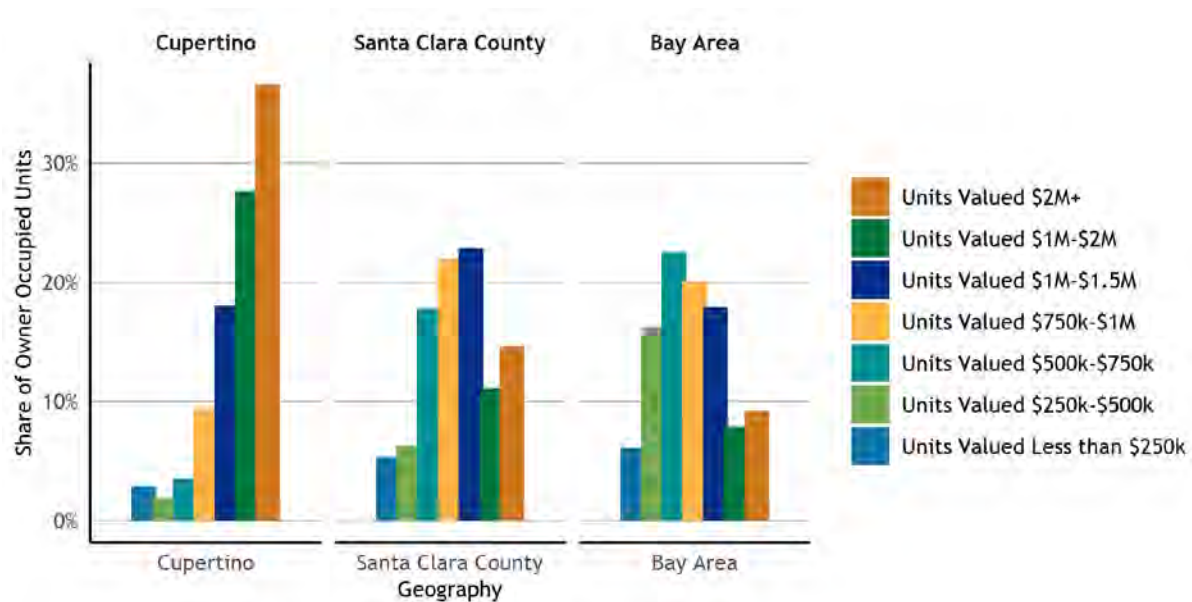
Figure B2-22 Substandard Housing Issues



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

NOTES: Universe: Occupied housing units. Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Figure B2-23 Home Values of Owner-Occupied Units



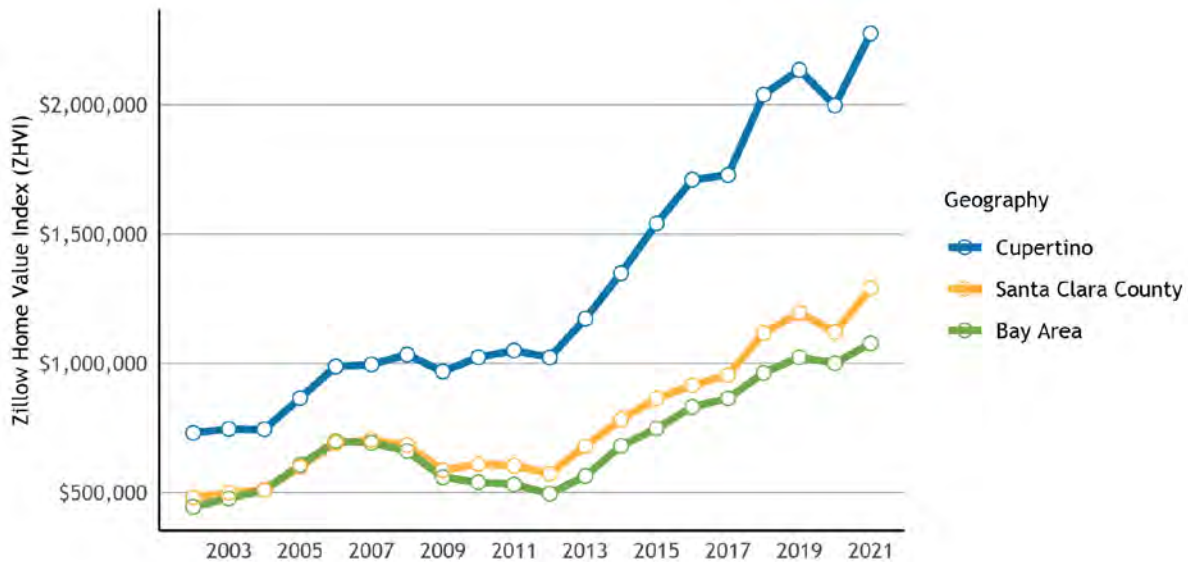
SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

NOTE: Universe: Owner-occupied units

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. In Cupertino, the rise in home prices has been especially steep since 2010, with the typical home value increasing 116.8 percent from \$1,049,544 to \$2,275,739. This change is considerably greater than the change in Santa Clara County and for the region as a whole.

Figure B2-24, [Zillow Home Value Index \(ZHVI\)](#), shows Zillow home value index for Cupertino.

Figure B2-24 Zillow Home Value Index (ZHVI)

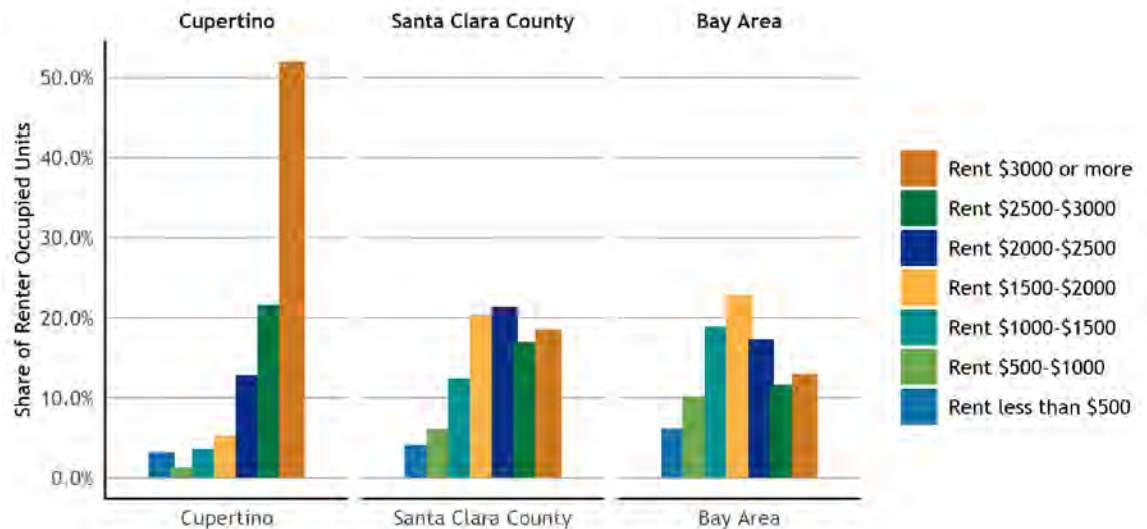


SOURCE: Zillow, Zillow Home Value Index (ZHVI). For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

NOTES: Universe: Owner-occupied housing units. Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Cupertino, the largest proportion of rental units rented in the *Rent \$3000 or more* category, totaling 52.0 percent, followed by 21.7 percent of units renting in the *Rent \$2500-\$3000* category (see Figure 25). Looking beyond the City, the largest share of units is in the *\$2000-\$2500* category (county) compared to the *\$1500-\$2000* category for the region as a whole. [Figure B2-25, Contract Rents for Renter-Occupied Units](#), shows contract rents for renter-occupied units in Cupertino, Santa Clara County, and the Bay Area as a whole.

Figure B2-25 Contract Rents for Renter-Occupied Units

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

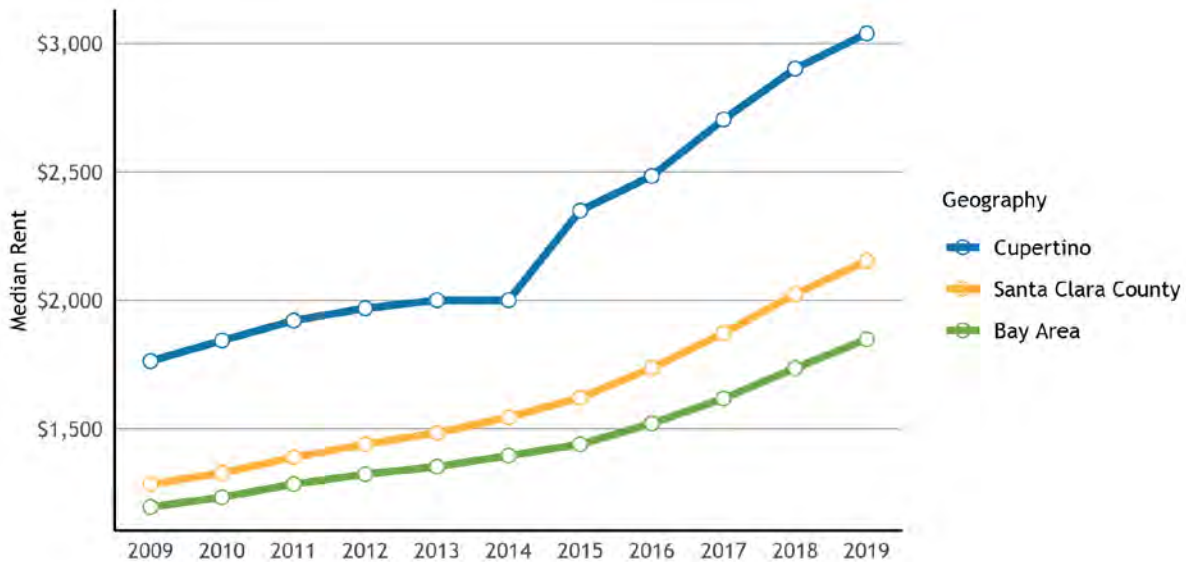
NOTE: Universe: Renter-occupied housing units paying cash rent

Since 2009, the median rent has increased by 52.0 percent in Cupertino, from \$2,000 to \$3,040 per month. In Santa Clara County, the median rent has increased 39.6 percent, from \$1,540 to \$2,150. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54.2 percent increase.¹⁴ [Figure B2-26, Median Contract Rent](#), shows median contract rent in Cupertino, Santa Clara County, and the Bay Area as a whole.

Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases.

¹⁴ While the data on home values shown in Figure B2-24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

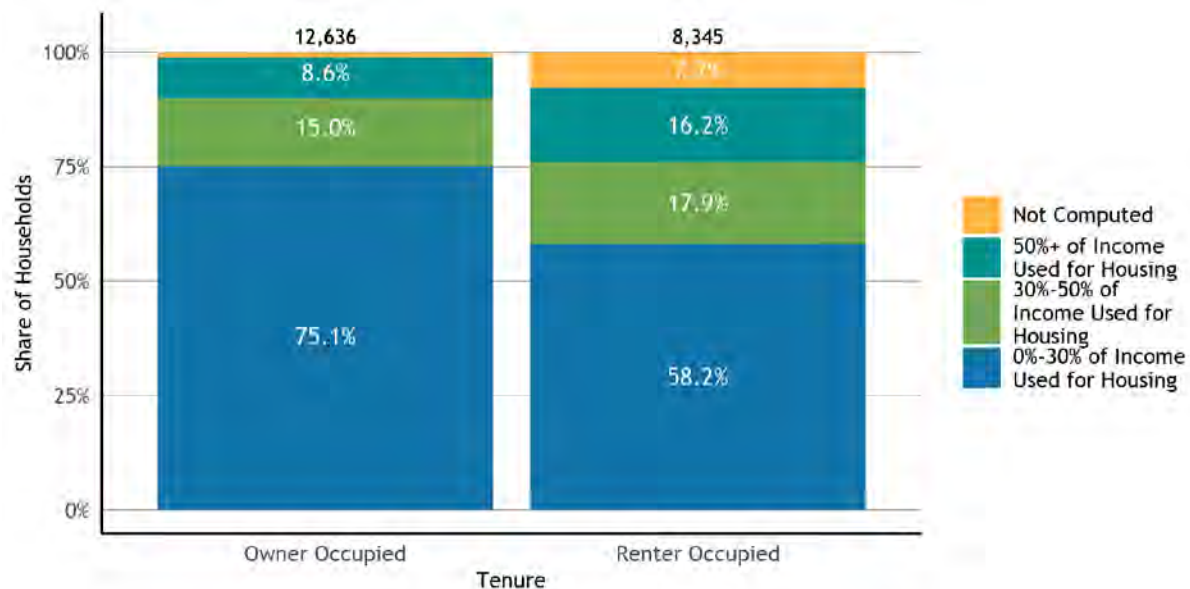
Figure B2-26 Median Contract Rent

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

NOTES: Universe: Renter-occupied housing units paying cash rent. For unincorporated areas, median is calculated using distribution in B25056.

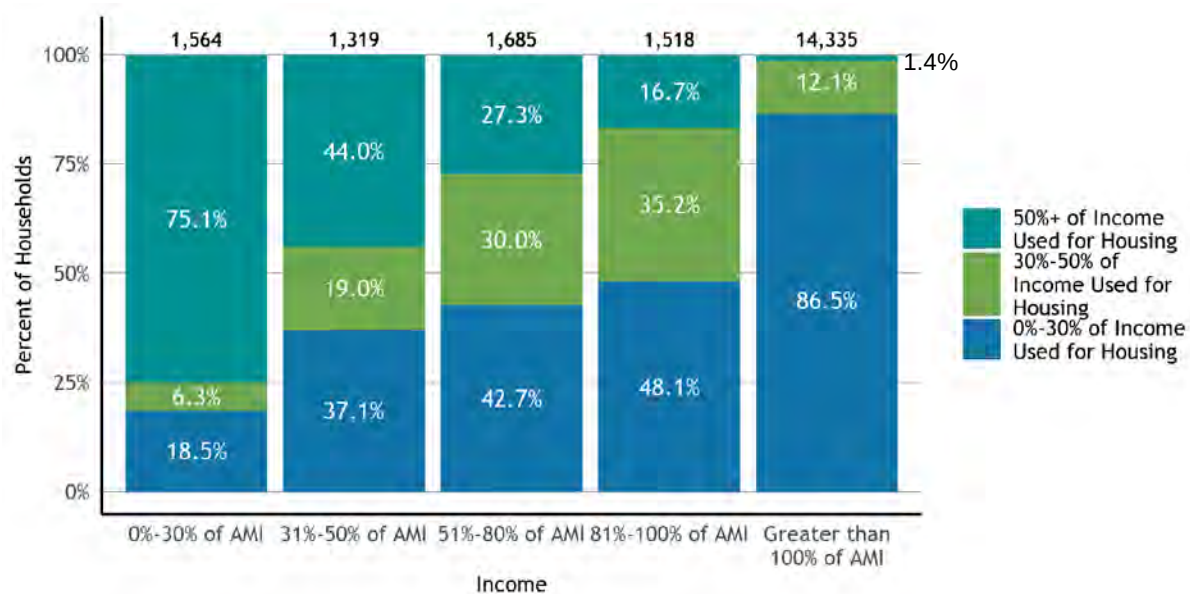
When looking at the cost burden across tenure in Cupertino, 17.9 percent of renters spend 30 percent to 50 percent of their income on housing compared to 15.0 percent of those that own. Additionally, 16.2 percent of renters spend 50 percent or more of their income on housing, while 8.6 percent of owners are severely cost-burdened. [Figure B2-27, Cost Burden by Tenure](#), shows cost burden by tenure.

When one looks at both renters and owners together in Cupertino, 13.1 percent of households spend 50 percent or more of their income on housing, while 15.3 percent spend 30 percent to 50 percent. However, these rates vary greatly across income categories. For example, 75.1 percent of Cupertino households making less than 30 percent of AMI spend the majority of their income on housing. For Cupertino residents making more than 100 percent of AMI, just 1.4 percent are severely cost-burdened, and 86.5 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing. [Figure B2-28, Cost Burden by Income Level](#), shows cost burden by income level.

Figure B2-27 Cost Burden by Tenure

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

NOTES: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.

Figure B2-28 Cost Burden by Income Level

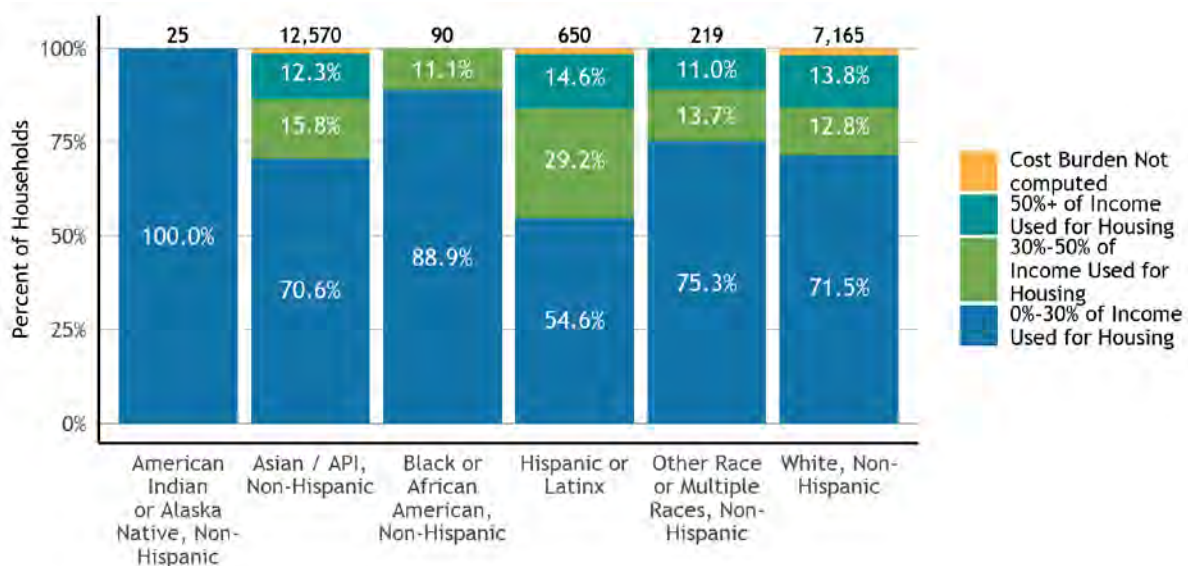
SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2012-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

NOTES: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Currently, people of color¹⁵ are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Hispanic or Latinx residents are the most severely cost burdened with 14.6 percent spending more than 50 percent of their income on housing. [Figure B2-29, Cost Burden by Race](#), shows cost burden by race.

Figure B2-29 Cost Burden by Race



¹⁵ As before, this category as it is used here includes all non-White persons

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 20182-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

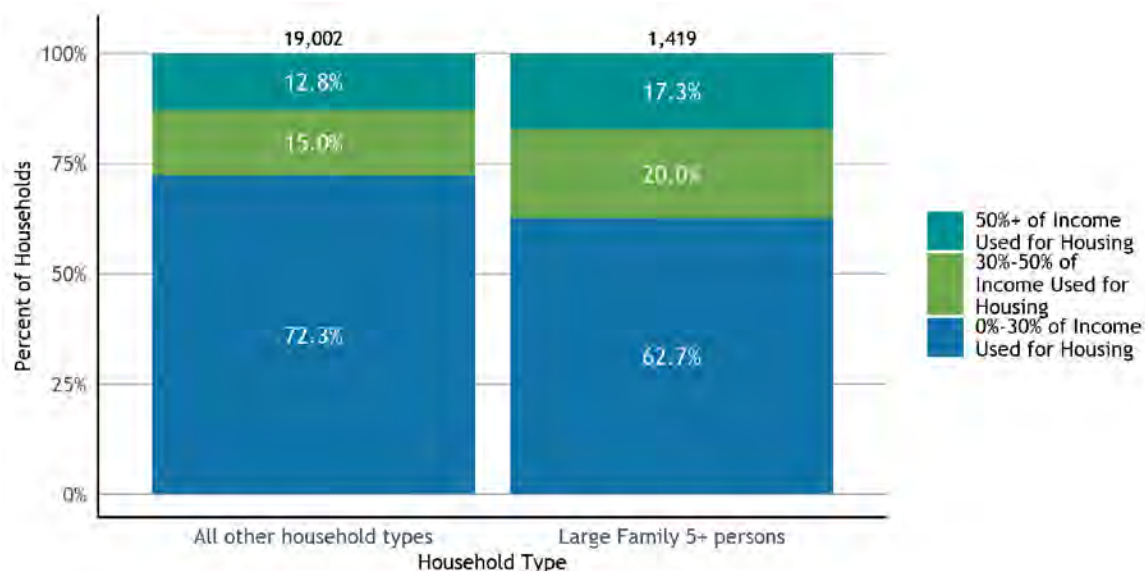
NOTES: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Cupertino, 20. percent of large family households experience a cost burden of 30 to 50 percent, while 17.3 percent of households spend more than half of their income on housing. Some 15.0 percent of all other households have a cost burden of 30 percent to 50 percent, with 12.8 percent of households spending more than 50 percent of their income on housing.

Figure B2-30, *Cost Burden by Household Size*, shows cost burden by household size.

Figure B2-30 Cost Burden by Household Size



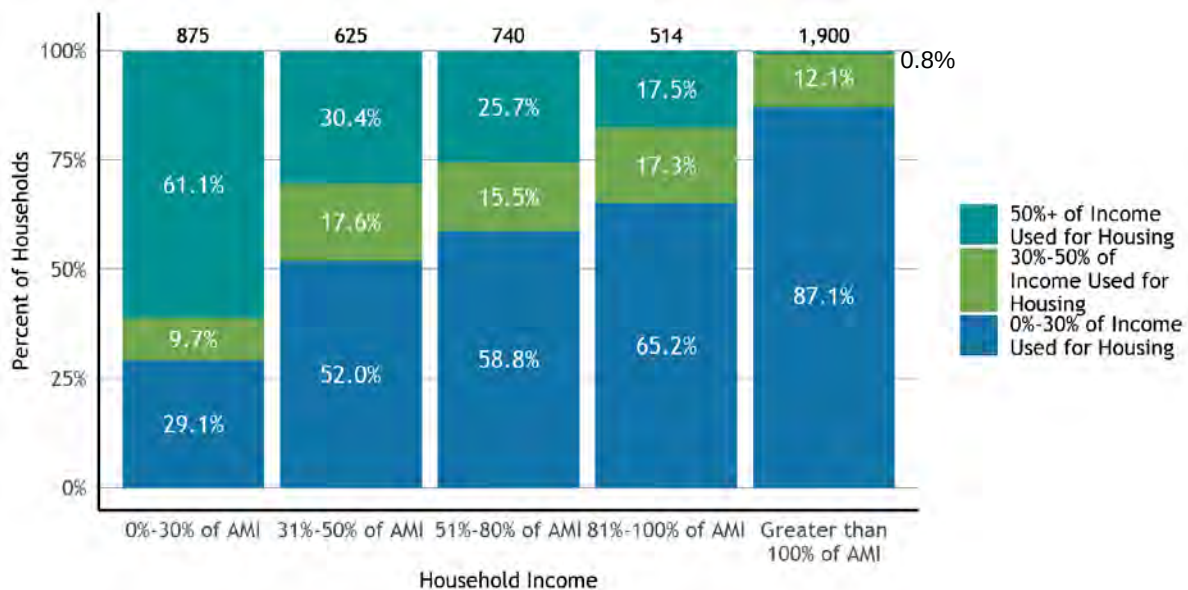
SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 20182-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

NOTES: Universe: Occupied housing units. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors.

In Cupertino, 61.1 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, only 0.8 percent are spending the majority of their income on housing. [Figure B2-31, Cost-Burdened Senior Households by Income Level](#), shows cost-burdened households by income level.

Figure B2-31 Cost-Burdened Senior Households by Income Level



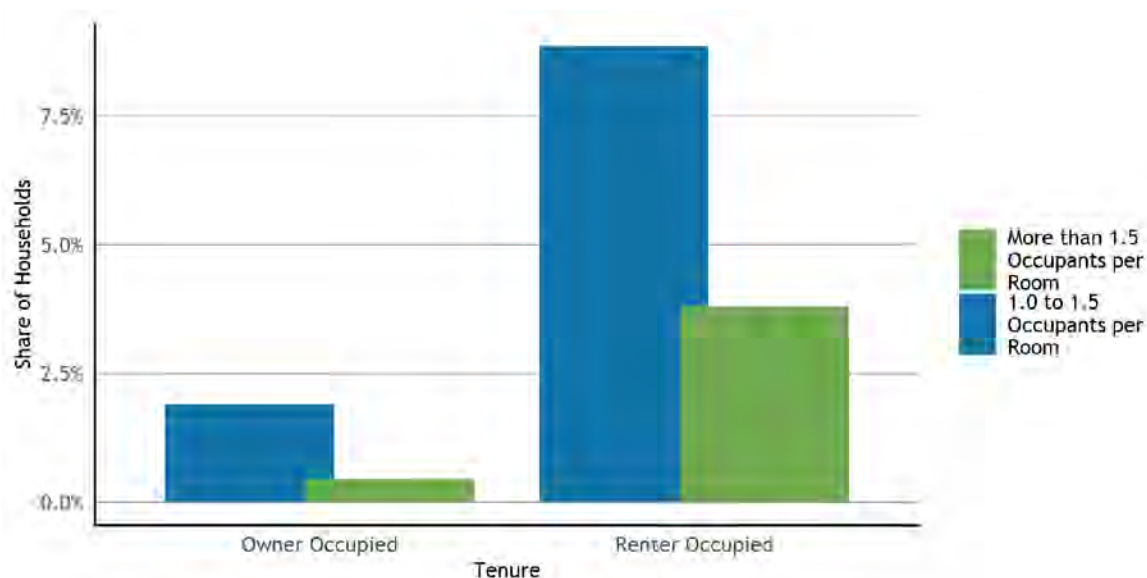
SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

NOTES: Universe: Senior households. For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold.¹⁶ The Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities.

In Cupertino, 3.8 percent of households that rent are severely overcrowded (i.e., more than 1.5 occupants per room), compared to 0.5 percent of households that own. Figure B2-32 shows overcrowding by tenure and severity.

Figure B2-32 Overcrowding by Tenure and Severity

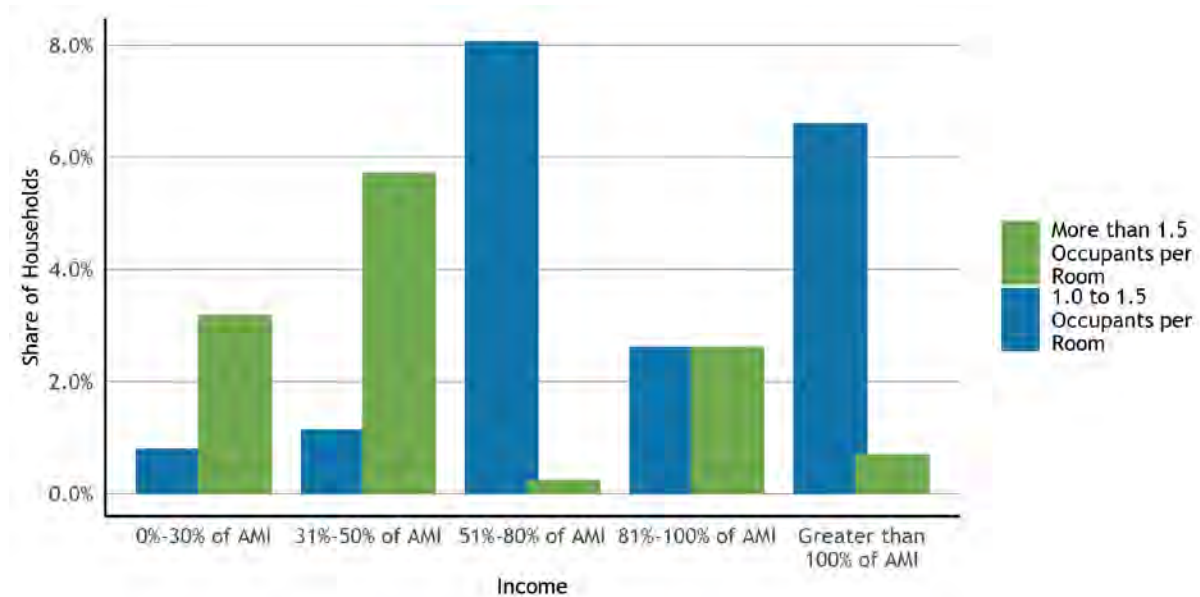


SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

NOTES: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Overcrowding often disproportionately impacts low-income households. In Cupertino, 3.2 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while 0.7 percent of households above 100 percent experience this level of overcrowding. Figure B2-33 shows overcrowding by income level and severity.

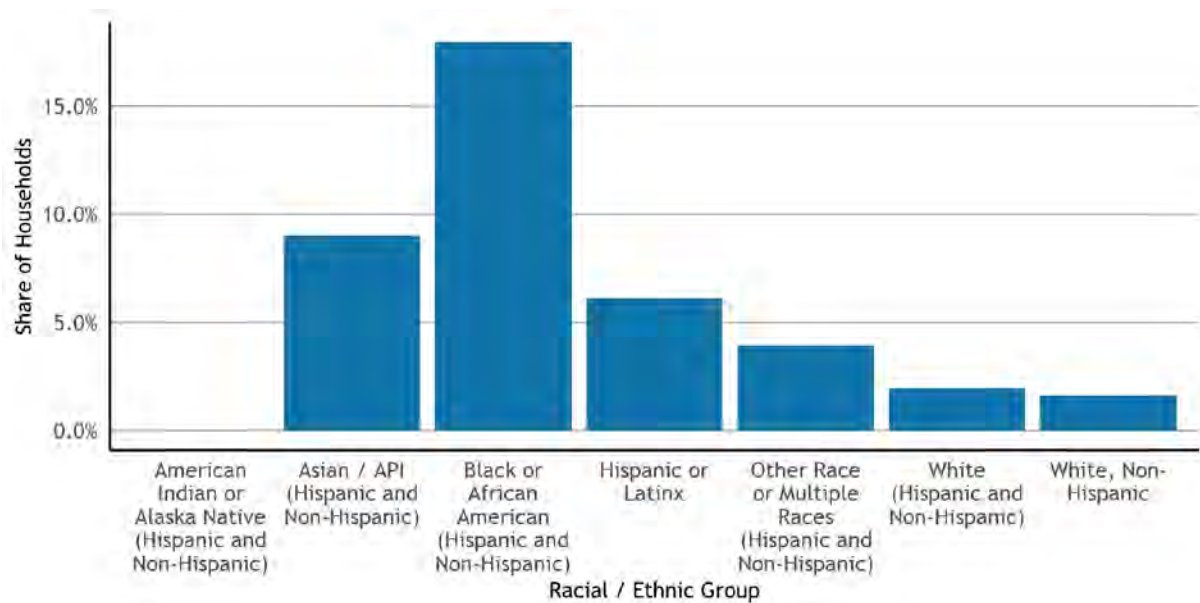
¹⁶ There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens).

Figure B2-33 Overcrowding by Income Level and Severity

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2012-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

NOTES: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Cupertino, the racial group with the largest overcrowding rate is *Black or African American (Hispanic and Non-Hispanic)*. Figure B2-34 shows overcrowding by race.

Figure B2-34 Overcrowding by Race

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014. For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

NOTES: Universe: Occupied housing units. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

B2.4 Special Housing Needs

Large Households

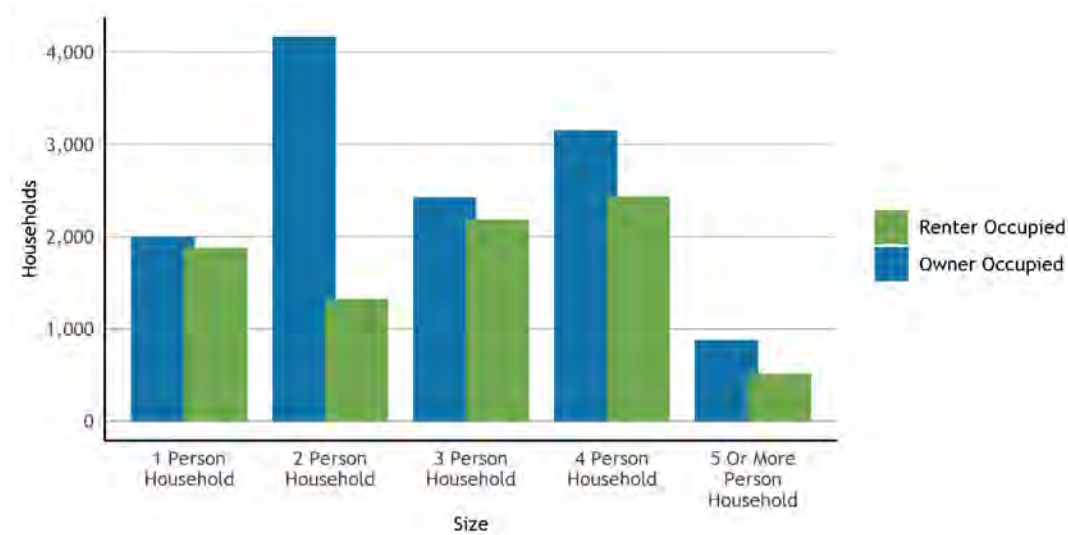
Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions.

In Cupertino, 6.7 percent of households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Of these, 6.1 percent of households are female-headed families, which are often at greater risk of housing insecurity. For large households with five or more persons, most units (63.3 percent) were owner occupied. Figure B2-35 shows household size by tenure.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three (3) or more

bedrooms, of which there are 12,979 units in Cupertino. Among these large units, 18.2 percent are owner-occupied and 81.8 percent are renter occupied. Figure B2-36 summarizes housing units by the number of bedrooms.

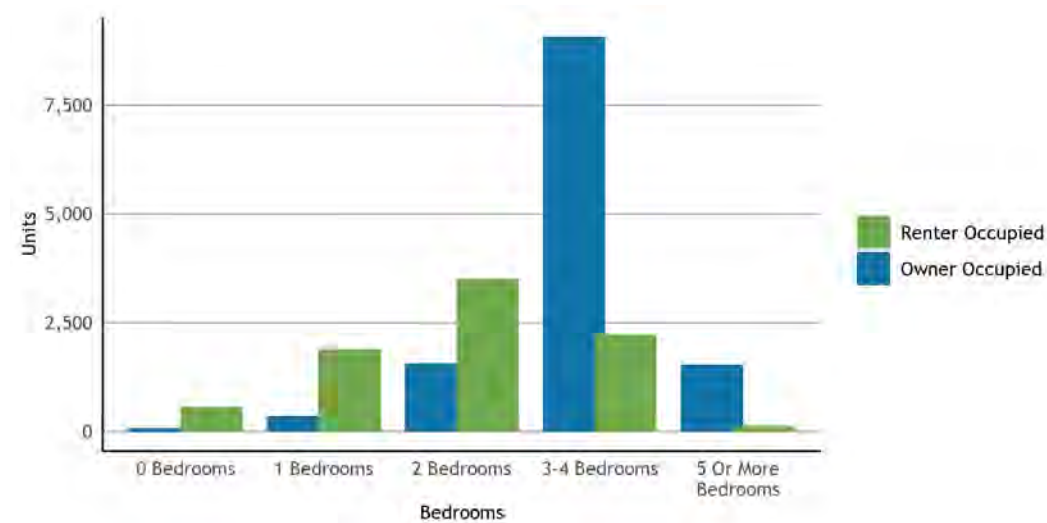
Figure B2-35 Household Size by Tenure



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

NOTE: Universe: Occupied housing units

Figure B2-36 Housing Units by Number of Bedrooms



SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

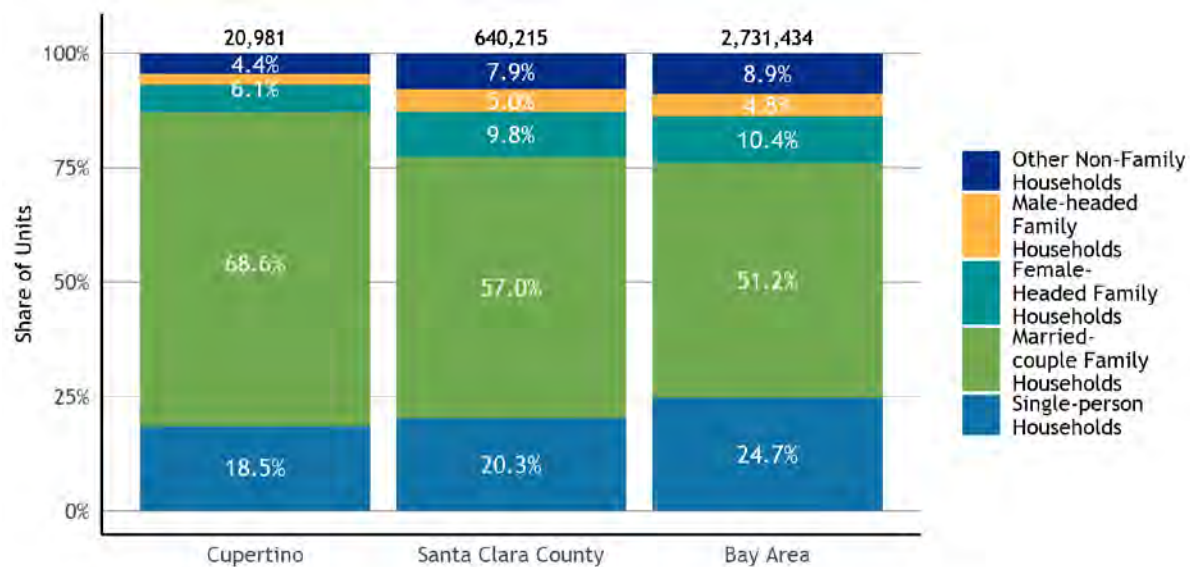
NOTE: Universe: Housing units

Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income.

In Cupertino, the largest proportion of households is *Married-Couple Family Households* at 68.6 percent of the total, while *Female-Headed Family Households* make up 6.1 percent of all households. Figure B2-37 provides information on household type in Cupertino.

Figure B2-37 Household Type

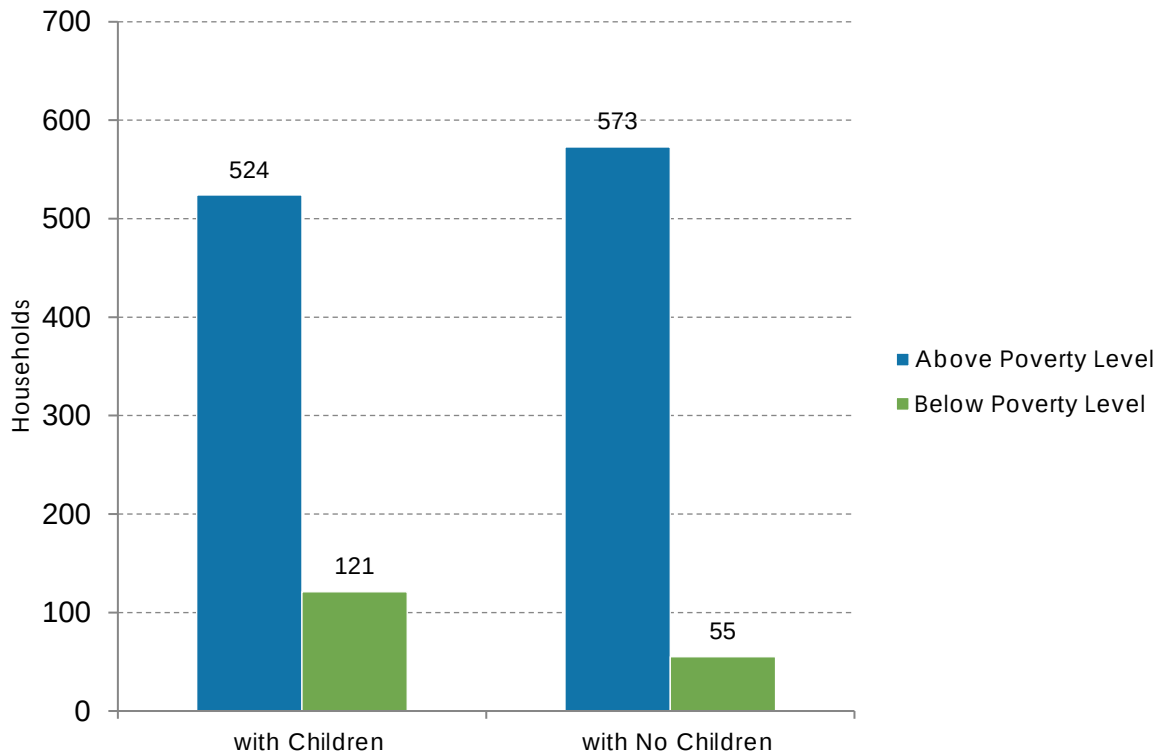


SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

NOTES: Universe: Households. For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Cupertino, 121 female-headed households with children fell (18.8 percent) in the *Below Poverty Level* category, while 55 female-headed households without children (8.8 percent) fell in the *Below Poverty Level* category. Figure B2-38 shows female-headed households by poverty status.

Figure B2-38 Female-Headed Households by Poverty Status

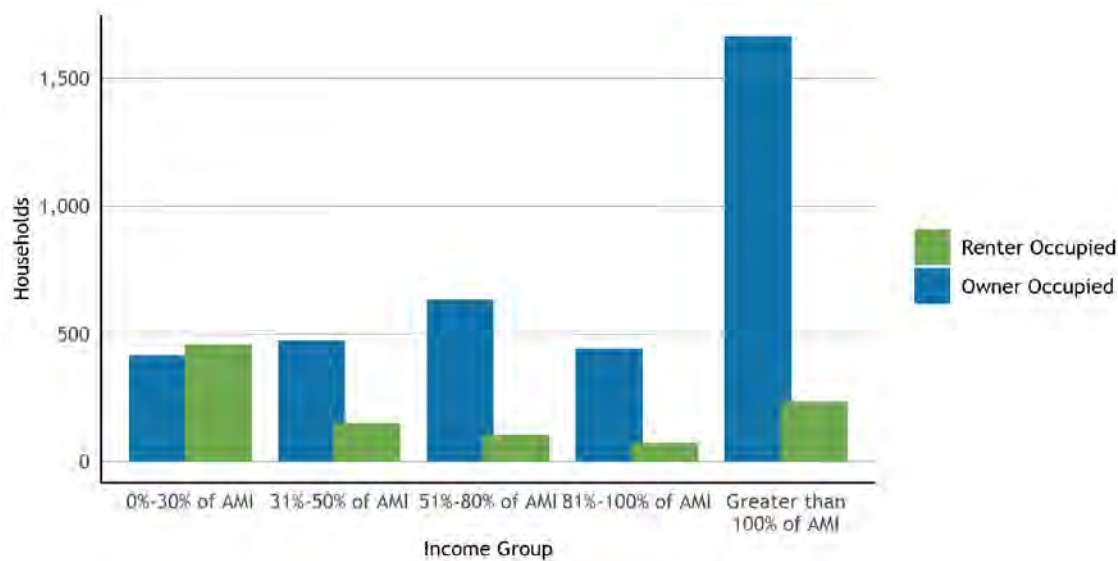
SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012. For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

NOTES: Universe: Female Households. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

In Cupertino, the largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI*. Figure B2-39 shows senior households by income and tenure.

Figure B2-39 Senior Households by Income and Tenure

SOURCE: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2012-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

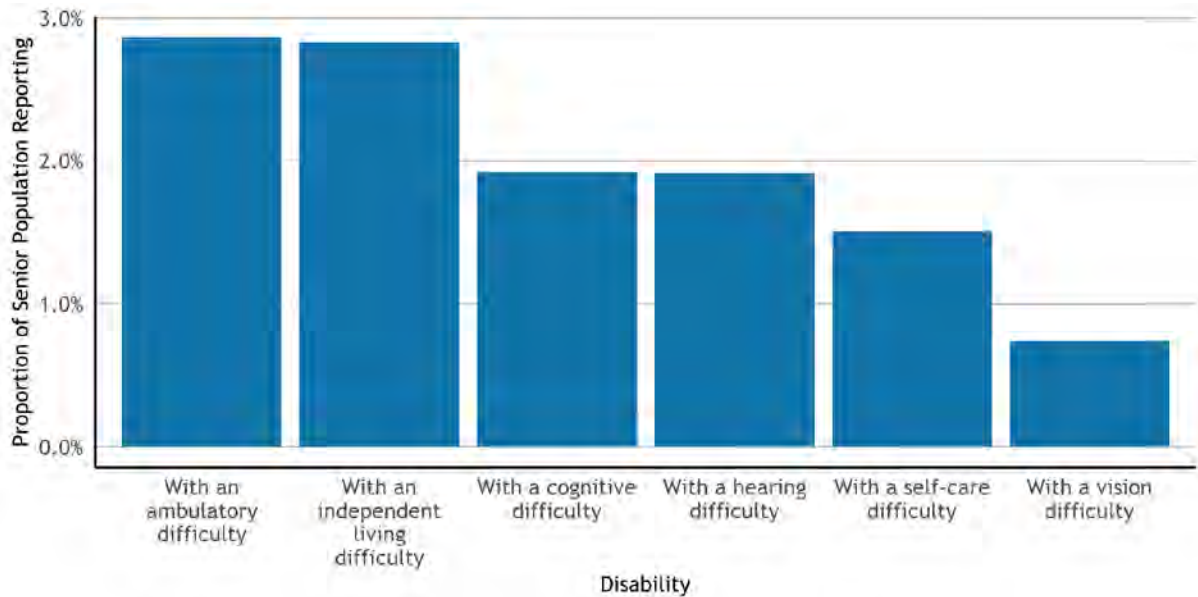
NOTES: Universe: Senior households. For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers.

Overall, 5.7 percent of people in Cupertino have a disability of some kind.¹⁷ Figure B2-40 shows the rates at which different disabilities are present among residents of Cupertino.

¹⁷ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Figure B2-40 Disability by Type

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107. For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

NOTES: Universe: Civilian noninstitutionalized population 18 years and over. These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.¹⁸

¹⁸ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

In Cupertino, there are 154 children under the age of 18 make with a developmental disability (51.2 percent), while there are 147 adults with a developmental disability (48.8 percent). Table B2-4 shows the number of persons in Cupertino with developmental disabilities by age.

Table B2-4 Population with Developmental Disabilities by Age

Age Group	Number
Age Under 18	154
Age 18+	147

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020). This table is included in the Data Packet Workbook as Table DISAB-04.

NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

The most common living arrangement for individuals with disabilities in Cupertino is the home of parent/family/guardian. Table B2-5 shows the Cupertino population with developmental disabilities by residence.

Table B2-5 Population with Developmental Disabilities by Residence

Residence Type	Number
Home of Parent/Family/Guardian	257
Foster/Family Home	11
Independent/Supported Living	5
Other	5
Community Care Facility	23
Intermediate Care Facility	0

SOURCE: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020). This table is included in the Data Packet Workbook as Table DISAB-05.

NOTE: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

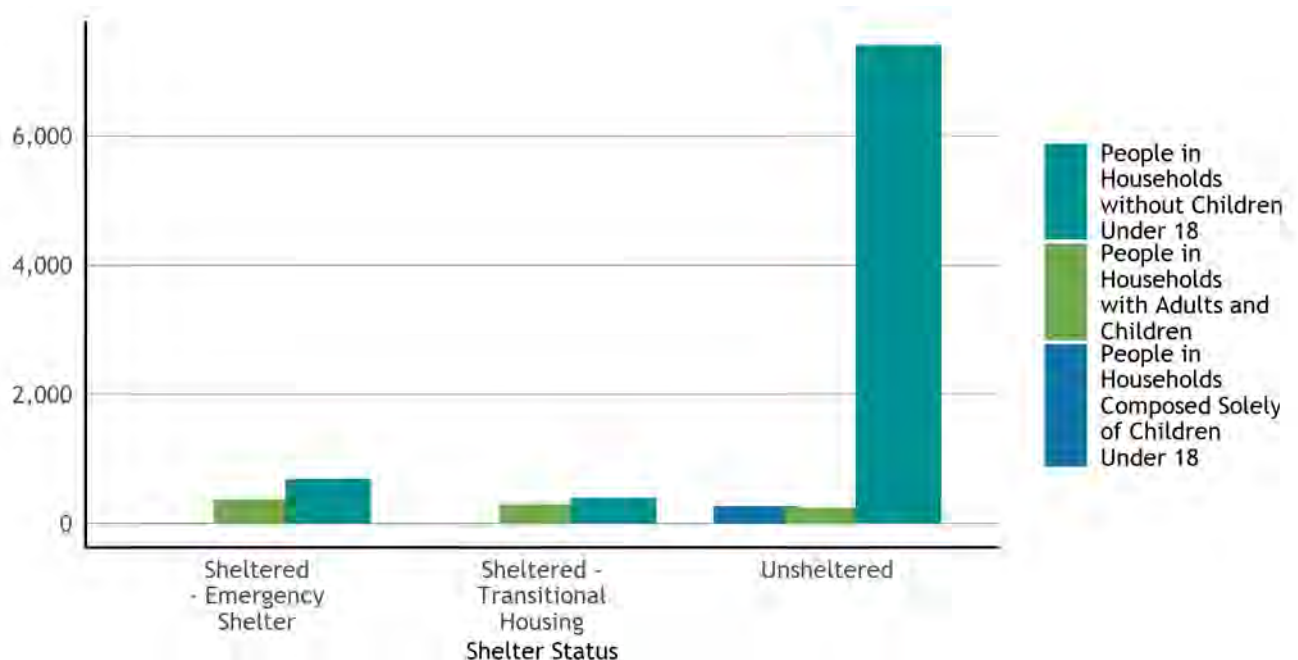
Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority

throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

In Santa Clara County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 87.1 percent are unsheltered. Of homeless households with children, most are sheltered in emergency shelter. Figure B2-41 shows household type and shelter status in Santa Clara County.

Figure B2-41 Homelessness by Household Type and Shelter Status, Santa Clara County



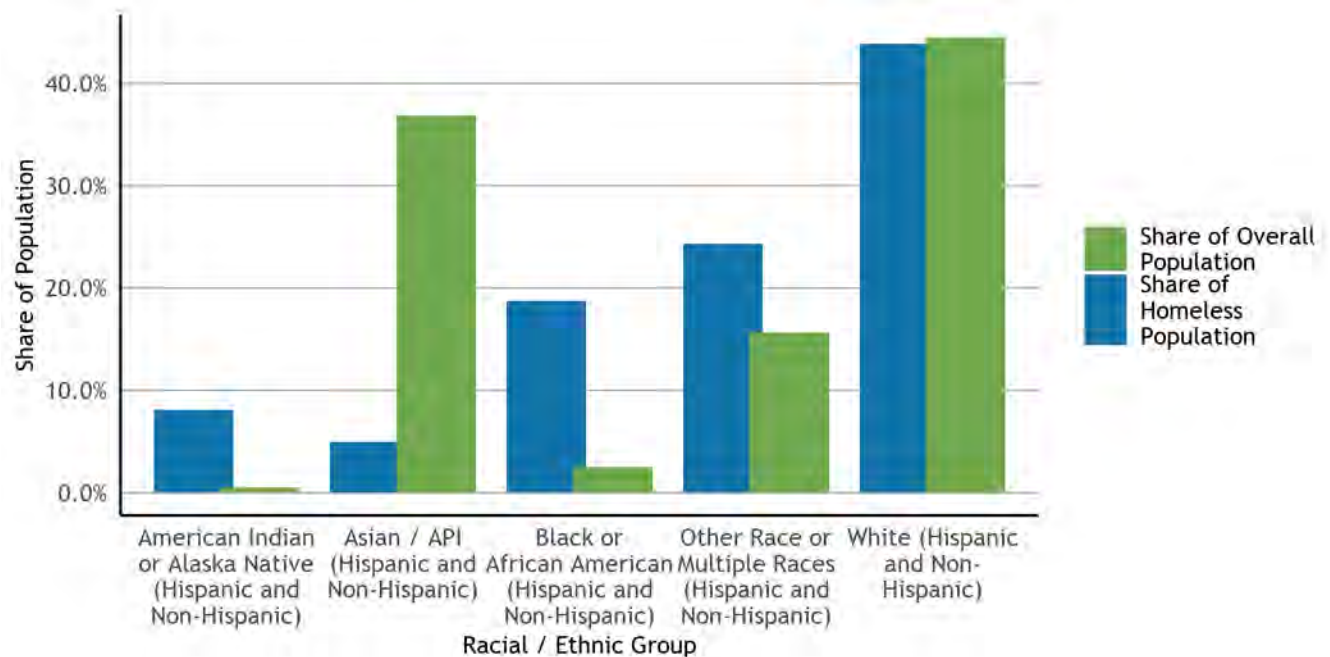
SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area.

In Santa Clara County, *White (Hispanic and Non-Hispanic)* residents represent the largest proportion of residents experiencing homelessness and account for 43.9 percent of the homeless population, while making up 44.5 percent of the overall population. Figure B2-42 shows the racial group share of homeless population.

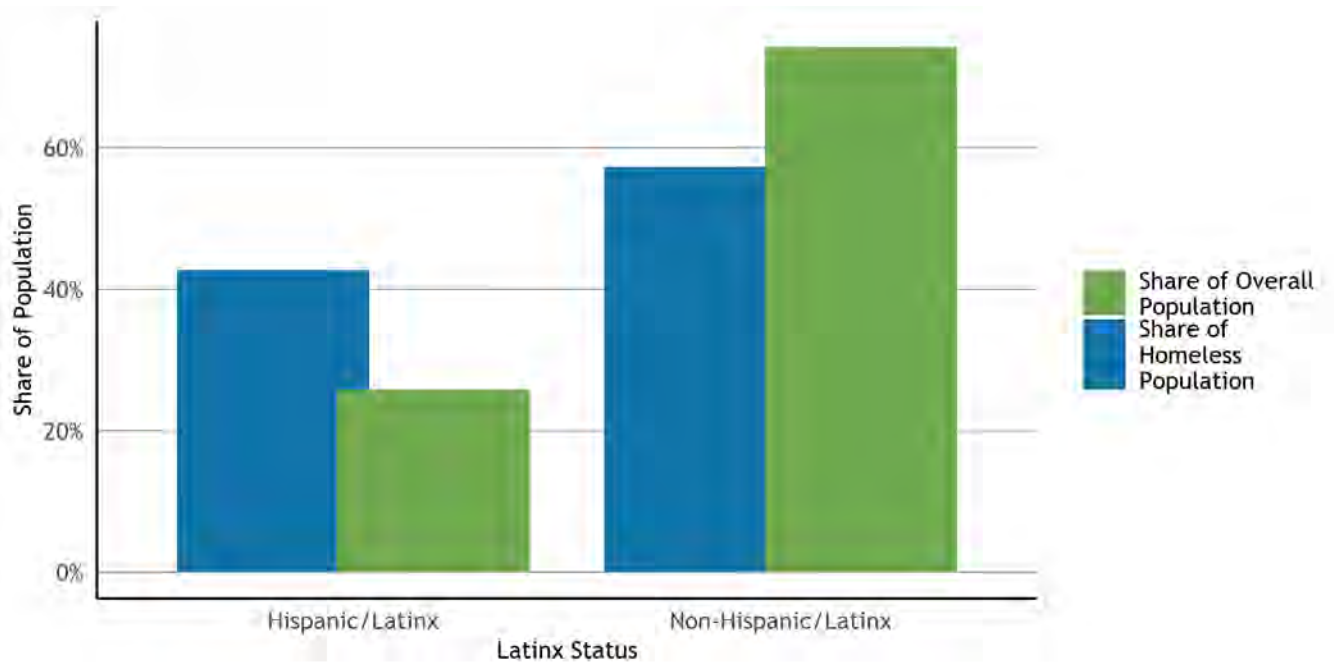
Figure B2-42 Racial Group Share of General and Homeless Populations, Santa Clara County



SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

In Santa Clara, Latinx residents represent 42.7 percent of the population experiencing homelessness, while Latinx residents comprise 25.8 percent of the general population. Figure B2-43 shows the Latinx share of the homeless population in Santa Clara County.

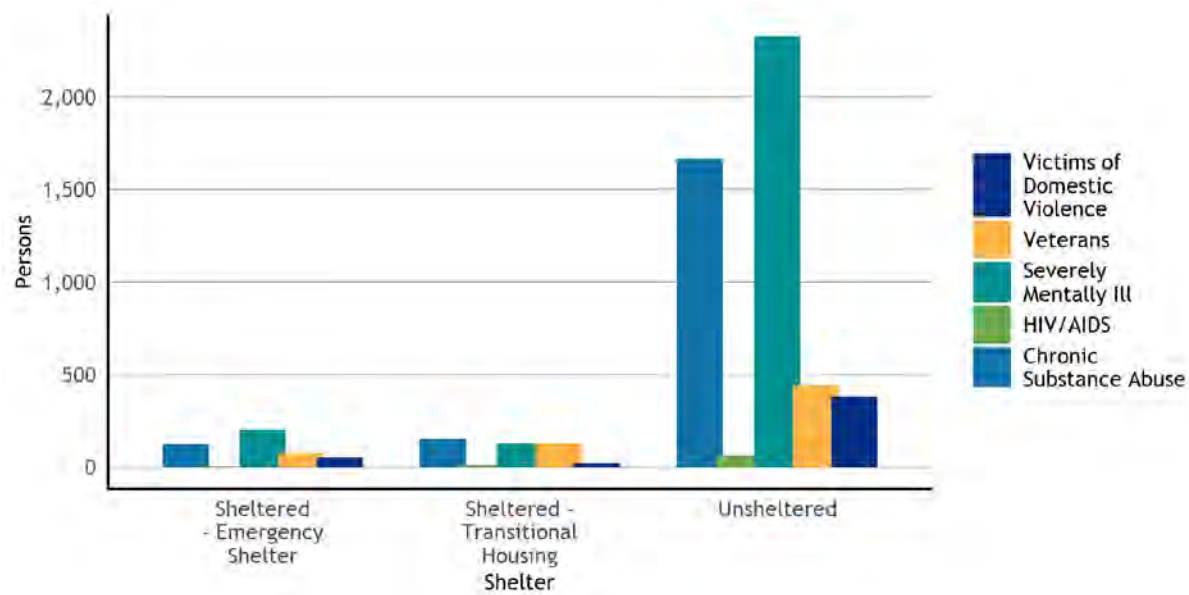
Figure B2-43 Latinx Share of General and Homeless Populations, Santa Clara County

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Many of those experiencing homelessness are dealing with severe issues, including mental illness, substance abuse and domestic violence, which are potentially life threatening and require additional assistance.

In Santa Clara County, homeless individuals are commonly challenged by severe mental illness, with 2,659 reporting this condition. Of those, some 87.6 percent are unsheltered, further adding to the challenge of handling the issue. Figure B2-44 shows selected characteristics of the homeless population in Santa Clara County.

Figure B2-44 Characteristics for the Population Experiencing Homelessness, Santa Clara County

SOURCE: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

NOTES: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

In Cupertino, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Santa Clara County has seen a 3.5 percent increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects. Table B2-6 summarizes students in public schools experiencing homelessness.

Table B2-6 Students in Local Public Schools Experiencing Homelessness

Academic Year	Cupertino	Santa Clara County	Bay Area
2016-17	17	2,219	14,990
2017-18	0	2,189	15,142
2018-19	0	2,405	15,427
2019-20	0	2,297	13,718

SOURCE: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020). This table is included in the Data Packet Workbook as Table HOMELS-05.

NOTE: Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Cupertino, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 49.7 percent decrease in the number of migrant worker students since the 2016-17 school year. Table B2-7 summarizes migrant worker student population in Cupertino, Santa Clara County, and the Bay Area as a whole.

Table B2-7 Migrant Worker Student Population

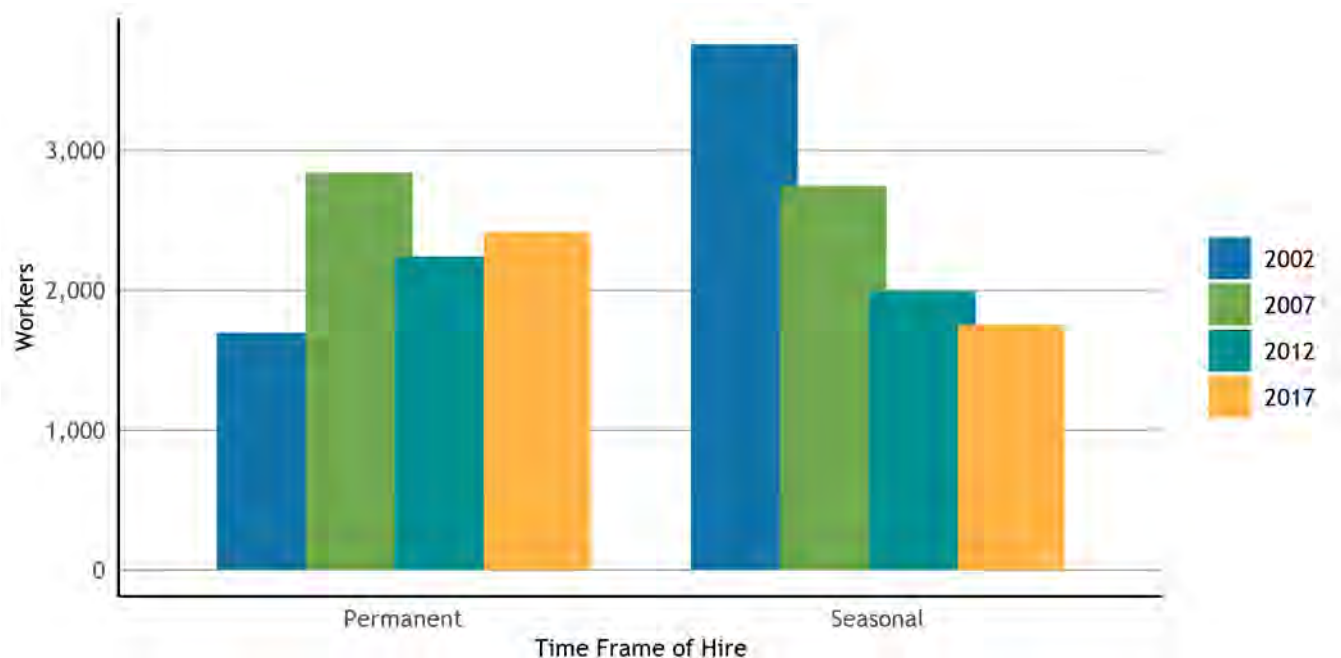
Academic Year	Cupertino	Santa Clara County	Bay Area
2016-17	0	978	4,630
2017-18	0	732	4,607
2018-19	0	645	4,075
2019-20	0	492	3,976

SOURCE: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020). This table is included in the Data Packet Workbook as Table FARM-01.

NOTES: Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Santa Clara County has increased since 2002, totaling 2,418 in 2017, while the number of seasonal farm workers has decreased, totaling 1,757 in 2017. Figure B2-45 shows farm operations and labor in Santa Clara County.

Figure B2-45 Farm Operations and Farm Labor by County, Santa Clara County



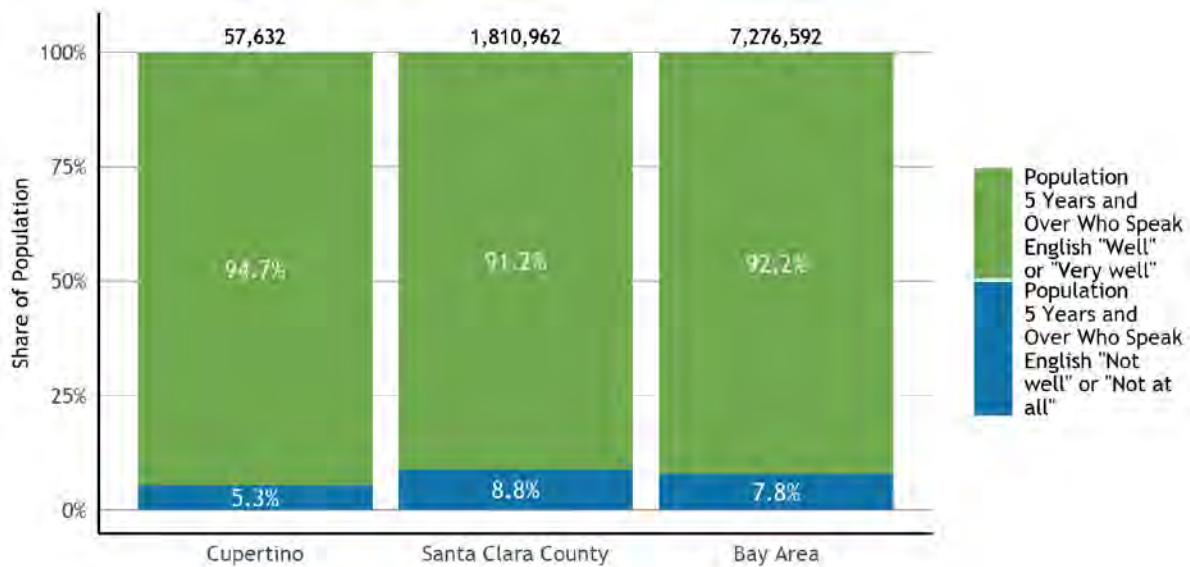
SOURCE: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor. For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

NOTES: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns.

In Cupertino, 5.3 percent of residents five (5) years and older identified as speaking English not well or not at all, which was below the proportion for Santa Clara County. Throughout the region the proportion of residents five (5) years and older with limited English proficiency was eight (8) percent. Figure B2-46 shows population with limited English proficiency in Cupertino, Santa Clara County, and the Bay Area as a whole.

Figure B2-46 Population with Limited English Proficiency

SOURCE: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005. For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

NOTE: Universe: Population 5 years and over

Santa Clara County has approximately 23 emergency shelters, providing close to 800 beds year-round, with an additional 300 beds available during the winter months (November through March). There are also over 1,100 transitional housing beds throughout the County that offer a combination of stable housing and intensive, targeted support services for the mentally ill, those with chronic substance abuse, developmental disabilities, and other factors that prevent the homeless from returning to permanent housing situations. Transitional housing includes both single site and "scattered site" programs. Table B2-8 provides a summary of emergency shelters and transitional housing near the City of Cupertino.

Table B2-8 Homeless Facilities Near Cupertino

Facility	Beds	Target Population	Location
Emergency Shelters			
Asian Americans for Community Involvement	12	Women with Children	San Jose
City Team Rescue Mission	52	Single men	San Jose
Hospitality House, Salvation Army	24	Single men	San Jose
Our House Youth Services HomeFirst	10	Homeless and run-away youth	San Jose
San Jose Family Shelter	143	Families	San Jose
Support Network for Battered Women	18	Domestic violence shelter- women and children	San Jose

Facility	Beds	Target Population	Location
Emergency Shelter/Transitional Housing			
InnVision	178	Working men, women & children, mentally ill men & women	San Jose
James Boccardo Reception Center	370	Families and single adults	San Jose
Transitional Housing			
Next Door- Women with Children	19	Domestic Violence Shelter -Women and children	San Jose
St. Josephs Cathedral	45	Worker housing- men, women and children	San Jose
YWCA- Villa Nueva	126	Women and children	San Jose

SOURCE: Santa Clara County Consolidated Plan, 2010-2015

Housing Constraints

B3
APPENDIX

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Table of Contents

APPENDIX B3 HOUSING CONSTRAINTS B3-1

 B3.1 Introduction B3-1

 B3.2 Governmental Constraints B3-1

 B3.3 Non-Governmental Constraints B3-16

Tables

Table B3-1 Residential Land Use Density Classifications.....B3-1

Table B3-2 Residential Development Standards B3-3

Table B3-3 Cupertino Development and Planning Fees (July, 2022) B3-10

Table B3-4 Comparison of Development Fees B3-11

Table B3-5 Comparison of Permit Processing Times B3-12

Table B3-6 Parking Requirements B3-15

Appendix B3

Housing Constraints

B3.1 Introduction

State law requires that Housing Elements include an analysis of governmental and nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels. Governmental constraints include land use controls, building codes and their enforcement, fees and exactions, and permitting procedures. Nongovernmental constraints are primarily market-driven and include land costs, construction costs and the availability of financing.

B3.2 Governmental Constraints

General Plan Land Use

The General Plan provides the policy and program direction necessary to guide land use decisions in the first two decades of the 21st century. The existing General Plan is current and legally adequate and is not considered an impediment to housing production.

As required by state law, the General Plan includes a land use map indicating the allowable uses and densities at various locations in the City. The Land Use/ Community Design section identifies five categories of residential uses based on dwelling unit density, expressed as the number of dwelling units permitted per gross acre, as summarized below in [Table B3-1, Residential Land Use Density Classifications](#).

Table B3-1 Residential Land Use Density Classifications

Classification	Development Category	Maximum Density ¹
Very Low Density ²	Single-Family Housing	See Note
Low Density	Single-Family Housing	1-5 du/ac
Low/Medium Density	Single-Family Housing	5-10 du/ac
High/Medium Density	Multi-Family Housing	10-20 du/ac
High Density	Multi-Family Housing	20-35 du/ac

SOURCE: City of Cupertino

NOTES: 1. Density shown as dwelling units per acre (du/ac).

2 - Classification, intended to protect environmentally sensitive areas from extensive development and to protect human life from hazards associated with floods, fires, and unstable terrain, applies one of four slope-density formulas to determine allowable residential density.

In addition to the four residential categories, the General Plan allows for residential uses in the “Industrial/Residential,” “Office/Commercial/Residential,” “Commercial/Residential,” and “Neighborhood Commercial/Residential” land use categories. None of the City’s General Plan policies have been identified as housing constraints. The General Plan does not define whether residential units are to be rented or owned or whether they are to be attached or detached.

Zoning Code

The Cupertino Zoning Ordinance establishes development standards and densities for new housing in the City. These regulations include minimum lot sizes, maximum number of dwelling units per acre, lot width, setbacks, lot coverage, maximum building height, and minimum parking requirements. These standards are summarized in [Table B3-2, Residential Development Standards](#). As required by state law, the Zoning Map is consistent with the General Plan. The residential zoning districts and their respective permitted densities and development standards are summarized below. Residential development is permitted by right in residential zones.

Cupertino Zoning Code Section 19.80.030 (E)(2) provides special density rules for what it terms “Priority Housing Sites.” According to the code:

“If a [mixed-use] site is listed as a Priority Housing Site in the City's adopted Housing Element of the General Plan, then residential development that does not exceed the number of units designated for the site in the Housing Element shall be a permitted use.”

The Cupertino 6th Cycle Housing Element has been designed to take advantage of these special density rules for Priority Housing Sites. Selected site listed in Table B4-3 (see Appendix B, Part 4) have been designated as “Priority Housing Sites” (see Policy HE-1.3). To ensure that all Priority Housing Sites (not just mixed-use sites) benefit from this special density rule, a new program has been added to amend the language of Cupertino Zoning Code Section 19.80.030 (C) so that Subsection Cupertino Zoning Code Section 19.80.030 (E) applies to all sites zoned for Planned Development, not just mixed-use sites (see Program HE-1.3.7).

Table B3-2 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks (ft)			Maximum Height (ft)	Maximum Structural Lot Coverage
		Front	Side	Rear		
A ¹	215,000	30	20	25	28	40%
A-1	43,000 - 215,000	30	20	20	28	40-45%
R-1	5,000-20,000	20	10-15	20	28	45%
R-2 ²	8,500-15,000	20	6-12	20	15-30	40%
R-3 ²	9,300 (1 st 3 units) 2,000 (each add.)	20	6-18	20	30	40%
RHS	20,000-400,000	20-25	10-15	25	30	45%
R-1C	N/A	N/A	N/A	N/A	30	N/A

SOURCE: City of Cupertino, Municipal Code Title 19: Zoning

NOTES: 1. Setback may vary depending on the number of floors per residential structure.

2. Minimum rear yard setback is 20 ft./20% lot depth, whichever is greater.

Accessory Dwelling Units

An Accessory Dwelling Units (ADU) is an attached or detached, self-contained unit on a single-family residential lot. These units are often affordable due to their smaller size. To promote the goal of affordable housing within the City, Cupertino's Zoning Ordinance permits ADUs on lots in Single-Family Residential (R-1), Residential Hillside (RHS), Agricultural (A), and Agricultural Residential (A-1) Districts. ADUs on lots of 10,000 square feet or more may not exceed 800 square feet, while units on lots smaller than 10,000 square feet cannot exceed 640 square feet. All ADUs must have direct outside access without going through the principal dwelling. If the residential lot encompasses less than 10,000 square feet, the ADU must be attached to the principal dwelling unless otherwise approved by the Director of Community Development through Architectural Review.

ADUs are subject to an architectural review by the Director of Community Development. The design and building materials of the proposed second unit must be consistent with the principal dwelling. In addition, the ADU may not require excessive grading which is visible from a public street or adjoining private property. The architectural review is done at the ministerial (building permit) level and is intended to ensure that the second unit is consistent with the architecture, colors, and materials of the primary house. This architectural review requirement constitutes an undo constraint on the development of this important form of affordable housing and is inconsistent with new state law governing the development of ADUs. Strategy HE-1.3.2 has been added to the Goal and Policy section of this 6th Cycle Housing Element to address this problem.

One additional off-street parking space must be provided if the principal dwelling unit has less than the minimum off-street parking spaces for the residential district in which it is located. ADUs must also comply with the underlying site development regulations specified by the zoning district.

Design Guidelines and Objective Design Standards

Cupertino has not adopted citywide residential design guidelines. However, all Planned Development Zoning Districts, the R1 District, RHS District, the Heart of the City Specific Plan Area, and the North De Anza Boulevard Conceptual Plan Area are subject to design guidelines. These design guidelines pertain to features such as landscaping, building and roof forms, building entrances, colors, outdoor lighting, and building materials. The design guidelines are intended to ensure development is consistent with the existing neighborhood character and are generally not considered significant constraints to housing production. These design guidelines currently contain non-objective design standards, which are inconsistent with new state housing law. As such, these guidelines constitute an undo constraint on the development of affordable housing. Strategy HE-1.3.4 has been revised to address this problem.

The Heart of the City Specific Plan design guidelines are intended to promote high-quality private-sector development, enhance property values, and ensure that both private investment and public

activity continues to be attracted to the Stevens Creek Boulevard Special Area. Design guidelines promote retention and development viability of single-family residential sized lots in the transition area between Stevens Creek Boulevard fronting development and single-family neighborhoods.

The City requires design review for certain residential developments to ensure that new development and changes to existing developments comply with City development requirements and policies. These include:

- Variances in the R-1 District;
- Two-story residential developments in the R-1 District where second floor to first floor area ratio is greater than 66 percent and/or where second story side yard setback(s) are less than 15 feet to a property line;
- Two-story addition, new two-story home, and/or second story deck in the R1-a zone;
- Any new development or modifications in planned development residential or mixed-use residential zoning districts;
- Single-family homes in a planned development residential zoning district;
- Modifications to buildings in the R1-C or R-2 zoning districts; and
- Signs, landscaping, parking plans, and modifications to buildings in the R-3 zoning district.

The City has detailed Two-Story Design Principles incorporated in the R-1 District. These design principles help integrate new homes and additions to existing homes with existing neighborhoods by providing a framework for the review and approval process. Two-story homes with a second story to first floor ratio greater than 66 percent and homes with second story side setbacks less than 15 feet must offset building massing with designs that encompass higher quality architectural features and materials.

Design Review may occur at the Staff or Design Review Committee level, depending on the scope of the project. Staff and the Design Review Committee, consisting of the Planning Commission Vice Chair and one other Planning Commissioner, consider factors such as building scale in relation to existing buildings, compliance with adopted height limits, setbacks, architectural and landscape design guidelines, and design harmony between new and existing buildings to determine design compliance.

Multi-Family Units

The R-3 District permits multi-family residential development. This District requires a minimum lot area of 9,300 square feet for a development with three dwelling units and an additional 2,000 square feet for every additional dwelling unit. The minimum lot width in the R-3 District is 70 feet, and lot coverage may not exceed 40 percent of net lot area. For single-story structures, required setbacks are 20 feet in the front yard, six feet in the side yard, and the greater of 20 feet or 20 percent of lot

depth in the rear yard; the minimum side yard setback for two-story structures is nine feet. The maximum height any building is two stories and may not exceed 30 feet. This height limit is used because many R-3 districts abut single-family residential neighborhoods. Basements fully submerged below grade except for lightwells required for light, ventilation and emergency egress, which may have a maximum exterior wall height of two feet between natural grade and ceiling) are permitted and are not counted towards the height requirements. For these reasons, the height standards in the R-3 district are not considered a constraint to housing production. Furthermore, the development standards for the R-3 District are on par with standards present in neighboring jurisdictions.

The development standards for the R-3 District do not unreasonably constrain the development of multi-family housing. Multi-family residential uses are permitted uses in the R-3 District without the need for a Use Permit. Developments are able to achieve close to the maximum allowable densities under existing development standards, including the height limit and maximum lot coverage. This can be demonstrated by a back-of-the-envelope calculation of the number of developable units on a one-acre parcel. The maximum density allowed on a one-acre parcel is 20 units. With a maximum lot coverage of 40 percent and assuming two stories of residential development, approximately 35,000 square feet of residential development can be achieved. Using conservative assumptions of 20 percent common area space and large unit sizes of 1,400 square feet, 20 units can be developed under this scenario. This analysis demonstrates that projects would be able to achieve the maximum allowable density in the R-3 District under the development standards.

In addition, the designation of selected housing sites as Priority Housing Sites (see Policy HE-1.3) ensures that the designated minimum number of units assigned to sites in Table B4-3 of this 6th Cycle Housing Element can be readily achieved, regardless of the specific development standards of the R-3 and other multi-family-allowing districts.

Transitional and Supportive Housing

Pursuant to state law, licensed residential care facilities for six or fewer residents are permitted by right in all residential districts (including A, A-1, R-1, R-2, R-3, RHS, R-1C). Licensed small group homes are not subject to special development requirements, policies, or procedures which would impede such uses from locating in a residential district. Furthermore, small group homes (with six or fewer persons) with continuous 24-hour care are permitted by right in all residential districts. Transitional and supportive housing is treated as a residential use and subject only to those restrictions that apply to other residential uses in the same zone. Large group homes (with more than six residents) are conditionally permitted uses in the R-1 District, subject to Planning Commission approval.

Emergency Shelters

The Zoning Ordinance allows for permanent and rotating homeless shelters in the Quasi-Public Building (BQ) zone. Rotating homeless shelters are permitted within existing church structures in

the BQ zone for up to 25 occupants. The operation period of rotating shelters cannot exceed two months in any one-year span at a single location. Permanent emergency shelter facilities are permitted in the BQ zone if the facility is limited to 25 occupants, provides a management plan, and if occupancy is limited to six months or fewer.

Single Room Occupancy

Single Room Occupancy (SRO units) are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The Cupertino Zoning Ordinance does not contain specific provisions for SRO units. SRO units are treated as a regular multi-family use, subject to the same restrictions that apply to other residential uses in the same zone.

Low Barrier Navigation Centers

AB 101, adopted in 2019, requires approval “by right” of low barrier navigation centers that meet the requirements of State law. “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. A program has been included to allow the development of low-barrier navigation centers by right (see Strategy HE-1.3.8).

Farmworker and Employee Housing

Pursuant to the State Employee Housing Act, any employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. No Conditional Use Permit (CUP), zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located. The Employee Housing Act also specifies that housing for six or fewer employees be treated as a residential use. In 2014, the City amended the Zoning Ordinance to be consistent with the State Employee Housing Act, permitting employee housing for six or fewer residents in all residential zoning districts and employee group quarters in the A and A-1 districts, and in the RHS district with approval of an Administrative CUP.

Mobile Home Parks

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. According to the Department of Finance, as of 2013, there are no mobile homes in Cupertino. Pursuant to State law, a mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a

permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations.

SB 35 Streamlining

Government Code section 65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. The City is in compliance and not subject to SB 35.

SB9 California Housing Opportunity and More Efficiency (HOME) Act

SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units. Since the adoption of this section of the Government Code, the City has adopted regulations to permit duplexes in qualifying single family zoning districts and is actively working to further update its Zoning Code to facilitate subdivision under SB9. A program has been included to allow SB 9 subdivision (see Strategy HE-1.3.9).

Constraints for People with Disabilities

California Senate Bill 520 (SB 520), passed in October 2001, requires local housing elements to evaluate constraints for persons with disabilities and develop programs which accommodate the housing needs of disabled persons.

Procedures for Ensuing Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities and do not impose significant administrative or financial burdens on local government or undermine the fundamental purpose of the zoning law. Reasonable accommodations refer to modifications or exemptions to particular policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or to height limits to permit elevators.

The City of Cupertino adopted an ordinance in April 2010 for people with disabilities to make a reasonable accommodations request. Chapter 19.25 provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act, the Federal Fair Housing Amendments Act of 1988, and the California Fair Employment and Housing Act.

Zoning and Other Land Use Regulations

In conformance to state law, licensed residential care facilities for six or fewer residents are permitted by right in all residential districts (including A, A-1, R-1, R-2, R-3, RHS, R-1C). Licensed small group homes are not subject to special development requirements, policies, or procedures which would impede such uses from locating in a residential district. Furthermore, small group homes (with six or fewer persons) with continuous 24-hour care are permitted by right in all residential districts, as are transitional and supportive housing. Large group homes (with more than six residents) are conditionally permitted uses in the R-1 District, subject to Planning Commission approval.

The Zoning Ordinance contains a broad definition of family. A family means an individual or group of persons living together who constitute a bona fide single housekeeping unit in a dwelling unit. Families are distinguished from groups occupying a hotel, lodging club, fraternity or sorority house, or institution of any kind. This definition of family does not limit the number of people living together in a household and does not require them to be related.

Building Codes and Permitting

The City's Building Code does not include any amendments to the California Building Code that might diminish the ability to accommodate persons with disabilities.

Fees and Exactions

Housing development is subject to permit processing and impact fees. These fees help to compensate the public for any impact associated with the new development. Like cities throughout California, Cupertino collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, wastewater treatment plant fees, and a variety of handling and service charges. Typical fees collected are outlined in [Table B3-3, Cupertino Development and Planning Fees \(July, 2022\)](#). The total cost of permits, City fees, and other professional services fees (such as project-specific architecture and engineering designs and schematics) has been estimated to equate to 20 percent of construction costs, or approximately 10 percent of total project costs. A more complete list of applicable planning and development fees can be found on the City's website under Fee Schedule C – Planning.

Table B3-3 Cupertino Development and Planning Fees (July, 2022)

Planning Fees	Cost
<i>Subdivisions</i>	
Parcel Map	\$19,190
Tentative Map	\$31,919
<i>Conditional Use Permit</i>	
Temporary Use Permit	\$4,256
Administrative Conditional Use Permit	\$7,048
Minor ¹	\$19,305
Major ²	\$32,169
<i>Amendment to Conditional Use/Development Permit</i>	
Minor ¹	\$8,868
Major ²	\$16,196
<i>Architectural and Site Approval Permit</i>	
Minor Duplex / Residential ³	\$6,782
Minor ⁴	\$13,355
Major ⁴	\$19,878
<i>Single Family (R-1) Residential Permits</i>	
Minor Residential Permit	\$3,482
Two-Story Permit without Design Review	\$4,522
Two-Story Permit with Design Review	\$5,427
Director Minor Modification ⁶	\$4,757
<i>Ministerial Residential Permits</i>	
Miscellaneous Ministerial Permit	\$3,965
<i>Environmental Assessment</i>	
Environmental Impact Report (Plus State & County Filing Fees)	Contract+Admin Fee
Negative Declaration - Major (Plus State & County Filing Fees)	Contract+Admin Fee
Negative Declaration - Minor (Plus State & County Filing Fees)	Contract+Admin Fee
Categorical Exemption (Plus County Filing Fee)	\$347

Planning Fees	Cost
<i>Zoning, Planning, Municipal Code Fees</i>	
All Non-Residential and Multi-Family (per sq.ft.)	\$0.45
Residential Single Family (per sq. ft.)	\$0.22

SOURCE: City of Cupertino Schedule C – Planning

NOTE: 1. For ten thousand square feet or less of commercial and/or industrial and/or office and/or other non- residential use, or six or less residential units (CMC Chapter 19.12).
 2. for more than ten thousand square feet of commercial and/or industrial and/or office and/or other non- residential use, or greater than six residential units (CMC Chapter 19.12).
 3. Architectural approval of single-family homes in a planned development zoning district, redevelopment or modification of duplexes, and associated landscaping, where such review is required (CMC Chapter 19.12).
 4. Architectural approval of the following: minor building modifications, landscaping, signs and lighting for new development, redevelopment or modification in such zones where such review is required (CMC Chapter 19.12).
 5. Architectural approval of all other development projects (CMC Chapter 19.12).
 6. An application that is administratively reviewed by staff either at an advertised public hearing/meeting or in a non-hearing process (CMC Chapter 19.164).

As a comparison, [Table B3-4, Comparison of Development Fees](#), below, lists estimated fees from neighboring communities within Santa Clara County.

Table B3-4 Comparison of Development Fees

Jurisdiction	Single Family	Small Multi-Family	Large Multi-Family
Campbell	\$72,556	\$20,599	\$18,541
Cupertino	\$136,596	\$77,770	\$73,959
Gilroy	\$69,219	\$40,195	\$39,135
Los Altos Hills	\$146,631	N/A	N/A
Los Gatos	\$32,458	\$5,764	\$3,269
Milpitas	\$77,198	\$74,326	\$59,740
Monte Sereno	\$33,445	\$4,815	\$4,156
Morgan Hill	\$55,903	\$41,374	\$36,396
Mountain View	\$90,423	\$69,497	\$82,591
San Jose	\$9,919	\$23,410	\$23,410
Santa Clara	\$14,653	\$6,733	\$2,156
Saratoga	\$64,272	\$17,063	\$15,391
Sunnyvale	\$133,389	\$126,673	\$98,292
Unincorporated County	\$25,166	N/A	N/A

SOURCE: Santa Clara County Constraints, Fees, & Processing Times Survey Quick Summary, 2022

NOTE: Total Fees (includes entitlement, building permits, and impact fees) per Unit; and City staff.

Total fees in Cupertino are among the highest in the Santa Clara County jurisdictions for all housing developments. The above average rate of planning and development fees can be considered a constraint to the development of affordable housing. While such reduction of such fees can be complicated because they are often tied to specific development financing, the City must make every effort to bring these fees into line to provide a more comparable cost in relation to the surrounding region. A program has been included to lower permitting fees for multi-family housing projects (see Strategy HE-1.3.10).

Processing and Permit Procedures

As a comparison, [Table B3- 5, Comparison of Permit Processing Times](#), lists estimated permitted processing time from neighboring communities within Santa Clara County.

Table B3-5 Comparison of Permit Processing Times

Jurisdiction	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Campbell	1	1	3	N/A	5	8
Cupertino	1-3	1-6	2-4	2-4	3-6	6-12
Gilroy	1-2	1-2	2-4	N/A	4-5	5-6
Los Altos Hills	1-2	0.5-2	2-3	3-4	4-6	5-8
Los Gatos	No Data	3-6*	1-2	2-4	4-6	6-12
Milpitas	3-5	4-6	2-3	6-18	N/A	12-24
Monte Sereno	0.75	0.75	1	1-2	N/A	1-2
Morgan Hill	1-2	1-3	2-3	2-3	4-6	4-6
Mountain View	3-5	4-6	2-3	6-18	N/A	12-24
San Jose	2	1-3	7	7	7-11	5-12
Santa Clara	0-1	0-1	0-3	4-9	6-9	6-12
Saratoga	1	1-2	2-3	N/A	4-6	6-12
Sunnyvale	1-3	1-3	3-6	6-9	9-18	9-18
Unincorporated County	4-6	6-8	9-12	12-15	15-18	15-18

SOURCE: Santa Clara County Constraints, Fees, & Processing Times Survey Quick Summary, 2022 NOTE: Permit processing times indicated in months *Time to first review; and City staff.

Building Codes and Code Enforcement

The City of Cupertino has adopted the 2022 Edition of the California Building Code, the 2019 California Electrical Code and Uniform Administrative Code Provisions, the International

Association of Plumbing Officials Uniform Plumbing Code (2021 Edition), the California Mechanical Code 2019 Edition, the 2019 California Fire Code, and the 2022 Green Building Standard Code. The City also enforces the 1997 Edition of the Uniform Housing Code, the 1998 Uniform Code for Building Conservation, and the 1997 Uniform Code for the Abatement of Dangerous Buildings Code.

Cupertino has adopted several amendments to the California Building Code. The City requires sprinkler systems for new and expanded one- and two-family dwellings and townhouses; underhanging appendages enclosed with fire-resistant materials; roof coverings on new buildings and replacement roofs complying with the standards established for Class A roofing, the most fire-resistant type of roof covering. The amendments also establish minimum standards for building footings, seismic reinforcing on attached multi-family dwellings, and brace wall panel construction. These amendments apply more stringent requirements than the California Building Code. The California Building Code and the City's amendments to it have been adopted to prevent unsafe or hazardous building conditions. The City's building codes are reasonable and would not adversely affect the ability to construct housing in Cupertino.

The City's code enforcement program is an important tool for maintaining the housing stock and protecting residents from unsafe or unsightly conditions. The Code Enforcement Division is responsible for enforcing the provisions of the Cupertino Municipal Code and various other related codes and policies. Code Enforcement Division staff work to achieve compliance through intervention, education, and enforcement, partnering with the community to enforce neighborhood property maintenance standards.

Code Enforcement staff investigate and enforce City codes and State statutes based on complaints received. Violation of a code regulation can result in a warning, citation, fine, or legal action. If a code violation involves a potential emergency, officers will respond immediately; otherwise, Code Enforcement staff responds to complaints through scheduled inspections. The City has had to declare only three units unfit for human occupancy since 2007 and most complaints are resolved readily. Code Enforcement activities are not considered a constraint to development of housing in Cupertino.

On- and Off-Site Improvement Standards

Residential developers are responsible for constructing road, water, sewer, and storm drainage improvements on new housing sites. Where a project has off-site impacts, such as increased runoff or added congestion at a nearby intersection, additional developer expenses may be necessary to mitigate impacts. These expenses may be passed on to consumers.

Chapter 18 of the Cupertino Municipal Code (the Subdivision Ordinance) establishes the requirements for new subdivisions, including the provision of on- and off-site improvements. The

ordinance requires that subdivisions comply with frontage requirements and stormwater runoff be collected and conveyed by an approved storm drain system. Furthermore, each unit or lot within the subdivision must be served by an approved sanitary sewer system, domestic water system, and gas, electric, telephone, and cablevision facilities. All utilities within the subdivision and along peripheral streets must be placed underground.

Common residential street widths in Cupertino range from 20 feet (for streets with no street parking) to 36 feet (for those with parking on both sides). The City works with developers to explore various street design options to meet their needs and satisfy public safety requirements. Developers are typically required to install curb, gutters, and sidewalks, however, there is a process where the City Council can waive the requirement. The City prefers detached sidewalks with a landscaped buffer in between the street and the pedestrian walk to enhance community aesthetics and improve pedestrian safety. However, the City does work with developers to explore various frontage improvement options depending on the project objectives, taking into consideration factors such as tree preservation, land/design constraints, pedestrian safety, and neighborhood pattern/compatibility. This is especially true in Planned Development projects, where the City works with the developer to achieve creative and flexible street and sidewalk designs to maximize the project as well as community benefits. The Subdivision Ordinance also includes land dedication and fee standards for parkland. The formula for dedication of park land for residential development is based on a standard of three acres of parkland per 1,000 persons. The developer must dedicate parkland based on this formula or pay an in-lieu fee based on the fair market value of the land.

In addition to parkland dedication, the City Council may require a subdivider to dedicate lands to the school district(s) as a condition of approval of the final subdivision map. If school site dedication is required and the school district accepts the land within 30 days, the district must repay the subdivider the original cost of the dedicated land plus the cost of any improvements, taxes, and maintenance of the dedicated land. If the school district does not accept the offer, the dedication is terminated.

The developer may also be required to reserve land for a park, recreational facility, fire station, library, or other public use if such a facility is shown on an adopted specific plan or adopted general plan. The public agency benefiting from the reserved land shall pay the developer the market value of the land at the time of the filing of the tentative map and any other costs incurred by the developer in the maintenance of the area. The ordinance states that the amount of land to be reserved shall not make development of the remaining land held by the developer economically unfeasible.

The City of Cupertino's site improvement requirements for new subdivisions are consistent with those in surrounding jurisdictions and do not pose a significant constraint to new housing development.

Parking Requirements

Parking requirements according to zoning designation are summarized in [Table B3-6, Parking Requirements](#).

Table B3-6 Parking Requirements

Zoning Designation	Housing Type	Parking Requirement
R-1	Single-Family	4 / DU (2 garage, 2 open)
R-2	Duplex	3 / DU (1.5 enclosed, 1.5 open)
R-3	High Density Multi-Family	2 / DU (1 covered, 1 open)
RHS	Single-Family	4 / DU (2 garage, 2 open)
A-1	Single-Family	4 / DU (2 garage, 2 open)
P	Single-Family	4 / DU (2 garage, 2 open)
	High Density Multi-Family	2 / DU (1 covered, 1 open)
	Small Lot Single-Family, Townhouse	2.8 / DU (2 garage, 0.8 open)

SOURCE: City of Cupertino Housing Element Technical Report

The requirement for two parking spaces for studios and single room occupancies (SROs) in the R-3 Zoning District constitutes an undo constraint on the development of affordable housing. A program has been included to lower the number of required parking spaces for studio and SRO units (see Strategy HE-1.3.11).

Summary of Governmental Constraints

In general, the City of Cupertino maintains development regulations that are consistent with state law and that do not pose undo constraint on the development of affordable housing. There are some notable exceptions that have been discussed in the above sections, and in each case a new policy or program has been added to address the problem. The problems that have been addressed include the following:

- **Accessory Dwelling Units (ADUs).** Cupertino requires architectural review for ADUs, and this constitutes a constraint on the development of this important form of affordable housing. It is also inconsistent with new state law governing the development of ADUs. Strategy HE-1.3.2 has been added to the Goal and Policy section of this 6th Cycle Housing Element to address this problem;
- **Residential Design Guidelines.** Cupertino maintains a requirement for design review of multi-family residential projects. These design guidelines currently contain non-objective design standards, which are inconsistent with new state housing law. As such, these guidelines constitute an undo constraint on the development of affordable housing. Strategy HE-1.3.4 has been revised to address this problem;

- **Priority Housing Sites.** Cupertino’s Zoning Code in some cases does not provide the densities required to achieve the designated number of units assigned to sites in Table B4-3 (Appendix B, Part 4 of this 6th Cycle Housing Element). This does not constitute an undo constraint on the development of affordable housing, but in this specific circumstance it prevents the City from achieving it RHNA. Rather than retool specific zoning districts or create new ones, a policy has been added to designate selected housing sites as Priority Housing Sites (see Policy HE-1.3). This ensures that the designated minimum number of units assigned to sites in Table B4-3 of this 6th Cycle Housing Element can be readily achieved, regardless of the specific development standards of the R-3 and other multi-family-allowing districts;
- **Low-Barrier Navigation Centers.** AB 101, adopted in 2019, requires approval “by right” of low-barrier navigation centers that meet the requirements of state law. A program has been included to allow low-barrier navigation centers by right in appropriate zoning districts (see Strategy HE-1.3.8);
- **California Housing Opportunity and More Efficiency (HOME) Act.** SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit onto parcels zoned for single-dwelling units. A program has been included to allow SB 9 subdivision (see Strategy HE-1.3.9);
- **Development Fees.** Total fees in Cupertino are among the highest in the Santa Clara County jurisdictions for all housing developments. A program has been included to lower permitting fees for multi-family housing projects (see Strategy HE-1.3.10); and
- **Parkin Standards.** The requirement for two parking spaces for studios and single room occupancies (SROs) in the R-3 Zoning District constitutes an undo constraint on the development of affordable housing. A program has been included to lower the number of required parking spaces for studio and SRO units (see Strategy HE-1.3.11).

B3.3 Non-Governmental Constraints

In addition to governmental constraints, non-governmental factors may constrain the production of new housing. These could include economic and market related conditions such as land and construction costs, as well as environmental hazards such as wildfires, earthquakes, and flooding.

Land and Construction Costs

Land costs in Cupertino are very high due to high demand and extremely limited supply of available land. Cupertino has seen a number of smaller detached infill housing projects where single-family homes are constructed on remnant lots or lots that have previously been developed with older homes. Multi-family development often requires lot consolidation and/or removing existing uses. A review of available real estate listings indicated several vacant properties for sale as of September

2022. The available properties varied in sized from 1,920-square feet to 11.19-acres with prices ranging from \$825,000 to \$7,000,000 depending on the size and location of the property.

Construction costs vary significantly depending on building materials and quality of finishes. Parking structures for multi-family developments represent another major variable in the development cost. In general, below-grade parking raises costs significantly. Soft costs (architectural and other professional fees, land carrying costs, transaction costs, construction period interest, etc.) comprise an additional 10 to 40 percent of the construction and land costs. Owner-occupied multi-family units have higher soft costs than renter-occupied units due to the increased need for construction defect liability insurance. Permanent debt financing, site preparation, off-site infrastructure, impact fees, and developer profit add to the total development cost of a project. Construction costs run about \$100 per square foot for Type 5 construction (wood and stucco over parking) for multi-family units and \$110 per square foot for single family units.⁸ Residential developers indicate that construction costs in the Bay Area may far exceed these national averages, and can reach \$200 per square foot for larger (four- to six-story) developments.

Key construction costs have risen nationally in conjunction with economic recovery and associated gains in the residential real estate market.

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Cupertino. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to 5.75 percent in 2022 for a fixed rate, 30-year mortgage. The current economic climate is uncertain and still affected by the COVID-19 pandemic, increasing inflation, and the supply chain disruptions.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth a program (Strategy HE-1.3.1) to ensure that there are adequate sites available throughout the planning period to accommodate the City's regional housing needs allocation, or RHNA.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The majority of residential permits in Cupertino are for single-family homes, with building permit issuance generally taking 8-14 months after Planning approvals. In Cupertino most approved projects are constructed in a reasonable time period.

Environmental Constraints

The majority of Cupertino land area has been urbanized and now supports roadways, structures, other impervious surfaces, areas of turf, and ornamental landscaping. In general, urbanized areas tend to have low to poor wildlife habitat value due to replacement of natural communities, fragmentation of remaining open space areas and parks, and intensive human disturbance. There are no significant wetland or environmental resource issues of concern that would constrain development in areas designated for residential development in Cupertino.

Vacant and Available Sites

B4

APPENDIX

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TABLE OF CONTENTS

APPENDIX B4 VACANT AND AVAILABLE SITES.....	1
B4.1 Introduction.....	1
B4.2 Site Inventory	3
B4.3 Summary and Conclusions	92

Figures

Figure B4-2	Creston-Pharlap Neighborhood.....	6
Figure B4-3	Creston-Pharlap (Site 01a).....	7
Figure B4-4	Creston-Pharlap (Site 01b)	8
Figure B4-5	Creston-Pharlap (Site 01c).....	9
Figure B4-6	Homestead Villa Neighborhood	10
Figure B4-7	Homestead Villa (Site 04a).....	11
Figure B4-8	Jollyman Neighborhood.....	12
Figure B4-9	Jollyman (Site 06a).....	13
Figure B4-10	Jollyman (Site 06b)	14
Figure B4-11	Jollyman (Site 06c).....	15
Figure B4-12	Jollyman (Site 06d)	16
Figure B4-13	Monta Vista North Neighborhood	18
Figure B4-14	Monta Vista North Site (Site 07a).....	Error! Bookmark not defined.
Figure B4-15	Monta Vista South Neighborhood.....	20
Figure B4-16	Monta Vista South Site (Site 08a)	22
Figure B4-17	Monta Vista South Site (Site 08b).....	23
Figure B4-18	Monta Vista South Site (Site 08c)	24
Figure B4-19	Monta Vista South Site (Site 08d).....	25
Figure B4-20	North Blaney Neighborhood.....	26
Figure B4-21	North Blaney (Site 09a).....	28

Figure B4-22	South Blaney Neighborhood	29
Figure B4-23	South Blaney (Site 11a)	31
Figure B4-24	South Blaney (Site 11b)	32
Figure B4-25	Bubb Road Special Area	33
Figure B4-26	Bubb Road (Site 13a)	35
Figure B4-27	Heart of the City – West Special Center	36
Figure B4-28	Heart of the City West (Site 14a)	38
Figure B4-29	Heart of the City – Crossroads Special Area	40
Figure B4-30	Heart of the City – Crossroads (Site 15a)	39
Figure B4-31	Heart of the City – Crossroads (Site 15b)	42
Figure B4-33	Heart of the City – Central (Site 16b)	43
Figure B4-34	Heart of the City – Central (Site 16c)	46
Figure B4-35	Heart of the City – East Special Area	48
Figure B4-36	Heart of the City – East (Site 18c)	47
Figure B4-37	Heart of the City – East (Site 18d)	50
Figure B4-38	Homestead Road Special Area	53
Figure B4-39	Homestead (Site 19a)	Error! Bookmark not defined.
Figure B4-40	Homestead (Site 19b)	55
Figure B4-41	Stelling Gateway (Site 20a)	56
Figure B4-42	Stelling Gateway (Site 20c)	57
Figure B4-43	South De Anza Blvd Special Area	58
Figure B4-44	South De Anza Blvd (Site 23a)	62
Figure B4-45	South De Anza Blvd (Site 23b)	63
Figure B4-46	South De Anza Blvd (Site 23c)	64
Figure B4-47	South De Anza Blvd (Site 23d)	65
Figure B4-48	South De Anza Blvd (Site 23g)	66
Figure B4-49	South De Anza Blvd (Site 23h)	67
Figure B4-50	South De Anza Blvd (Site 23i)	68
Figure B4-51	South De Anza Blvd (Site 23j)	69

Figure B4-52	South De Anza Blvd (Site 23k)	70
Figure B4-53	South De Anza Blvd (Site 23l)	71
Figure B4-54	Vallco Shopping District	72
Figure B4-55	Vallco Shopping District (Site 24a)	74
Figure B4-56	Vallco Park North Special Area	75
Figure B4-57	North Vallco Park (Site 26a)	77

Tables

Table B4-1	Cupertino's Regional Housing Needs Allocation – 2023–2031	B4-2
Table B4-2	Cupertino's Adjusted RHNA	B4-2
Table B4-3	Vacant, Partially Vacant, and Available Sites	B4-82

Appendix B4

Vacant and Available Sites

B4.1 Introduction

The *Plan Bay Area 2050 Final Blueprint*¹ forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous cycles.

Regional Housing Needs Allocation

In December 2021, ABAG adopted a Final Regional Housing Needs Allocation (RHNA) Methodology. For Cupertino, the proposed RHNA to be planned for this cycle is 4,588 units, a slated increase from the last cycle.

RHNA Summary

Cupertino's share of the regional housing need for the seven-year period from 2023 to 2031 is 4,588 units, which is a 431 percent increase over the 1,064 units required by the 2014 to 2022 Regional Housing Needs Allocation (RHNA). The housing need is divided into the five income categories of housing affordability. [Table B4-1, Cupertino's Regional Housing Needs Allocation – 2023–2031](#), shows Cupertino's RHNA for the planning period 2023 through 2031.

¹ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

Table B4-1 Cupertino's Regional Housing Needs Allocation – 2023–2031

Income Group	Cupertino Units	Percent	Santa Clara County Units	Percent	Bay Area Units	Percent
Very Low Income (<50% of AMI)	1,193	26.0%	32,316	24.9%	114,442	25.9%
Low Income (50%-80% of AMI)	687	15.0%	18,607	14.4%	65,892	14.9%
Moderate Income (80%-120% of AMI)	755	16.5%	21,926	16.9%	72,712	16.5%
Above Moderate Income (>120% of AMI)	1,953	42.6%	56,728	43.8%	188,130	42.6%
Total	4,588	100.0%	129,577	100.0%	441,176	100.0%

SOURCE: ABAG 2021

NOTE: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process took place during the Summer and Fall of 2021. ABAG adopted these numbers as final in spring 2022.

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2022 through December 31, 2030. The statutory adoption date for the 6th Cycle Housing Element is January 1, 2023—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Cupertino must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and applies these to the 2023-2031 RHNA.

Accordingly, the units permitted in this period count towards the 2023-2031 planning period RHNA and are subtracted from the 6th-Cycle RHNA. [Table B4-2, Cupertino's Adjusted RHNA](#), shows the City of Cupertino's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table B4-2 Cupertino's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	53	30	31	79	193
Units permitted between June 30, 2022 and January 1, 2023					
Remaining RHNA					

SOURCE: City of Cupertino 2022

B4.2 Site Inventory

The purpose of the sites inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate Cupertino's assigned 4,588 housing units. The City doesn't build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites.

Overview of Selected Sites

This section provides information on the current list of potential sites under consideration for determining how the City will accommodate the State's required minimum of 4,588 housing units. Please note that the site numbers listed here are added only as an additional way to reference the site and easily label it on a map. The site number is not any indication of preference or priority. [Figure B4-1, Potential Sites Inventory Map](#), shows an overview of the potential sites inventory map being developed for Cupertino's 6th-Cycle Housing Element Update.

The City staff in coordination with EMC have held numerous meetings related to the Housing Element update. To finalize the site inventory for the Housing Element, the City Staff and EMC held two study sessions, on September 28 and November 16, 2021 focused on the overall Housing Element update process. During the 2022 calendar year, the Planning Commission held four public meetings on January 25, February 22, April 26, and May 24, 2022. Each of these meetings focused citywide discussion on selecting sites at specified densities for potential housing sites inventory.

At the January and February Planning Commission study sessions, the staff and EMC provided overviews of the housing sites selection process and identified nearly 400 properties citywide that could potentially be placed on the City's housing sites inventory. The sites inventory is the list of City Council-approved properties that identifies where housing will be developed during the 2023-2031 planning period. The majority of these properties fell within the property size range, 0.5-10 acres, recommended by the California Department of Housing and Community Development (HCD), the State agency that oversees the Housing Element update process and ultimately certifies all city and county Housing Elements. The City's Planning Commission had following recommendations: 1) That the housing sites should be dispersed throughout the City and strive for a balance between the City's eastern and western areas; 2) New housing sites should avoid or minimize displacement of existing uses, particularly existing residential uses that would necessitate the relocation of residents; 3) The Housing Element should avoid significantly "up-zoning" sites to the extent feasible; and 4) The Housing Element should include new housing sites that could support the City's public schools and help counteract declining enrollment trends that are occurring city and county wide.

Based on Planning Commissions' recommendation, the City staff and EMC revised the site inventory and presented a reduced, more focused list of potential housing sites at the April 26 Planning Commission meeting. In the revised inventory, potential sites were grouped by neighborhood and special area to better illustrate the locations of the properties. Extensive comments were received at the April 26th Planning Commission meeting, where in the Planning

Commission reiterated its previously-stated principles and goals for housing site selection and also directed staff to focus on the potential inclusion of several “key” sites along South DeAnza and Stevens Creek Boulevards.

On June 28 and July 5, 2022, the Planning and Housing Commissions held a special joint meeting (the meeting was continued from June 28 to July 5) to finalize their housing sites inventory recommendation to the City Council. The Planning Commissions’ sites inventory recommendation largely coincided with the staff’s June 28 recommendation to the Planning and Housing Commissions, but it also includes key changes, notably increasing housing densities to areas on the City’s west side, such as the South DeAnza Boulevard and Bubba Road special areas, as well as the North and South Monta Vista neighborhoods. The other recommendations also included that the development standards be established that allow for more intensive development along the street frontage portions of the DeAnza and Stevens Creek Boulevard corridors but that development of the properties along these corridors adjacent to single-family neighborhoods be limited in scale to preserve the existing neighborhood character.

Due to the significant amount of pipeline and units, the City is already exceeding its RHNA for the Low and Above-Moderate income categories for the 2023-2031 planning period. The City, however, was unable to meet its Very-Low and Moderate income RHNA requirements through the pipeline projects, resulting in a need of 1,488 Very-Low and Moderate income units beyond those provided by pipeline projects. Additionally, HCD recommends a “buffer” of between 15-30% of additional units be included in the sites inventory for each of the below market-rate income categories (i.e., Very-Low, Low and Moderate incomes), in accordance with the State’s “No Net Loss” Law.

The primary reasons staff recommended these properties to the Planning and Housing Commissions for inclusion on the sites inventory was based on the guidance given by the Planning Commission during the four January-May Planning Commission study sessions, specifically:

1. The properties are not clustered in the Heart of the City/Stevens Creek Boulevard corridor. The four Stevens Creek Boulevard properties on the recommended inventory are all located east of DeAnza Boulevard;
2. The properties are generally dispersed throughout the City (Attachment C), including significant development potential on the City’s west side. For instance, excluding the large number of pipeline units, 1,423 of the units are located between DeAnza Boulevard and the City’s western boundary, whereas only 676 non- pipeline units are located on properties east of DeAnza Boulevard;
3. The recommended sites minimize or avoid potential displacement of existing residents through future redevelopment of the sites for housing.

Figure B4-1 Potential Sites Inventory Map

Generally, the Recommended Sites Inventory has three major areas of concentration for new housing in the City. These three areas have 1,482, or 71%, of the 2,090 recommended units. They are:

- Stelling Gateway/Homestead (440 units) in the northwestern portion of the City;
- South De Anza (462 units) in the southwestern portion of the City; and
- North Vallco Park/Valico Shopping District (580 units) in the northeastern portion of the City.

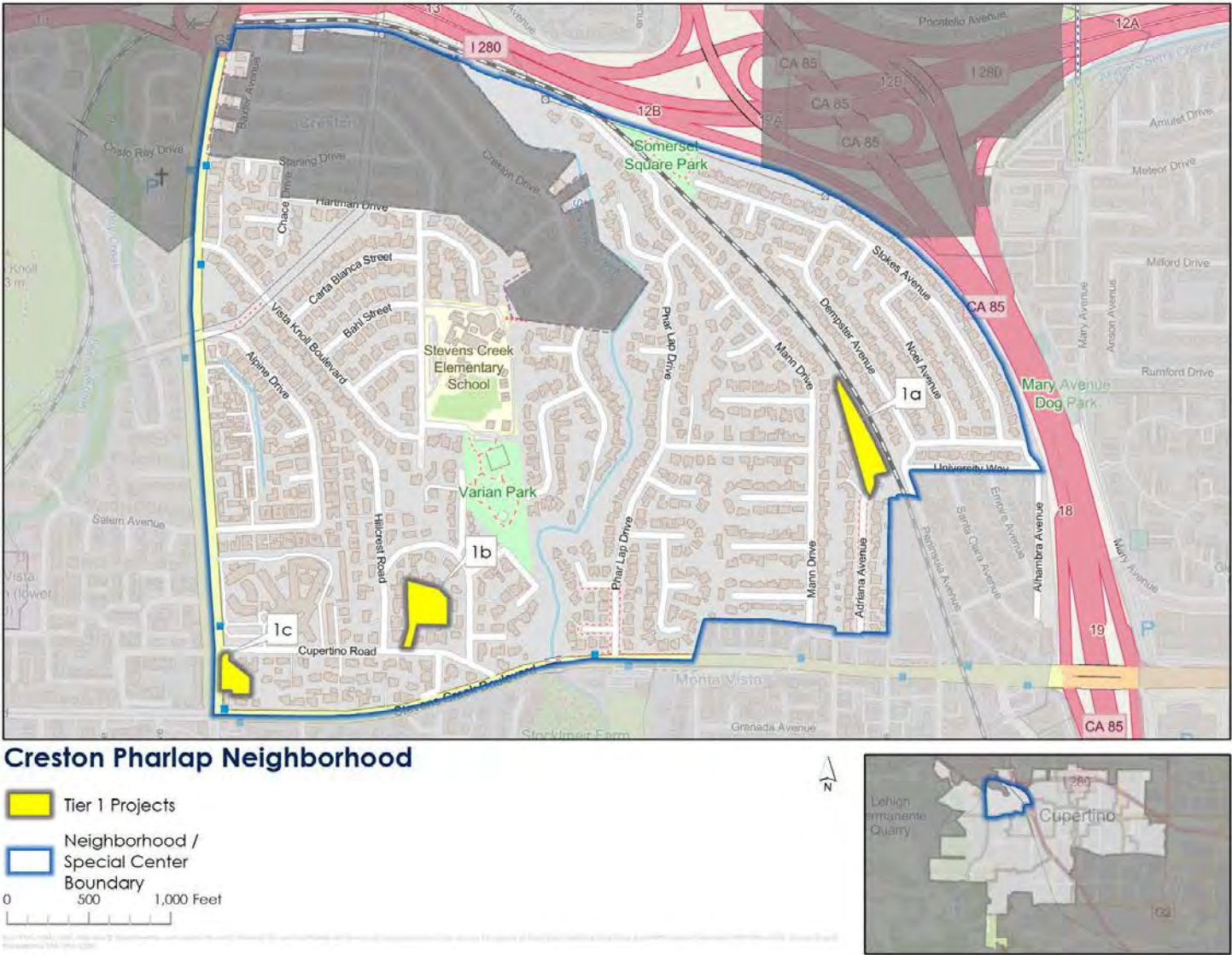
Sites Details

This section provides information on each of the 40 sites selected for inclusion in the inventory of vacant/partial vacant and available sites.

Creston-Pharlap Neighborhood

Figure B4-2, *Creston-Pharlap Neighborhood*, shows an aerial view of the Creston-Pharlap neighborhood.

Figure B4-2 Creston-Pharlap Neighborhood



Site 01a: Creston-Pharlap**Address:** 10231 Adriana Ave**Target Number of Housing Units:** 13

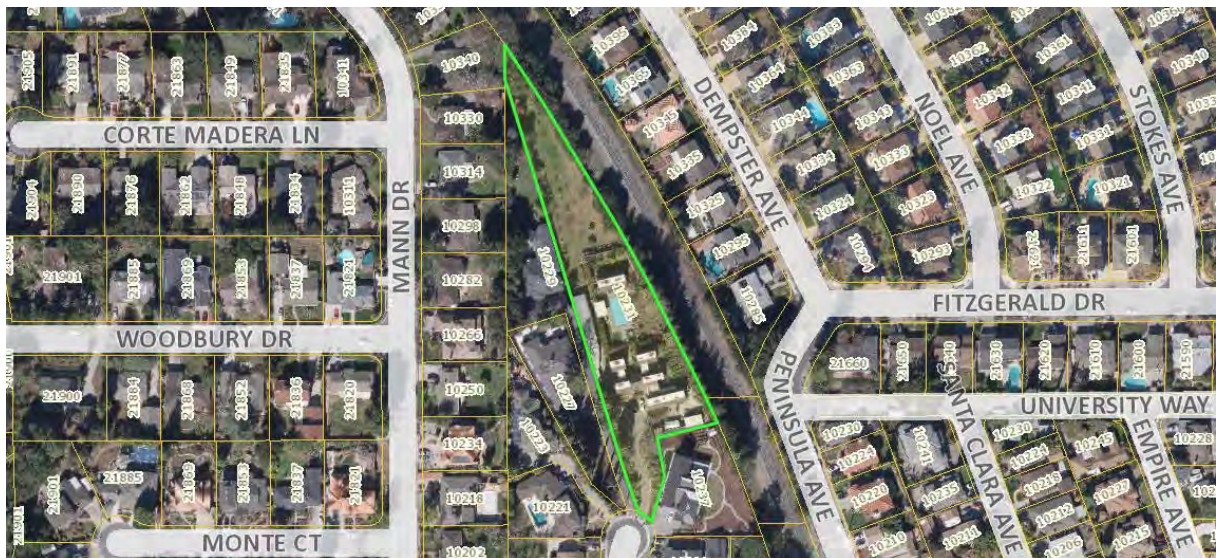
Description: The Creston-Pharlap 01a site is located in the Creston-Pharlap neighborhood, which is south and west of the Highway 85/Interstate 280 interchange. The neighborhood is predominantly residential with businesses operating throughout but particularly along Steven Creek Blvd and Foothill Blvd. Existing uses on the site include a single-family home and open space. Neighboring uses include a rail corridor and single-family homes.

This site has been targeted for rezoning to R1-7.5, which would allow a total of 14 units built at a minimum of 10 dwelling units per acre. There is one existing unit on the site that would be lost; the number of net new units would be 13 units.

Constraints: Rezoning required; noise from rail corridor

Figure B4-3 shows an aerial view of the Creston-Pharlap 01a Site.

Figure B4-3 Creston-Pharlap (Site 01a)

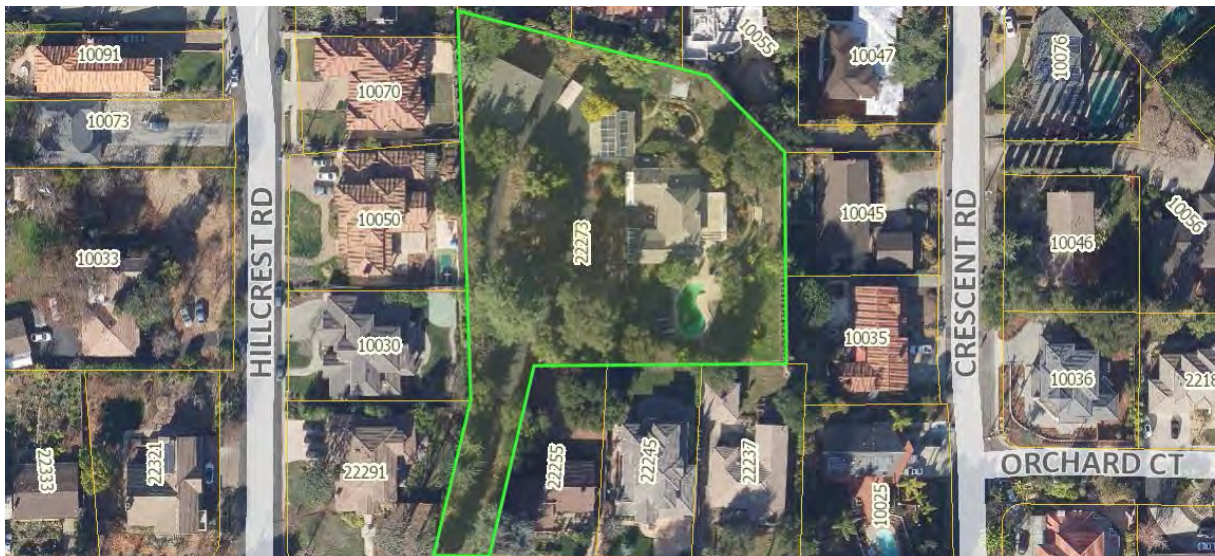


Site 01b: Creston-Pharlap**Address:** 22273 Cupertino Road**Target Number of Housing Units:** 7

Description: The Creston-Pharlap 01b site is located in the Creston-Pharlap neighborhood, which is south and west of the Highway 85/Interstate 280 interchange. The neighborhood is predominantly residential with businesses operating throughout but particularly along Steven Creek Blvd and Foothill Blvd. Existing uses on the site include a large single-family home. Neighboring uses include a single-family home. This site has been targeted for rezoning to R1-5, which would allow a total of eight (8) units built at a minimum of five (5) dwelling units per acre. There is one existing unit on the site that would be lost; the number of net new units would be seven (7) units.

Constraints: Rezoning required

Figure B4-4, Creston-Pharlap (Site 01b), shows an aerial view of the Creston-Pharlap 01b Site.

Figure B4-4 Creston-Pharlap (Site 01b)

Site 01c: Creston-Pharlap**Address:** 10050 N Foothill Blvd**Target Number of Housing Units:** 8

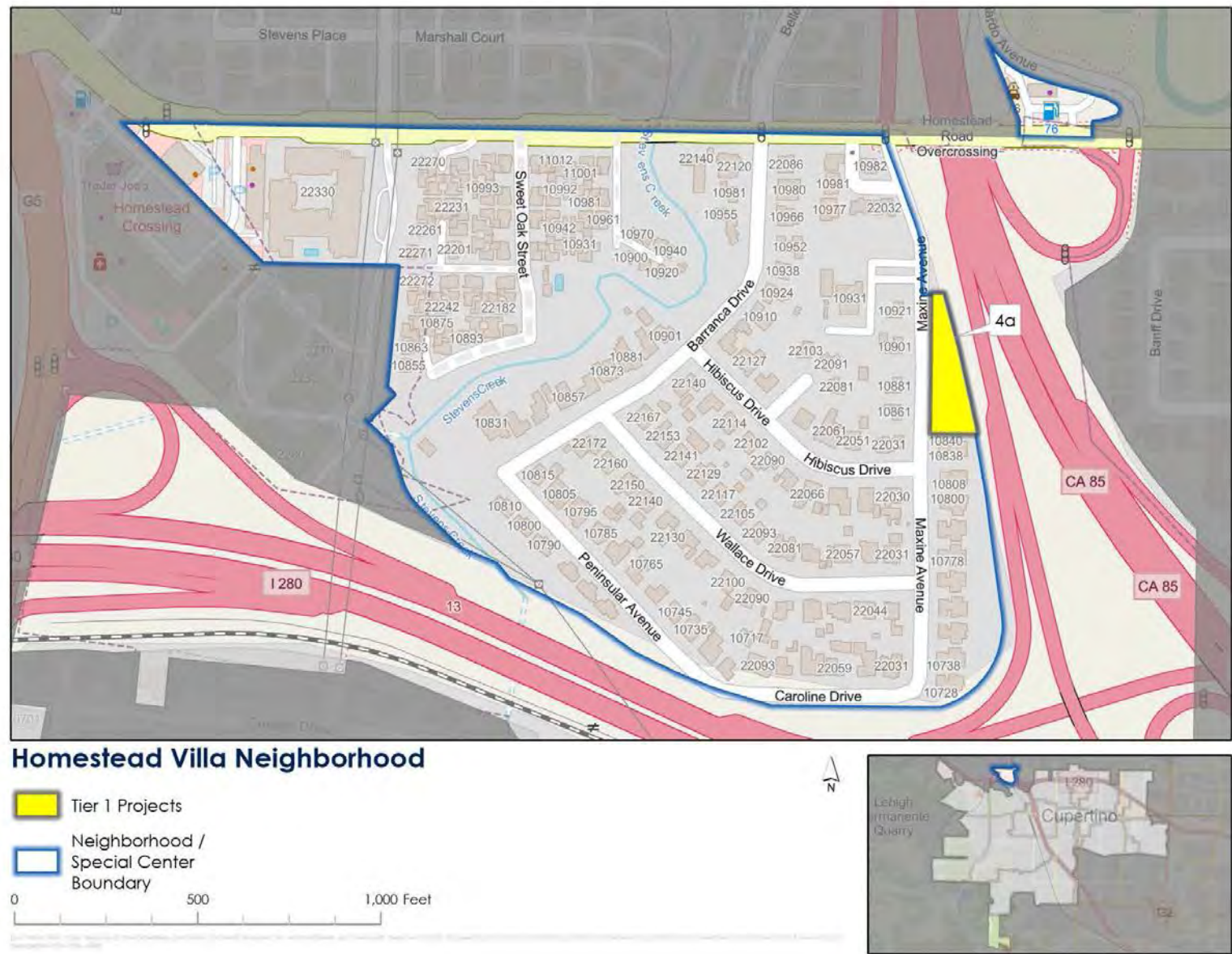
Description: The Creston-Pharlap 01c site is located in the Creston-Pharlap neighborhood, which is south and west of the Highway 85/Interstate 280 interchange. The neighborhood is predominantly residential with businesses operating throughout but particularly along Steven Creek Blvd and Foothill Blvd. Existing uses on the site include a single-family home. Neighboring uses include a single- and multi-family homes. This site has been targeted for rezoning to R3, which would allow a total of nine (9) units built at a minimum of 15 dwelling units per acre. There is one existing unit on the site that would be lost; the number of net new units would be eight (8) units.

Constraints: Rezoning required

Figure B4-5, Creston-Pharlap (Site 01c), shows an aerial view of the Creston-Pharlap 01c Site.

Figure B4-5 Creston-Pharlap (Site 01c)

Figure B4-6 Homestead Villa Neighborhood



Site 04a: Homestead Villa**Address:** 10860 Maxine Ave**Target Number of Housing Units:** 12

Description: Homestead Villa site 04a is located in the Homestead Villa Neighborhood, which is predominantly single-family housing and located north and west of the Highway 85/Interstate 280 interchange. Current use on the site includes a duplex housing unit. Neighboring uses include single- and multi-family housing and the Highway 85 corridor. This site has been targeted for rezoning to P(Res), which would allow a total of 14 units built at a minimum of 20 dwelling units per acre. There are two existing units on the site that would be lost; the number of net new units would be 12 units.

Constraints: Rezoning required; noise and air contaminants from Highway 85 corridor

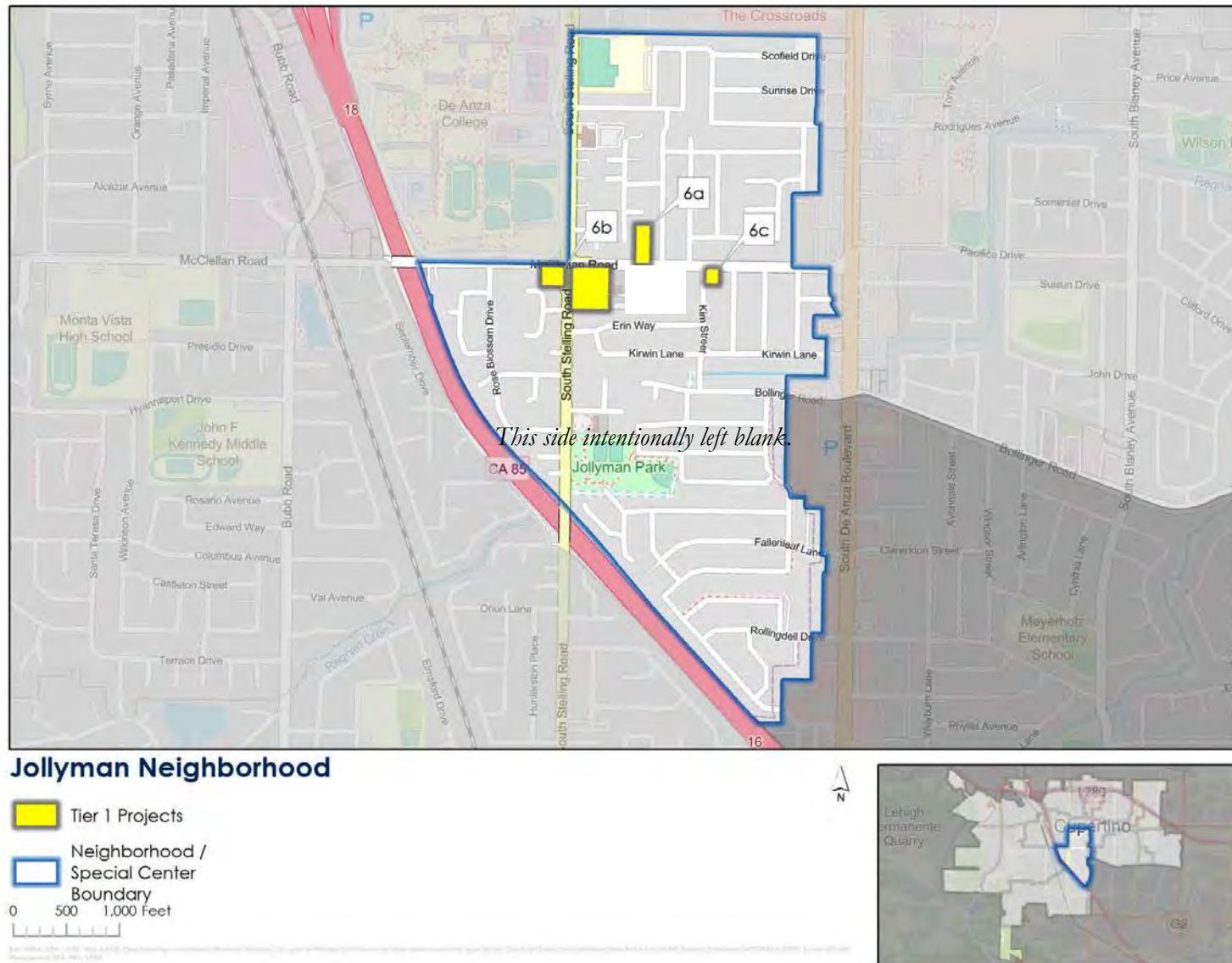
Figure B4-7, Homestead Villa (Site 04a), shows an aerial view of the Homestead Villa Site.

Figure B4-7 Homestead Villa (Site 04a)

**Jollyman Neighborhood**

Figure B4-8, Jollyman Neighborhood, provides an overview of the neighborhood.

Figure B4-8 Jollyman Neighborhood



Site 06a: Jollyman**Address:** 20865 McClellan Road**Target Number of Housing Units:** 20

Description: The Jollyman 06a site is located in the Jollyman Neighborhood, which is predominately defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Current use includes a single-family home. Neighboring uses include single-family housing. This site has been targeted for rezoning to R1-7.5, which would allow a total of 20 units built at a minimum of 20 dwelling units per acre. There is one existing unit on the site that would remain; the number of net new units would be 20 units.

Constraints: Rezoning required

Figure B4-9, Jollyman (Site 06a), shows an aerial view of the Jollyman 06a site.

Figure B4-9 Jollyman (Site 06a)

Site 06b: Jollyman

Address: 21050 McClellan Road

Target Number of Housing Units: 23

Description: The Jollyman 06b site is located in the Jollyman Neighborhood, which is predominately defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Current use includes an underutilized commercial structure. Neighboring uses include single-family housing and commercial uses. This site has been targeted for rezoning to P(R3), which would allow a total of 23 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 23 units.

Constraints: Rezoning required

Figure B4-10, Jollyman (Site 06b), shows an aerial view of the Jollyman 06b site.

Figure B4-10 Jollyman (Site 06b)



Site 06c: Jollyman

Address: 7540 McClellan Road

Target Number of Housing Units: 3

Description: The Jollyman 06c site is located in the Jollyman Neighborhood, which is predominately defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Current use includes a single-family home. Neighboring uses include single-family housing. This site has been targeted for rezoning to R1-C, which would allow a total of four (4) units built at a minimum of 10 dwelling units per acre. There is one existing unit on the site that would be lost; the number of net new units would be three (3) units.

Constraints: Rezoning required

Figure B4-11, Jollyman (Site 06c), shows an aerial view of the Jollyman 06c site.

Figure B4-11 Jollyman (Site 06c)



Site 06d: Jollyman

Address: 20920 McClellan Road

Target Number of Housing Units: 21

Description: The Jollyman 06d site is located in the Jollyman Neighborhood, which is predominately defined by single-family residential homes and located immediately south of the De Anza College campus and east of the Highway 85 corridor. Current use includes a church. Neighboring uses include multi-family housing and commercial uses. This site has been targeted for rezoning to P(Res), which would allow a total of 21 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 21 units.

Constraints: Rezoning required

Figure B4-12, Jollyman (Site 06d), shows an aerial view of the Jollyman 06d site.

Figure B4-12 Jollyman (Site 06d)



Monta Vista North Neighborhood

Figure B4-13, Monta Vista North Neighborhood, provides an overview of the neighborhood.

Site 07a: Monta Vista North**Address:** 10857 Linda Vista Dr (et al)**Target Number of Housing Units:** 47

Description: The Monta Vista North 07a Site is located in the Monta Vista North Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. Existing uses on the site include four single-family homes. Neighboring uses include tennis courts, a golf course, and single-family homes. This site has been targeted for rezoning to P(R-3), which would allow a total of 51 units built at a minimum of 20 dwelling units per acre. There are four (4) existing units on the site that would be lost; the number of net new units would be 47 units.

Constraints: Rezoning required

Figure B4-14, [Monta Vista North Site \(Site 07a\)](#), shows an aerial view of the Monta Vista North 07a site.

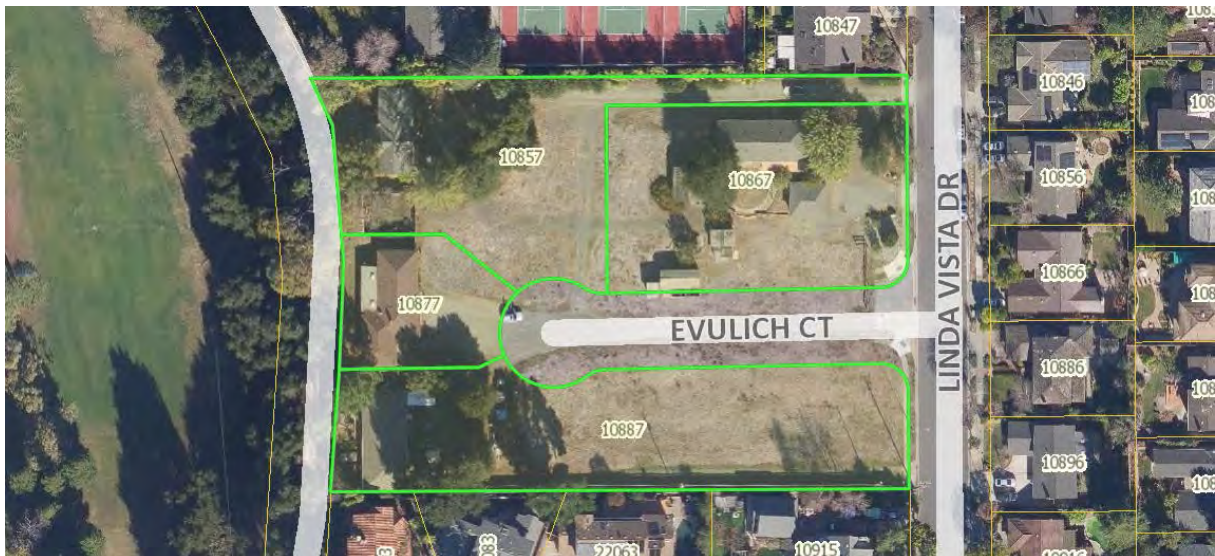
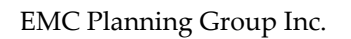
Figure B4-14 Monta Vista North Site (Site 07a)**Monta Vista South Neighborhood**

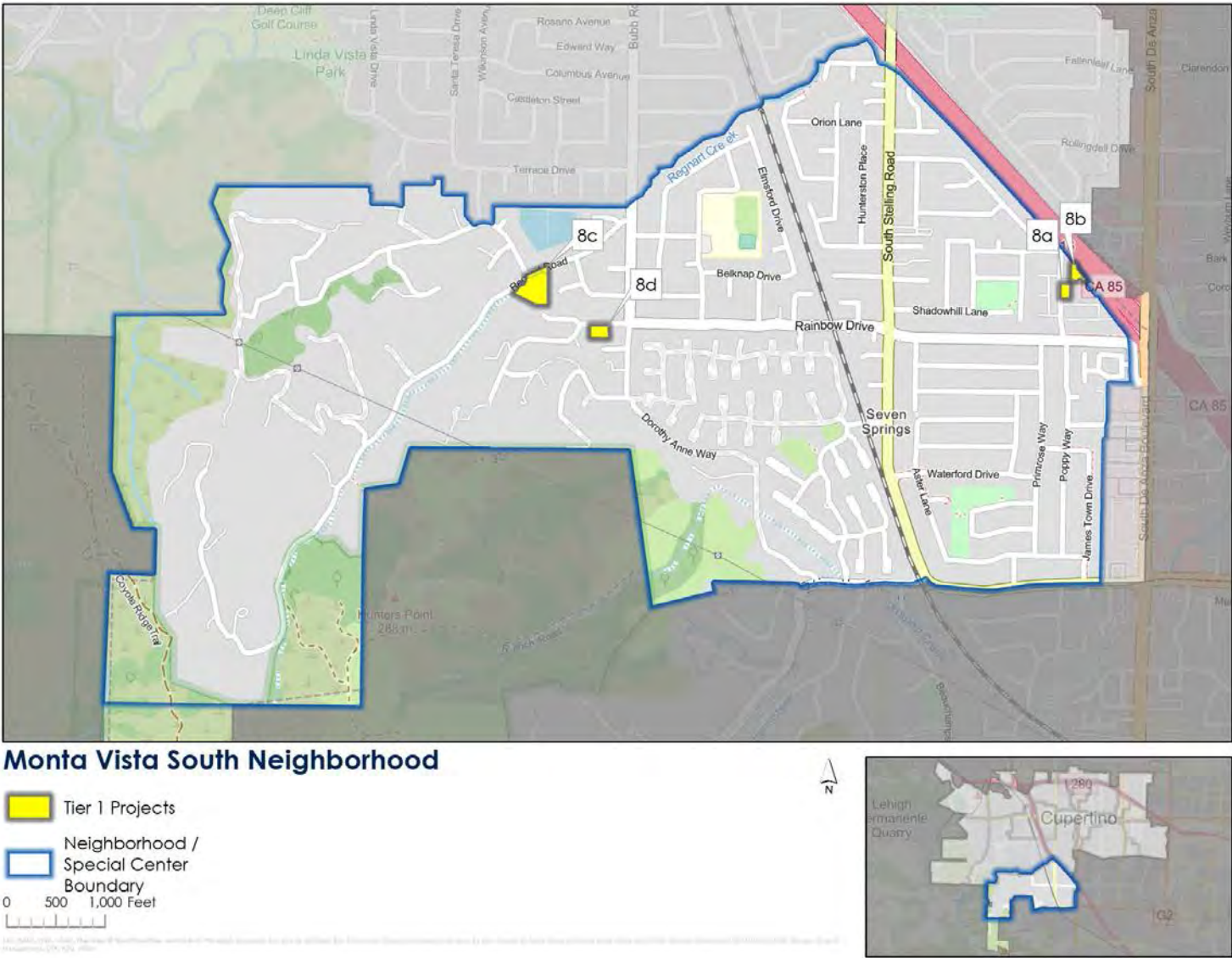
Figure B4-15, [Monta Vista South Neighborhood](#), provides an overview of the neighborhood.

B4-18



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Figure B4-15 Monta Vista South Neighborhood



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Site 08a: Monta Vista South

Address: 20666 Cleo Avenue

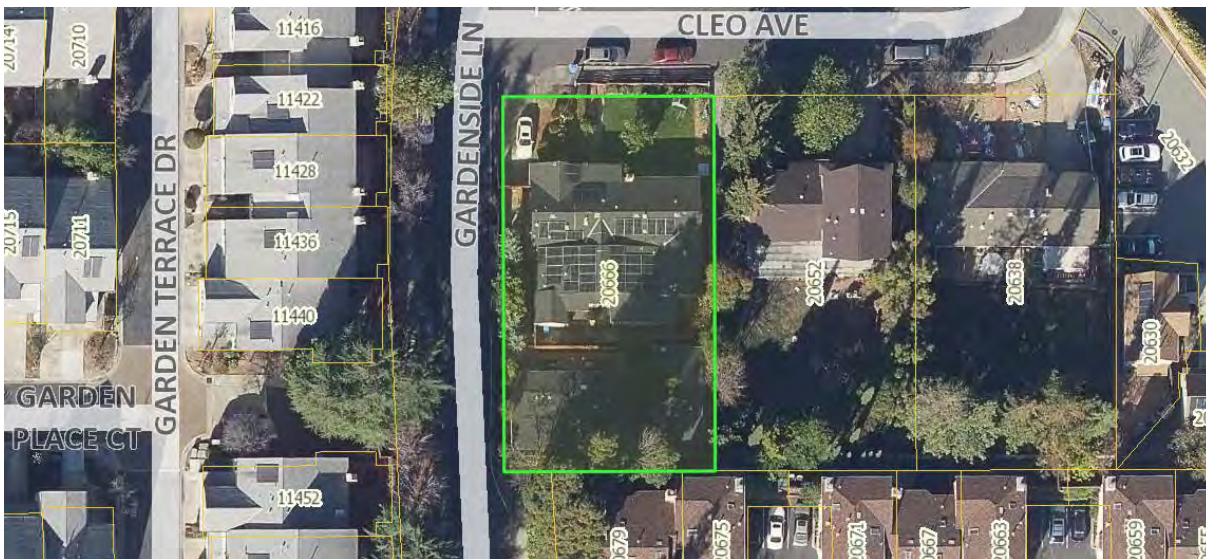
Target Number of Housing Units: 8

Description: The Monta Vista South 08a Site is located in the Monta Vista South Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. Existing uses on the site include one single-family home. Neighboring uses include single- and multi-family homes. This site has been targeted for rezoning to P(Res), which would allow a total of nine (9) units built at a minimum of 30 dwelling units per acre. There is one (1) existing unit on the site that would be lost; the number of net new units would be eight (8) units.

Constraints: Rezoning required

Figure B4-16, *Monta Vista South Site (Site 08a)*, shows an aerial view of the Monta Vista South 08a site.

Figure B4-16 **Monta Vista South Site (Site 08a)**



Site 08b: Monta Vista South**Address:** [no address]**Target Number of Housing Units:** 6

Description: The Monta Vista South 08b Site is located in the Monta Vista South Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. Existing uses on the site include vacant acreage. Neighboring uses include single-family and duplex homes. This site has been targeted for rezoning to P(Res), which would allow a total of six (6) units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be six (6) units.

Constraints: Rezoning required

Figure B4-17, *Monta Vista South Site (Site 08b)*, shows an aerial view of the Monta Vista South 08b site.

Figure B4-17 **Monta Vista South Site (Site 08b)**



Site 08c: Monta Vista South

Address: 21710 Regnart Road (et al)

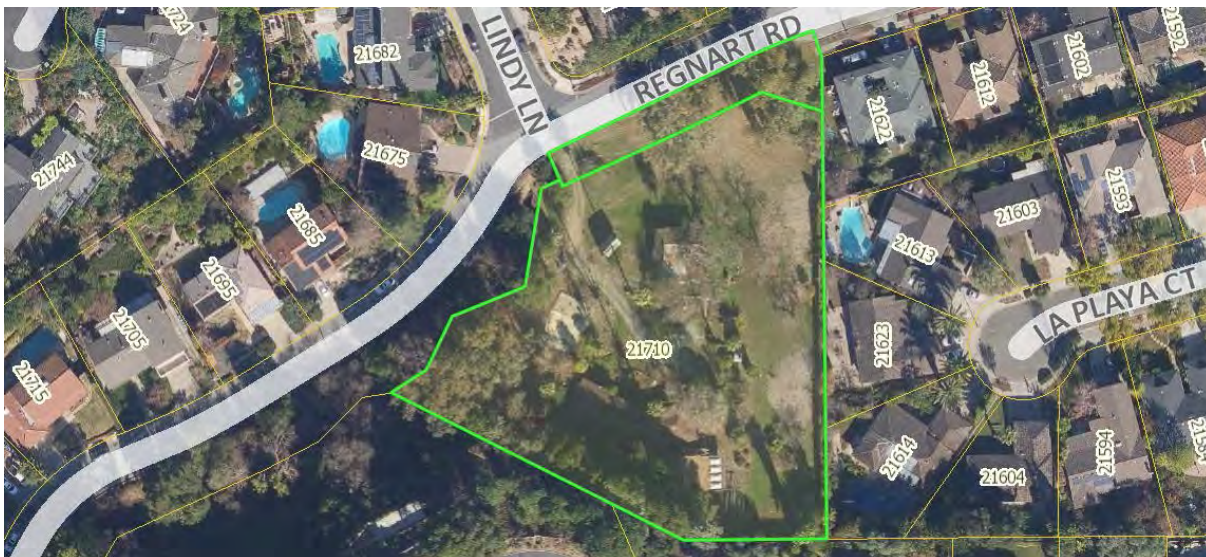
Target Number of Housing Units: 23

Description: The Monta Vista South 08c Site is located in the Monta Vista South Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. Existing uses on the site include one single-family home and open space. Neighboring uses include single-family homes. This site has been targeted for rezoning to R1-5, which would allow a total of 23 units built at a minimum of 15 dwelling units per acre. There is one (1) existing unit on the site that would be lost; the number of net new units would be 22 units.

Constraints: Rezoning required

Figure B4-18, *Monta Vista South Site (Site 08c)*, shows an aerial view of the Monta Vista South 08c site.

Figure B4-18 **Monta Vista South Site (Site 08c)**



Site 08d: Monta Vista South**Address:** 21530 Rainbow Drive**Target Number of Housing Units:** 2

Description: The Monta Vista South 08d Site is located in the Monta Vista South Neighborhood, which is predominantly defined by single-family residential homes and located immediately east of the foothills. Existing uses on the site include one single-family home. Neighboring uses include single- and multi-family homes. This site has been targeted for rezoning to R1-7.5, which would allow a total of three (3) units built at a minimum of five (5) dwelling units per acre. There is one (1) existing unit on the site that would be lost; the number of net new units would be two (2) units.

Constraints: Rezoning required

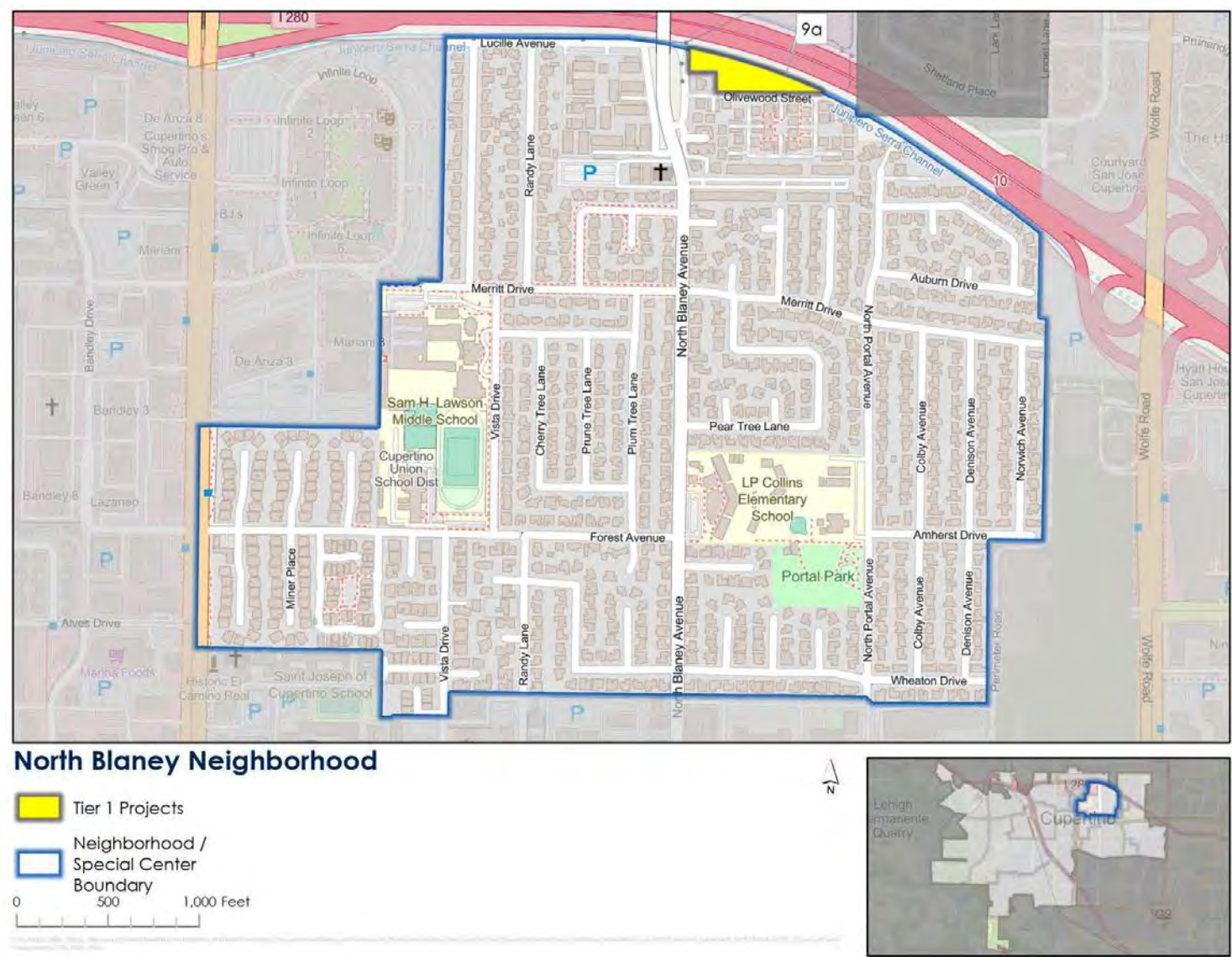
Figure B4-19, [Monta Vista South Site \(Site 08d\)](#), shows an aerial view of the Monta Vista South 08d site.

Figure B4-19 **Monta Vista South Site (Site 08d)**

**North Blaney Neighborhood**

Figure B4-20, [North Blaney Neighborhood](#), provides an overview of the neighborhood.

Figure B4-130 North Blaney Neighborhood



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Site 09a: North Blaney

Address: 10730 N. Blaney Avenue

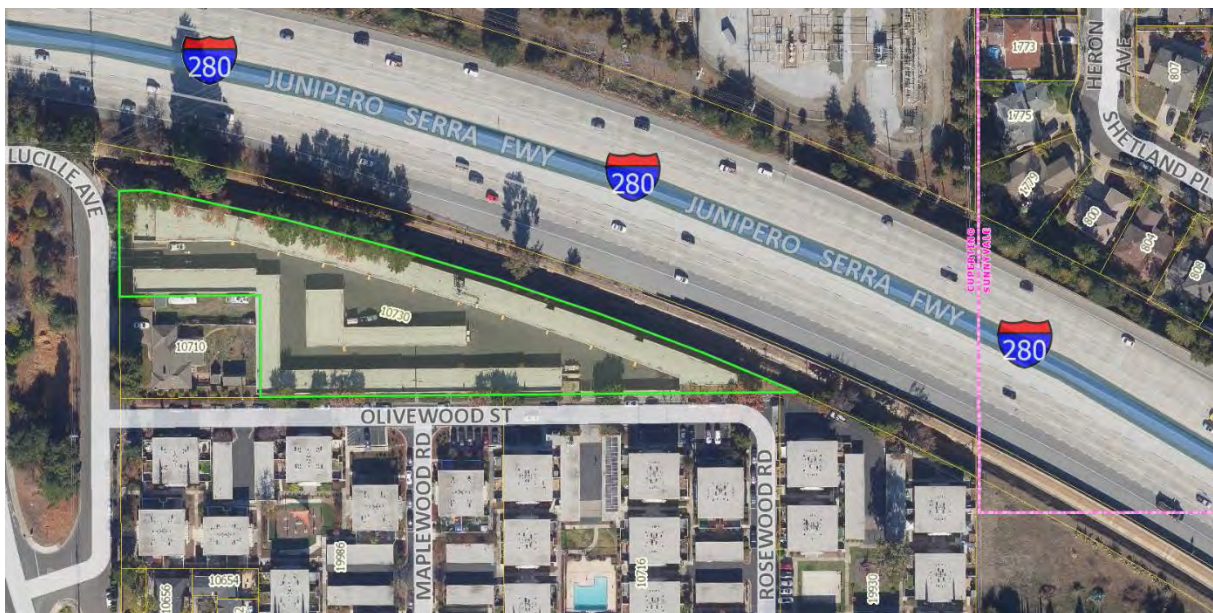
Target Number of Housing Units: 61

Description: The North Blaney 09a site is located in the North Blaney Neighborhood, which is a mix of single- and multi-family housing located immediately south of Interstate 280. Existing uses on the site include mini storage and a caretaker unit. Neighboring uses include multi-family housing and the Interstate 280 corridor. This site has been targeted for rezoning to P(Res), which would allow a total of 62 units built at a minimum of 35 dwelling units per acre. There is one (1) existing unit on the site that would be lost; the number of net new units would be 61 units.

Constraints: Rezoning required; noise and air contaminants from Interstate 280

Figure B4-21, North Blaney (Site 09a), shows an aerial view of the North Blaney 09a site.

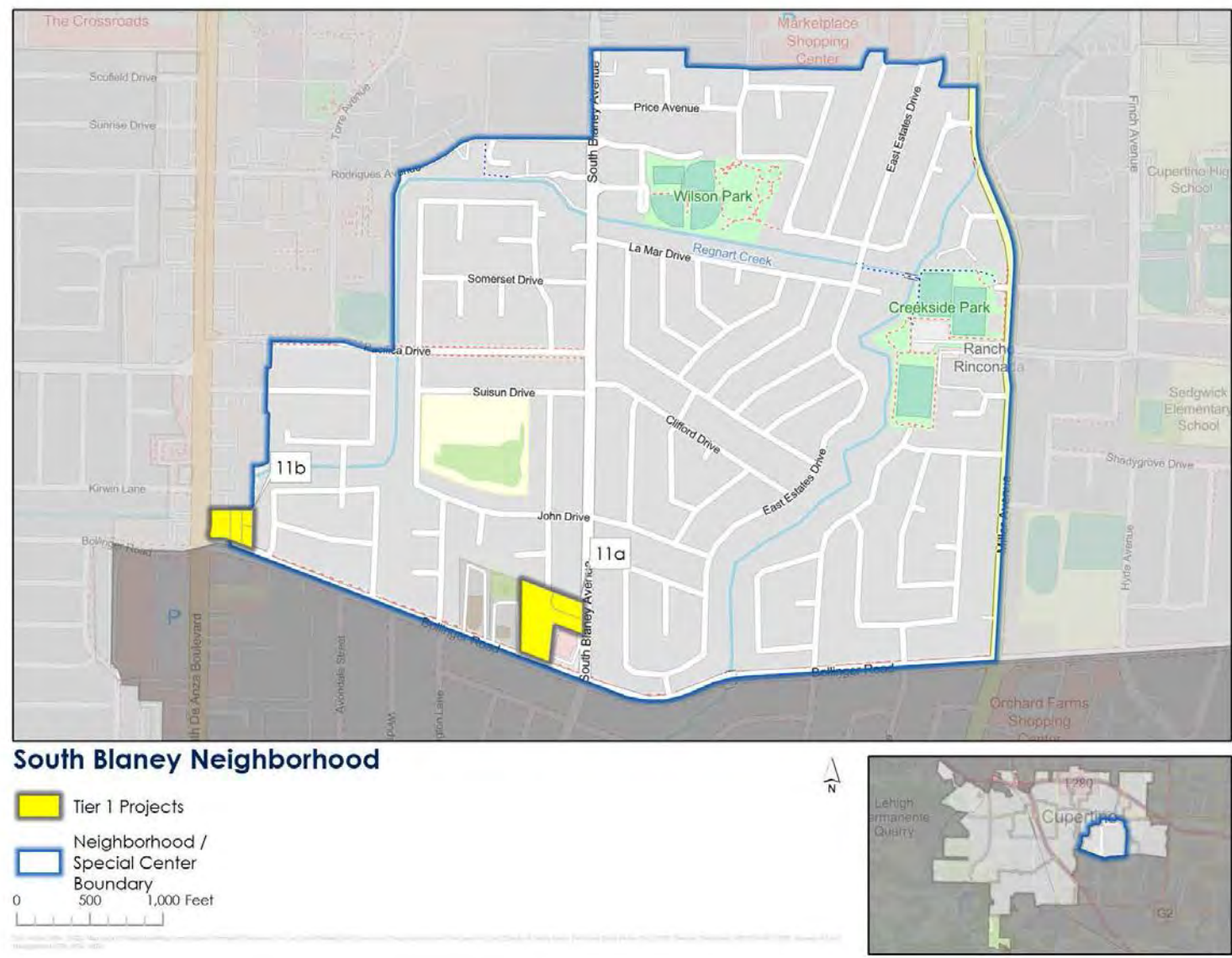
Figure B4-21 North Blaney (Site 09a)



South Blaney Neighborhood

Figure B4-22, South Blaney Neighborhood, provides an overview of the neighborhood.

Figure B4-142 South Blaney Neighborhood



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Site 11a: South Blaney

Address: 10787 S. Blaney Ave (et al)

Target Number of Housing Units: 98 units

Description: The South Blaney 11a site is located in the South Blaney Neighborhood, which is a mix of single- and multi-family housing and commercial uses located immediately north of Bollinger Road. Existing uses on the site include commercial structures. Neighboring uses include commercial and single-family uses. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 98 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 98 units.

Constraints: Rezoning required

Figure B4-23, South Blaney (Site 11a), shows an aerial view of the South Blaney 11a site.

Figure B4-23 **South Blaney (Site 11a)**



Site 11b: South Blaney

Address: 10710 S. De Anza Blvd (et al)

Target Number of Housing Units: 64

Description: The South Blaney 11b site is located in the South Blaney Neighborhood, which is a mix of single- and multi-family housing and commercial uses located immediately north of Bollinger Road. Existing uses on the site include a commercial structure and single-family uses. Neighboring uses include commercial and single-family uses. This site has been targeted for rezoning to P(Res), which would allow a total of 67 units built at a minimum of 50 dwelling units per acre. There are three (3) existing units on the site that would be lost; the number of net new units would be 64 units.

Constraints: Rezoning required

Figure B4-24, [South Blaney \(Site 11b\)](#), shows an aerial view of the South Blaney 11b site.

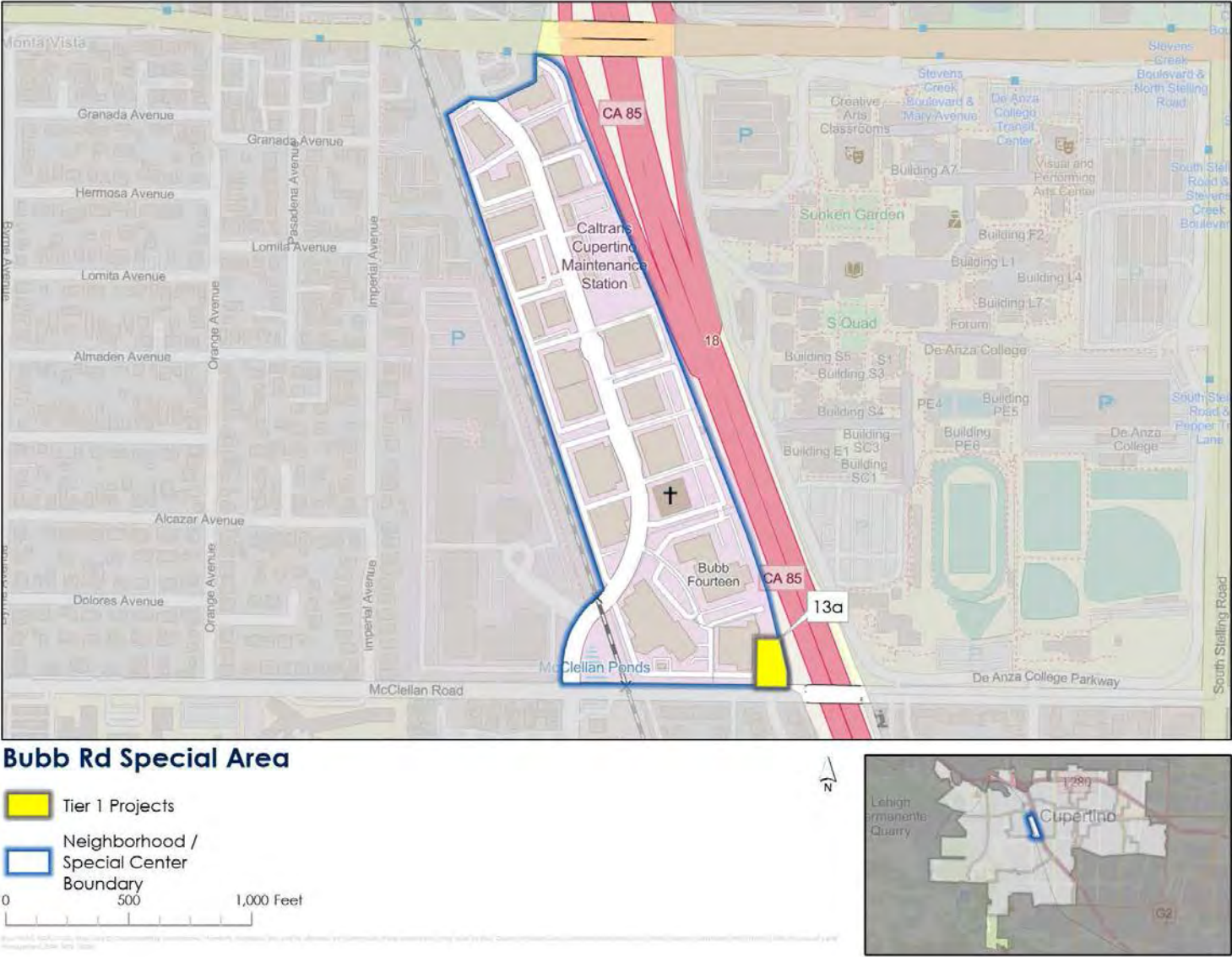
Figure B4-24 **South Blaney (Site 11b)**



Bubb Road Special Area

Figure B4-25, [Bubb Road Special Area](#), provides an overview of the neighborhood.

Figure B4-155 Bubb Road Special Area



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Site 13a: Bubb Road

Address: 21431 McClellan Road

Target Number of Housing Units: 22

Description: The Bubb Road 13a site is located in the Bubb Road Special Area, which is a mix of commercial and industrial uses located immediately west of Highway 85. Existing uses on the site include a single-family home. Neighboring uses include commercial and single-family uses and the Highway 85 corridor. This site has been targeted for rezoning to P(Res), which would allow a total of 23 units built at a minimum of 50 dwelling units per acre. There is one (1) existing unit on the site that would be lost; the number of net new units would be 22 units.

Constraints: Rezoning required; noise and air contaminants from Highway 85

Figure B4-26, [Bubb Road \(Site 13a\)](#), shows an aerial view of the Bubb Road 13a Site.

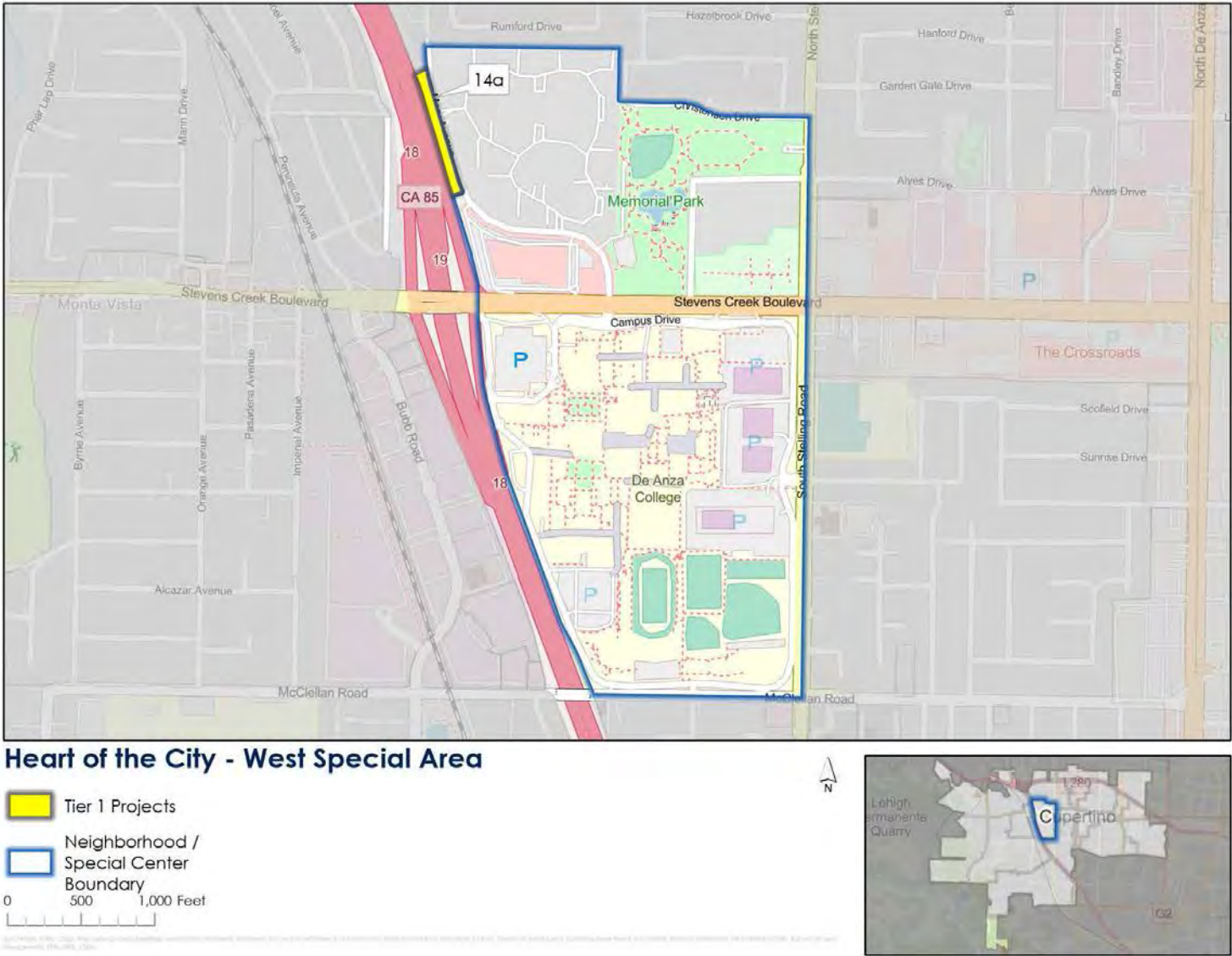
Figure B4-26 Bubb Road (Site 13a)



Heart of the City – West Special Area

Figure B4-27, [Heart of the City – West Special Area](#), provides an overview of the neighborhood.

Figure B4-167 Heart of the City – West Special Center



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Site 14a: Heart of the City – West

Address: Mary Avenue ROW

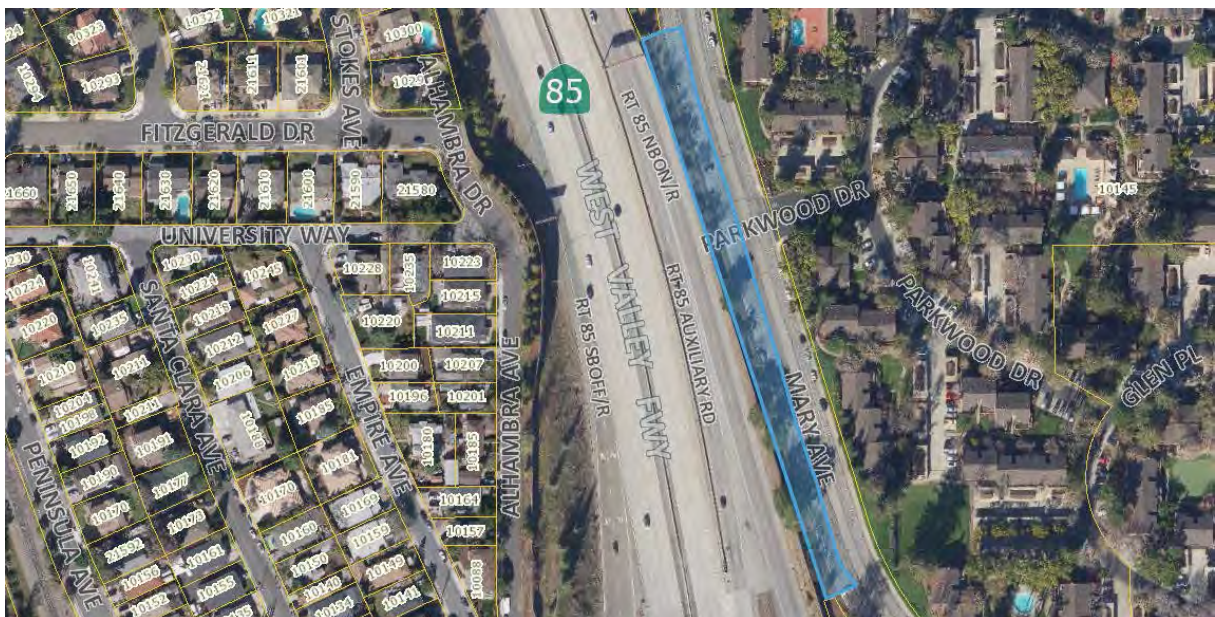
Target Number of Housing Units: 38

Description: The Heart of the City – West 14a site is located in the Heart of the City – West Special Center, which is the home of De Anza College located east of Highway 85. The area is bisected by Stevens Creek Blvd. Existing uses on the site include unused right-of-way adjacent to Highway 85. Neighboring uses include multi-family residential uses and Highway 85. This site has been targeted for rezoning to P(Res), which would allow a total of 38 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 38 units.

Constraints: Rezoning required; noise and air contaminants from Highway 85

Figure B4-28, Heart of the City West (Site 14a), shows an aerial view of the Heart of the City West 14a site.

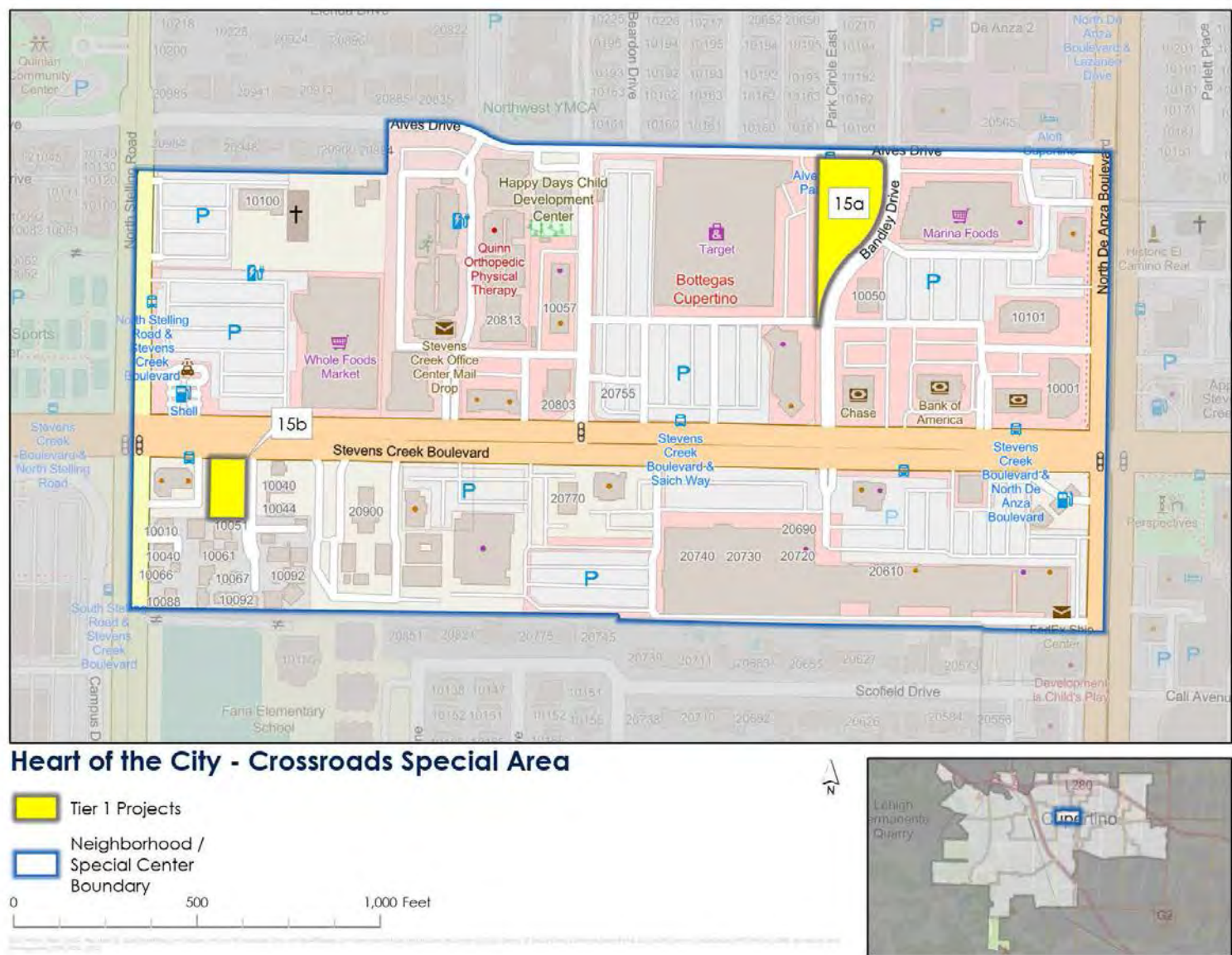
Figure B4-28 **Heart of the City West (Site 14a)**



Heart of the City – Crossroads Special Area

Figure B4-29, Heart of the City – West Special Area, provides an overview of the neighborhood.

Figure B4-179 Heart of the City – Crossroads Special Area



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Site 15b: Heart of the City – Crossroads

Address: 20950 Stevens Creek Blvd

Target Number of Housing Units: 10

Description: The Heart of the City – Crossroad 15b site is located in the Heart of the City – Crossroads Special Center, which is predominantly commercial uses located both north and south of Stevens Creek Blvd. Existing uses on the site include a commercial structure. Neighboring uses include commercial and multi-family residential uses. This site has been targeted for rezoning to P(Res), which would allow a total of 10 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 10 units.

Constraints: Rezoning required

Figure B4-31, Heart of the City – Crossroads (Site 15b), shows an aerial view of the Heart of the City – Crossroads 15b site.

Figure B4-31 **Heart of the City – Crossroads (Site 15b)**



Heart of the City – Central Special Area

Figure B4-32, Heart of the City – Central Special Area, provides an overview of the neighborhood.

Site 16b: Heart of the City – Central

Address: 20010 Stevens Creek Blvd

Target Number of Housing Units: 14

Description: The Heart of the City – Central 16b site is located in the Heart of the City – Central Special Area, which is predominantly commercial uses located both north and south of Stevens Creek Blvd located in the central core area. Existing uses on the site include a commercial structure. Neighboring uses include commercial uses. This site has been targeted for rezoning to P(Res), which would allow a total of 14 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 14 units.

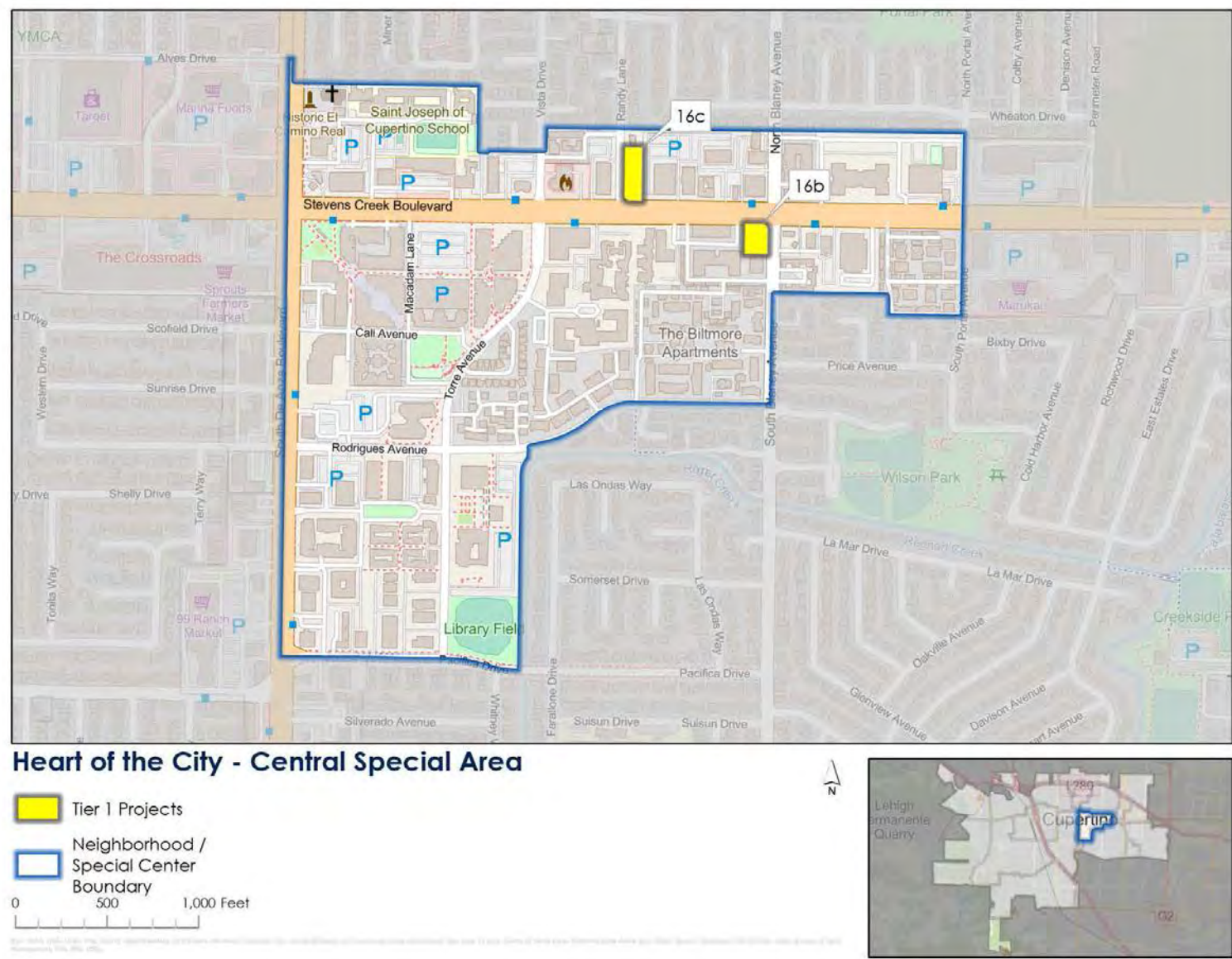
Constraints: Rezoning required

Figure B4-33 shows an aerial view of the Heart of the City – Central 16b site.

Figure B4-33 Heart of the City – Central (Site 16b)



Figure B4-32 Heart of the City – Central Special Area



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Site 16c: Heart of the City – Central

Address: 20149 Stevens Creek Blvd

Target Number of Housing Units: 19

Description: The Heart of the City – Central 16c site is located in the Heart of the City – Central Special Area, which is predominantly commercial uses located both north and south of Stevens Creek Blvd located in the central core area. Existing uses on the site include two commercial structures. Neighboring uses include commercial uses. This site has been targeted for rezoning to P(Res), which would allow a total of 19 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 19 units.

Constraints: Rezoning required

Figure B4-34, Heart of the City – Central (Site 16c), shows an aerial view of the Heart of the City – Central 16c site.

Figure B4-34 Heart of the City – Central (Site 16c)



Heart of the City –East Special Area

Figure B4-35, Heart of the City – Central Special Area, provides an overview of the neighborhood.

Site 18c: Heart of the City – East**Address:** 19220 Stevens Creek Blvd (et al)**Target Number of Housing Units:** 93

Description: The Heart of the City – East 18c site is located in the Heart of the City – East Special Area, which is predominantly commercial uses located both north and south of Stevens Creek Blvd located east of the central core area. Existing uses on the site include a commercial structure. Neighboring uses include commercial uses. This site has been targeted for rezoning to P(Res), which would allow a total of 93 units built at a minimum of 35 dwelling units per acre. There are no existing units on the site; the number of net new units would be 93 units.

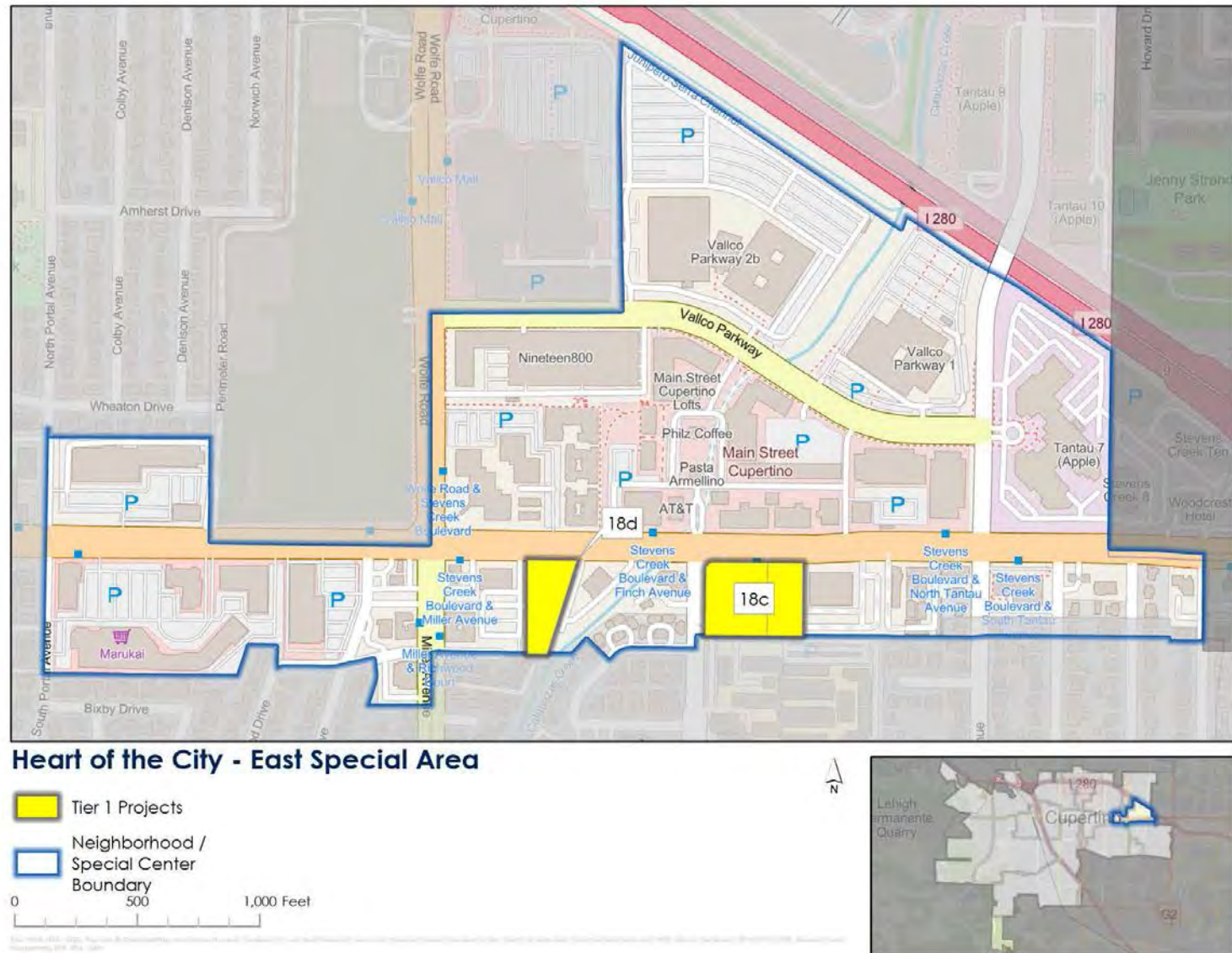
Constraints: Rezoning required

Figure B4-36 shows an aerial view of the Heart of the City – East 18c site.

Figure B4-36 Heart of the City – East (Site 18c)

Figure B4-35

Heart of the City – East Special Area



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Site 18d: Heart of the City – East

Address: 19400 Stevens Creek Blvd

Target Number of Housing Units: 42

Description: The Heart of the City – East 18d site is located in the Heart of the City – East Special Area, which is predominantly commercial uses located both north and south of Stevens Creek Blvd located east of the central core area. Existing uses on the site include a commercial structure. Neighboring uses include commercial uses. This site has been targeted for rezoning to P(Res), which would allow a total of 42 units built at a minimum of 35 dwelling units per acre. There are no existing units on the site; the number of net new units would be 42 units.

Constraints: Rezoning required

Figure B4-37, Heart of the City – East (Site 18d), shows an aerial view of the Heart of the City – East 18d site.

Figure B4-3718

Heart of the City – East (Site 18d)



Homestead Road Special Area

Figure B4-38, Homestead Road Special Area, provides an overview of the neighborhood.

Site 19a: Homestead

Address: 19820 Homestead Road

Target Number of Housing Units: 6

Description: The Homestead 19a site is located in the Homestead Road Special Area, which is predominantly single- and multi-family homes and commercial uses located immediately north of Interstate 280. Existing uses on the site include a single-family home. Neighboring uses include single-family homes. This site has been targeted for rezoning to P(Res), which would allow a total of seven (7) units built at a minimum of 15 dwelling units per acre. There is one existing unit on the site that would be lost; the number of net new units would be six (6) units.

Constraints: Rezoning required

Figure B4-39, Homestead (Site 19a), shows an aerial view of the Homestead 19a site.

Figure B4-39 Homestead (Site 19a)

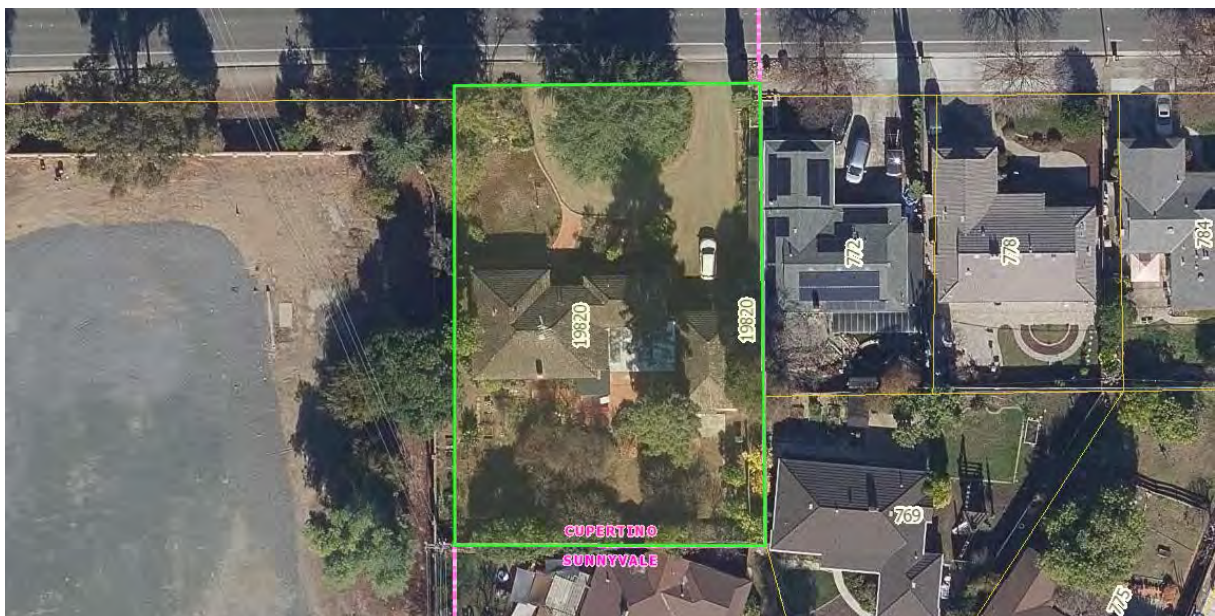
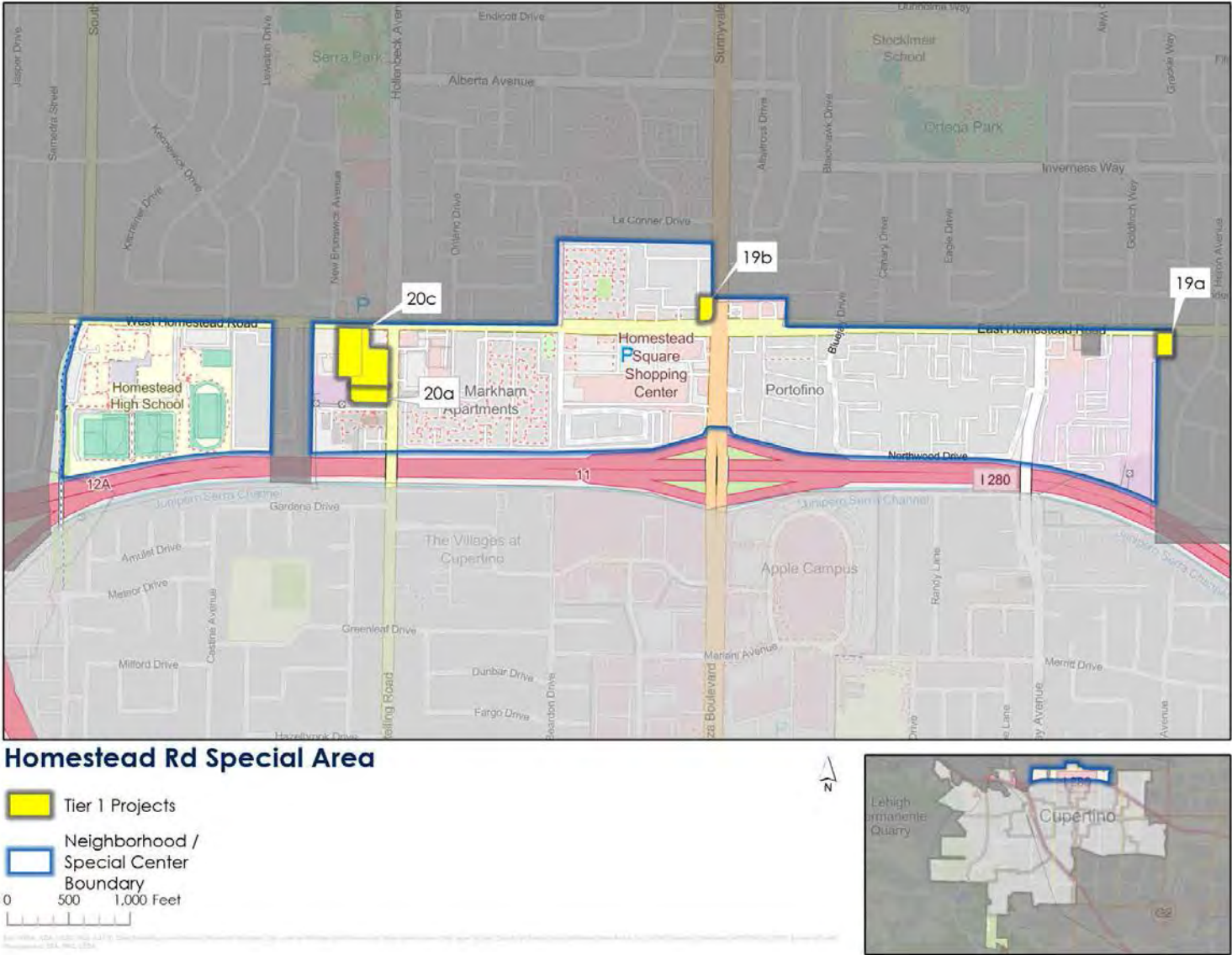


Figure B4-38 Homestead Road Special Area



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Site 19b: Homestead

Address: 11025 N De Anza Blvd

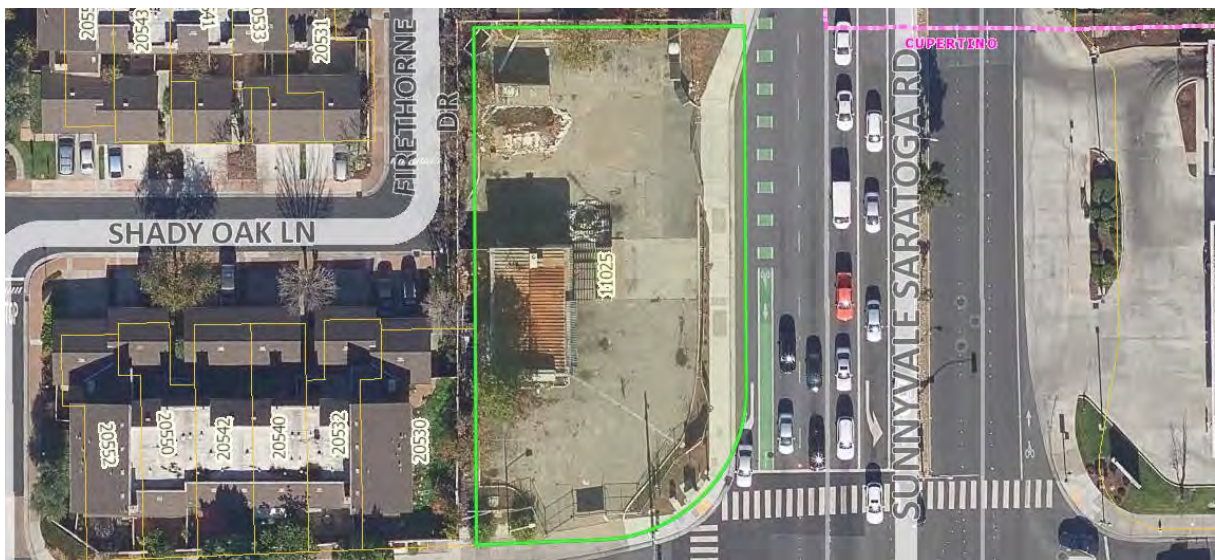
Target Number of Housing Units: 21

Description: The Homestead 19b site is located in the Homestead Road Special Area, which is predominantly single- and multi-family homes and commercial uses located immediately north of Interstate 280. Existing uses on the site include a small commercial structure. Neighboring uses include multi-family homes and the Sunnyvale Saratoga Road. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 21 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 21 units.

Constraints: Rezoning required

Figure B4-40 shows an aerial view of the Homestead 19b site.

Figure B4-40 **Homestead (Site 19b)**



Stelling Gateway

Site 20a: Stelling Gateway

Address: 10885 N Stelling Rd

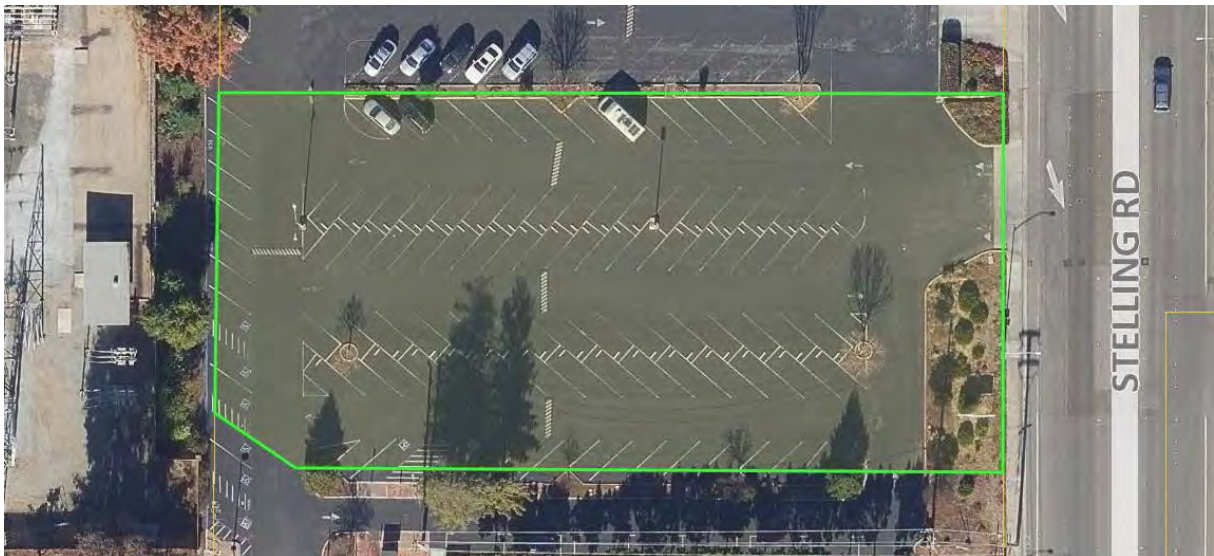
Target Number of Housing Units: 45

Description: The Stelling Gateway 20a site is located in the Homestead Road Special Area, which is predominantly single- and multi-family homes and commercial uses located immediately north of Interstate 280. Existing uses on the site include a parking lot. Neighboring uses include a church, an electrical power substation, and tennis courts. This site has been targeted for rezoning to P(Res), which would allow a total of 45 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 45 units.

Constraints: Rezoning required

Figure B4-41, *Stelling Gateway (Site 20a)*, shows an aerial view of the Stelling Gateway 20a Site.

Figure B4-41 **Stelling Gateway (Site 20a)**



Site 20c: Stelling Gateway**Address:** 21040 Homestead Rd (et al)**Target Number of Housing Units:** 167

Description: The Stelling Gateway 20c site is located in the Homestead Road Special Area, which is predominantly single- and multi-family homes and commercial uses located immediately north of Interstate 280. Existing uses on the site include tennis courts and vacant lot. Neighboring uses include a church, an electrical power substation, and tennis courts. This site has been targeted for rezoning to P(Res), which would allow a total of 167 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 167 units.

Constraints: Rezoning required

Figure B4-42 Stelling Gateway (Site 20c), shows an aerial view of the Stelling Gateway 20c Site.

Figure B4-42 Stelling Gateway (Site 20c)

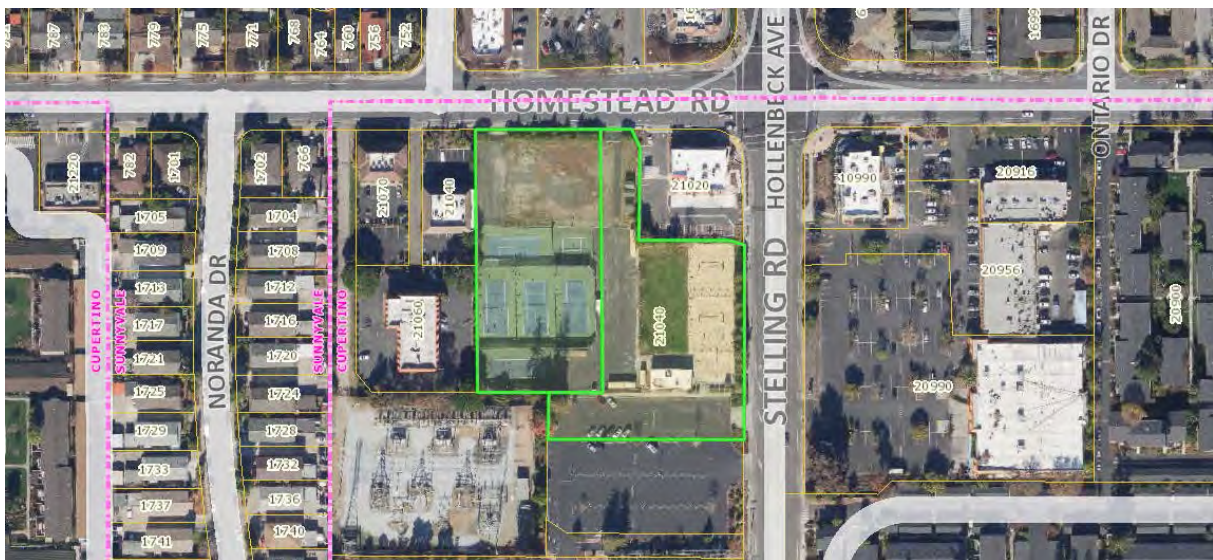
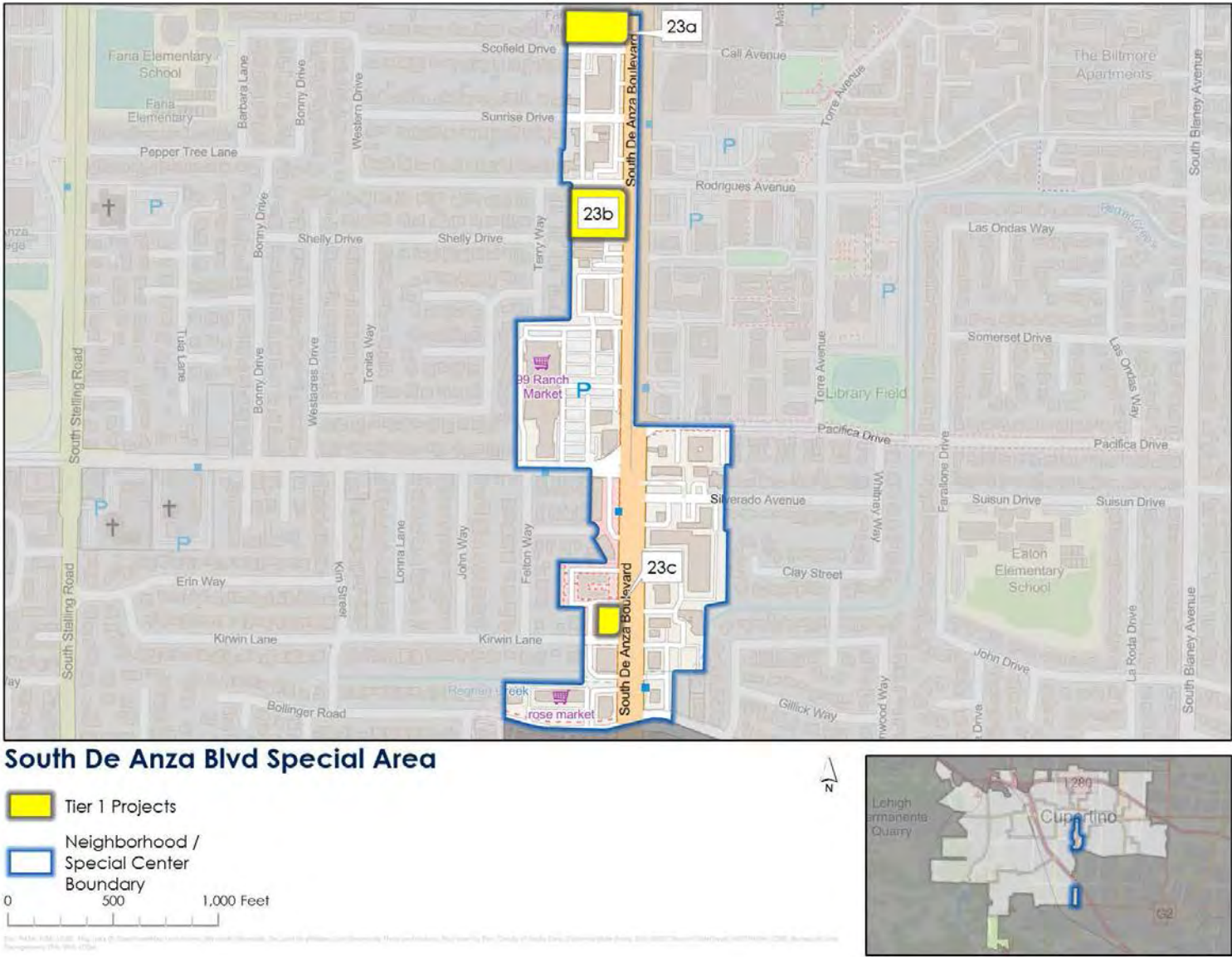


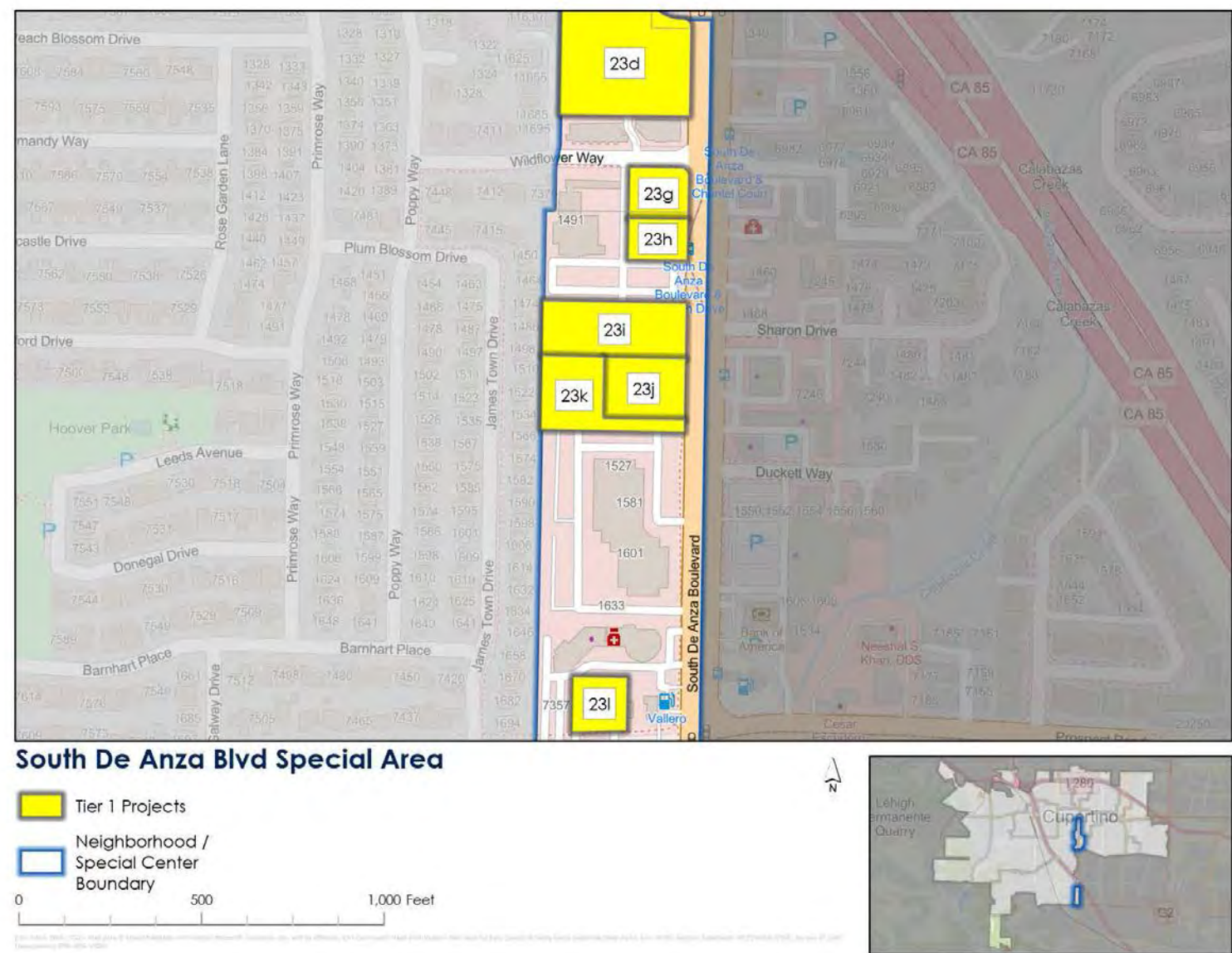
Figure B4-43

South De Anza Blvd Special Area



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Figure B4-44 South De Anza Blvd Special Area (Part 2)



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South De Anza Special Area

Site 23a: South De Anza Blvd

Address: 10105 S De Anza Blvd

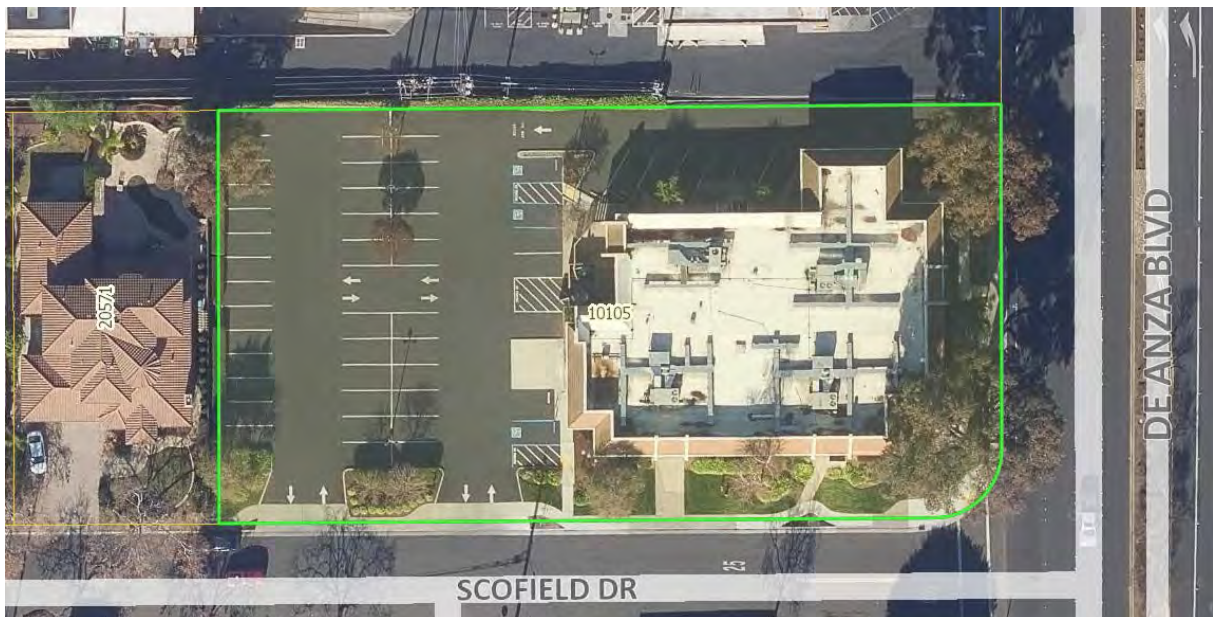
Target Number of Housing Units: 50

Description: The South De Anza Blvd 23a site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses, multi-family units, and De Anza Blvd. This site will remain zoned at P(CG-Res), which would allow a total of 50 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 50 units.

Constraints: Rezoning required

Figure B4-45, South De Anza Blvd (Site 23a), shows an aerial view of the South De Anza Blvd 23a site.

Figure B4-45 **South De Anza Blvd (Site 23a)**



Site 23b: South De Anza Blvd**Address:** 10291 S De Anza Blvd**Target Number of Housing Units:** 66

Description: The South De Anza Blvd 23b site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses, multi-family units, and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 66 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 66 units.

Constraints: Rezoning required

Figure B4-46, South De Anza Blvd (Site 23b), shows an aerial view of the South De Anza Blvd 23b site.

Figure B4-46 **South De Anza Blvd (Site 23b)**



Site 23c: South De Anza Blvd

Address: 10619 S De Anza Blvd

Target Number of Housing Units: 8

Description: The South De Anza Blvd 23c site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of eight (8) units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be eight (8) units.

Constraints: Rezoning required

Figure B4-47, [South De Anza Blvd \(Site 23c\)](#), shows an aerial view of the South De Anza Blvd 23c site.

Figure B4-47 South De Anza Blvd (Site 23c)



Site 23d: South De Anza Blvd**Address:** 1361 S De Anza Blvd (et al)**Target Number of Housing Units:** 121

Description: The South De Anza Blvd 23d site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses, single-family units, and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 121 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 121 units.

Constraints: Rezoning required

Figure B4-48, South De Anza Blvd (Site 23d), shows an aerial view of the South De Anza Blvd 23d site.

Figure B4-48 **South De Anza Blvd (Site 23d)**



Site 23g: South De Anza Blvd

Address: 1451 S De Anza Blvd (et al)

Target Number of Housing Units: 26

Description: The South De Anza Blvd 23g site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 26 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 26 units.

Constraints: Rezoning required

Figure B4-49, South De Anza Blvd (Site 23g), shows an aerial view of the South De Anza Blvd 23g site.

Figure B4-49 South De Anza Blvd (Site 23g)



Site 23h: South De Anza Blvd

Address: 1471 S De Anza Blvd

Target Number of Housing Units: 20

Description: The South De Anza Blvd 23h site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 20 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 20 units.

Constraints: Rezoning required

Figure B4-50, South De Anza Blvd (Site 23h), shows an aerial view of the South De Anza Blvd 23h site.

Figure B4-50 **South De Anza Blvd (Site 23h)**



Site 23i: South De Anza Blvd

Address: 1505 S De Anza Blvd

Target Number of Housing Units: 67

Description: The South De Anza Blvd 23i site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses, multi-family uses, and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 67 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 67 units.

Constraints: Rezoning required

Figure B4-51, South De Anza Blvd (Site 23i), shows an aerial view of the South De Anza Blvd 23i site.

Figure B4-51 **South De Anza Blvd (Site 23i)**



Site 23j: South De Anza Blvd

Address: 1515 S De Anza Blvd

Target Number of Housing Units: 43

Description: The South De Anza Blvd 23j site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 43 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 43 units.

Constraints: Rezoning required

Figure B4-52, South De Anza Blvd (Site 23j), shows an aerial view of the South De Anza Blvd 23j site.

Figure B4-52 **South De Anza Blvd (Site 23j)**



Site 23k: South De Anza Blvd

Address: [no address]

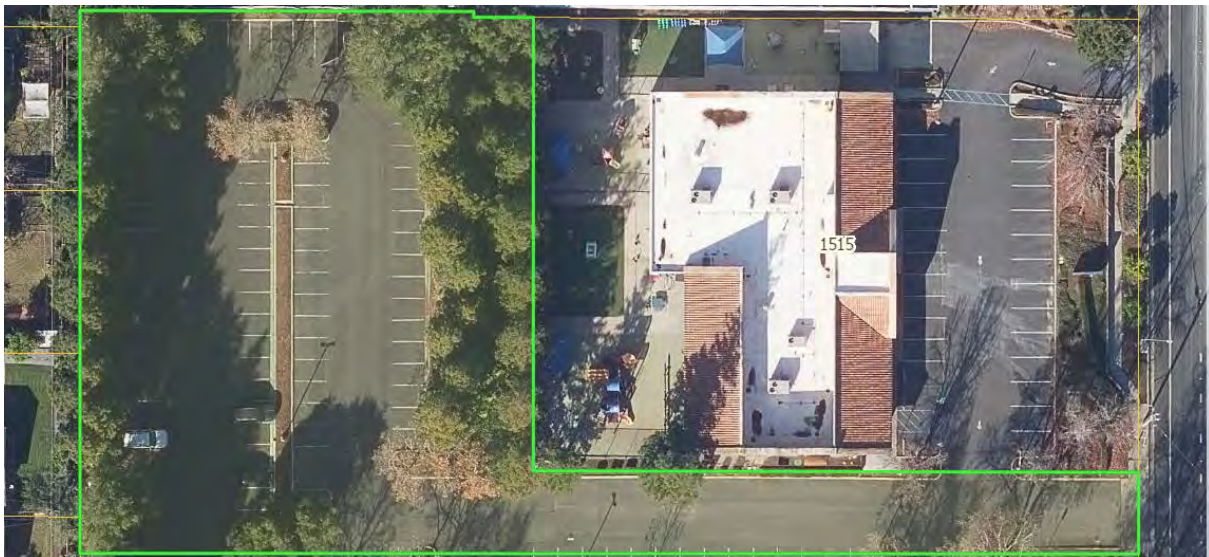
Target Number of Housing Units: 46

Description: The South De Anza Blvd 23k site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses and De Anza Blvd. This site has been targeted for rezoning to P(CG-Res), which would allow a total of 46 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 46 units.

Constraints: Rezoning required

Figure B4-53, South De Anza Blvd (Site 23k), shows an aerial view of the South De Anza Blvd 23k site.

Figure B4-53 **South De Anza Blvd (Site 23k)**



Site 23l: South De Anza Blvd

Address: 20555 Prospect Road

Target Number of Housing Units: 24

Description: The South De Anza Blvd 23l site is located in the South De Anza Blvd Special Area, which is predominantly commercial uses located along De Anza Blvd. Existing uses on the site include a commercial use and parking lot. Neighboring uses include commercial uses, single-family uses, and De Anza Blvd. This site has been targeted for rezoning to P(Res), which would allow a total of 24 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 24 units.

Constraints: Rezoning required

Figure B4-54, South De Anza Blvd (Site 23l), shows an aerial view of the South De Anza Blvd 23l site.

Figure B4-54 **South De Anza Blvd (Site 23l)**

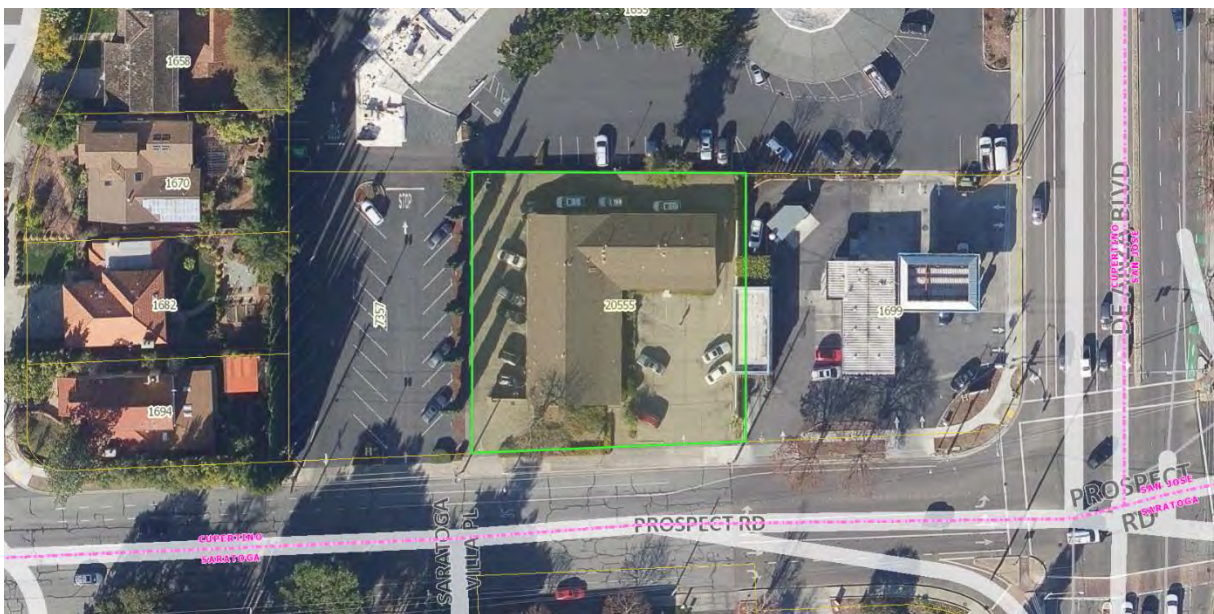
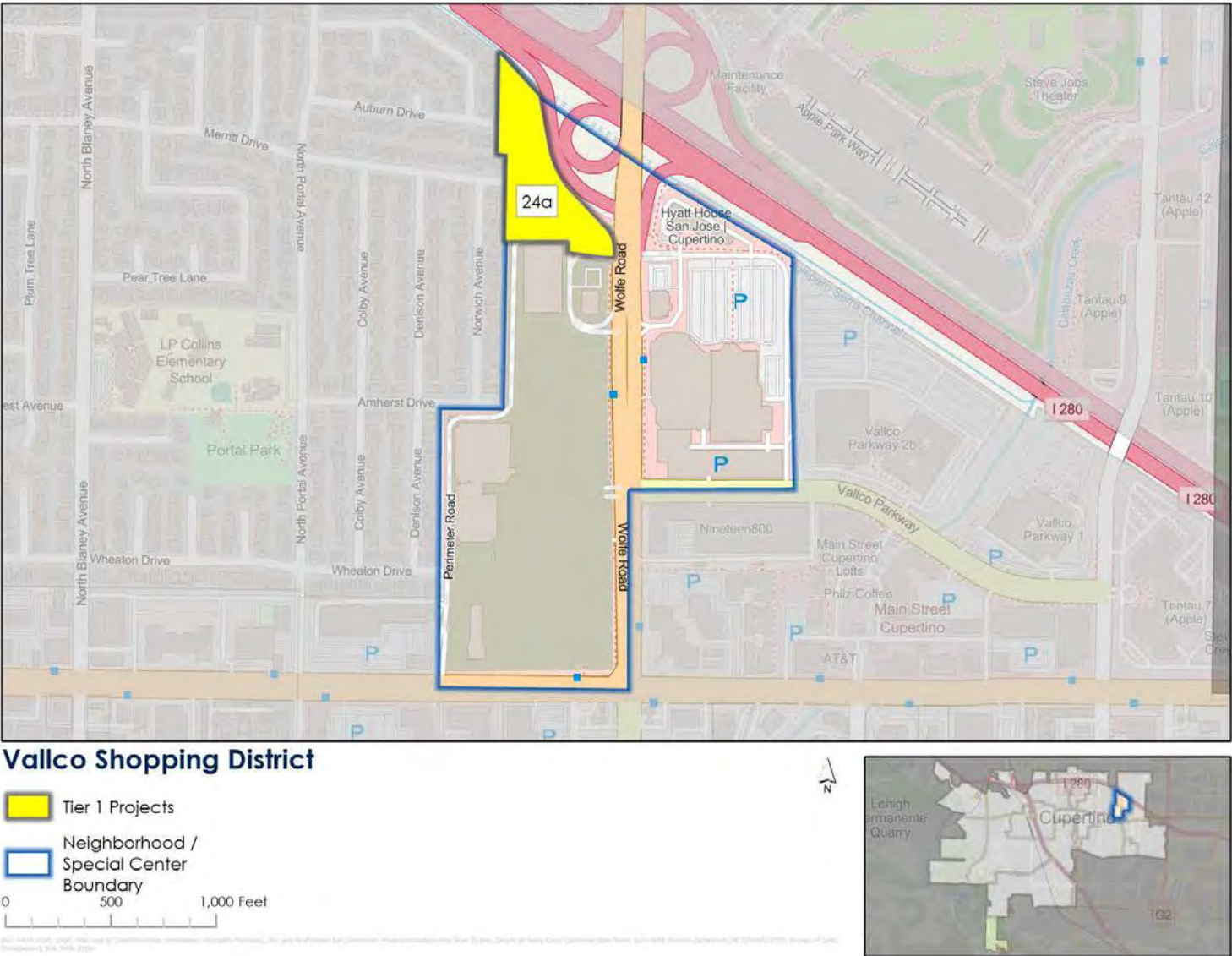


Figure B4-55 Vallco Shopping District



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Vallco Shopping District

Site 24a: Vallco Shopping District

Address: 10333 N Wolfe Road

Target Number of Housing Units: 257

Description: The Vallco Shopping District 24a site is located in the Vallco Shopping District, which is predominantly commercial uses located south of Interstate 280 along Wolfe Road. Existing uses on the site include a vacant lot. Neighboring uses include single-family uses, Wolfe Road, and the Interstate 280 corridor. This site has been targeted for rezoning to P(Res), which would allow a total of 257 units built at a minimum of 50 dwelling units per acre. There are no existing units on the site; the number of net new units would be 257 units.

Constraints: Rezoning required; noise and air contaminants from Interstate 280

Figure B4-56, Vallco Shopping District (Site 24a), shows an aerial view of the Vallco Shopping District 24a site.

Figure B4-56 Vallco Shopping District (Site 24a)

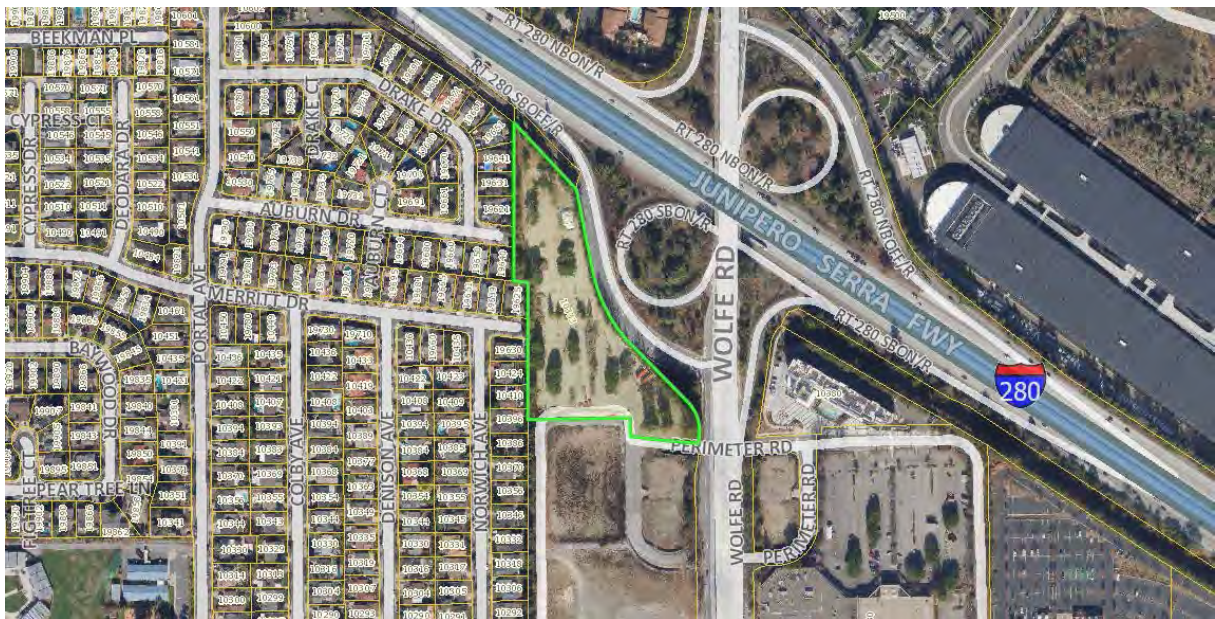
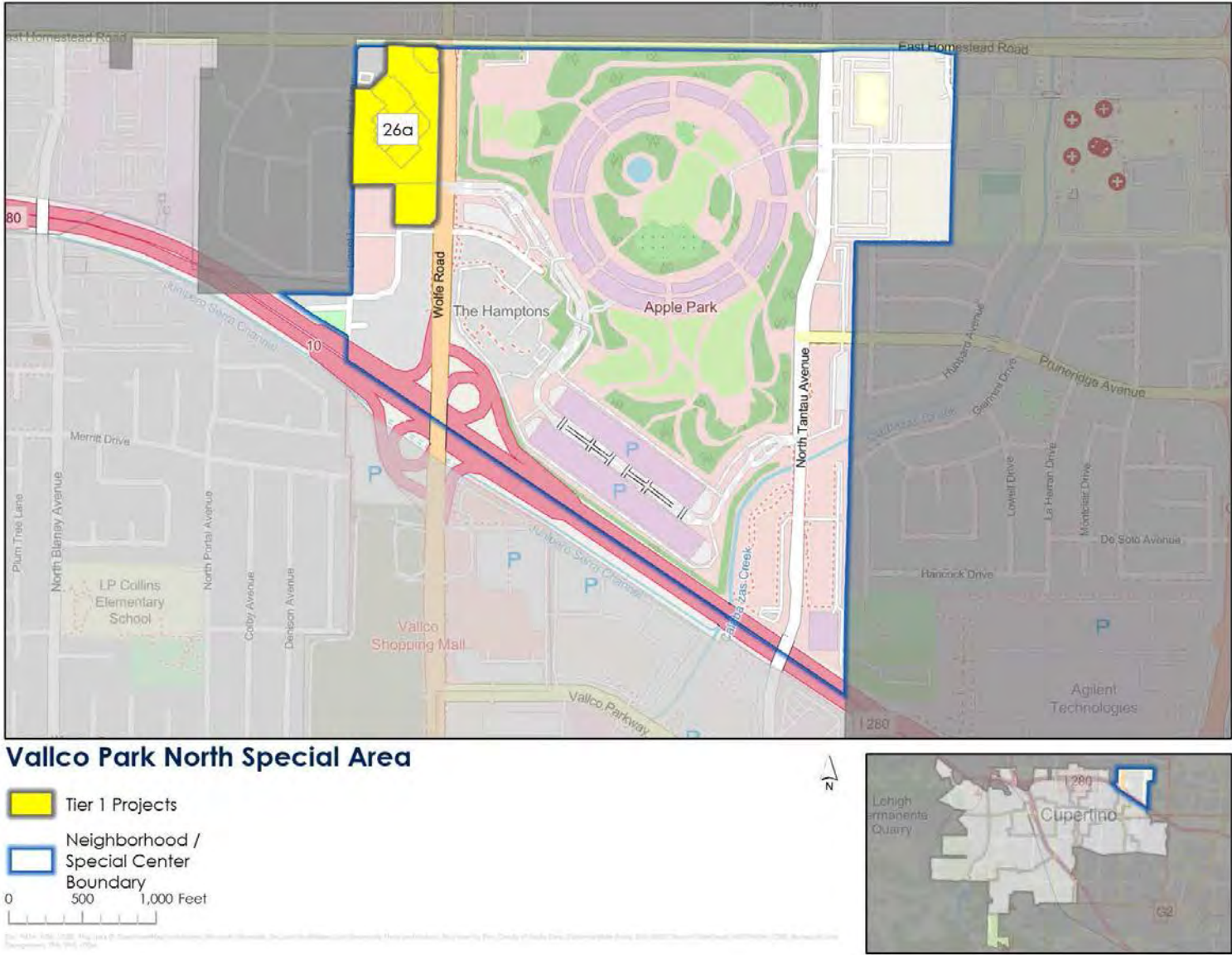


Figure B4-57 Vallco Park North Special Area



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Vallco Park North Special Area

Site 26a: North Vallco Park

Address: 10989 N Wolfe Road (et al)

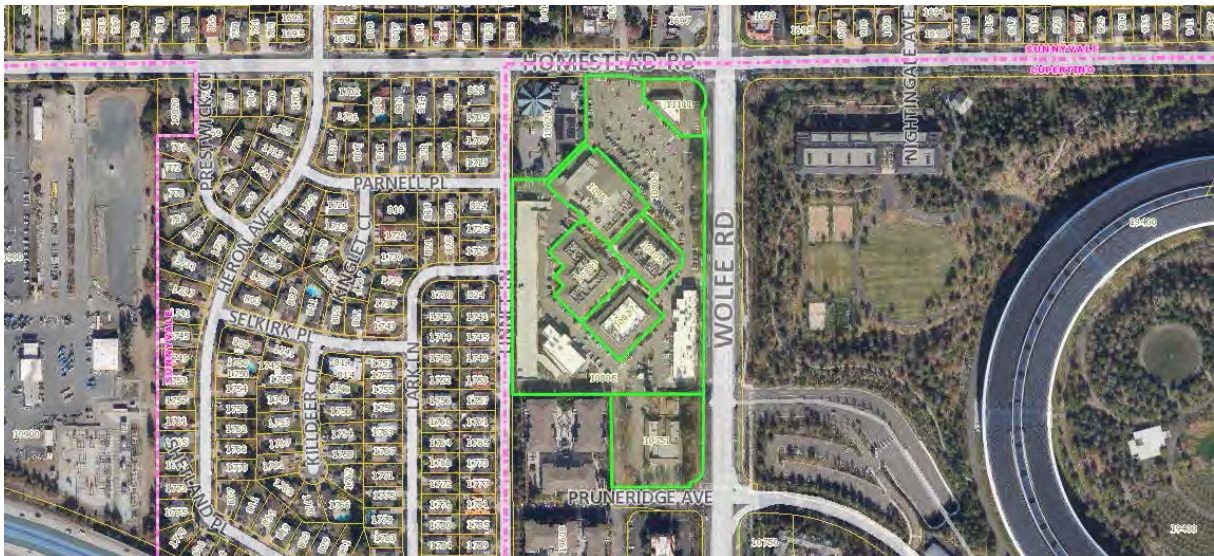
Target Number of Housing Units: 323

Description: The North Vallco Park 26a site is located in the North Vallco Park Special Area, which is predominantly commercial uses located north of Interstate 280 and west of the Apple Corporation Campus. Existing uses on the site include commercial uses. Neighboring uses include single-family and Wolfe Road. This site has been targeted for rezoning to P(Res), which would allow a total of 323 units built at a minimum of 30 dwelling units per acre. There are no existing units on the site; the number of net new units would be 323 units.

Constraints: Rezoning required

Figure B4-58, North Vallco Park (Site 26a), shows an aerial view of the North Vallco Park 26a site.

Figure B4-58 **North Vallco Park (Site 26a)**



Accessory Dwelling Units (ADUs and Junior ADUs)

Address: Various Locations

Target Number of Housing Units: 200

Rationale: Accommodating new ADUs and Junior ADUs would not require rezoning.

Constraints: None

Inventory of Vacant/Partially Vacant and Available Sites

This section provides the formal inventory of sites that the City of Cupertino will rely on in the 6th housing element planning cycle. Per state law, the City is required to maintain “no net loss” of the housing capacity represented by this list of parcels and the sites they comprise. To facilitate this, the inventory presented below has been designed with excess capacity.² This allows some degree of flexibility in decision making for individual development projects as they come forward for approval by City Council.

In short, with some limited flexibility, the City is committed to permitting housing on each of the parcels listed in the table below, and in so doing ensuring that the number of units listed for each parcel in the table--“planned capacity”—is achieved. Should the City approve development that is inconsistent with the parcel’s planned capacity, it is then required as part of that approval to:

1. Find, based on quantitative evidence, that the remaining inventory of housing sites is still sufficient to meet the City’s 6th-Cycle RHNA, or
2. Identify one or more available sites with the realistic development capacity to replace the housing that would have otherwise been developed had consistency with planned capacity been achieved.

Objective Development and Design Standards

To estimate capacity for sites in jurisdictions that have adopted form-based codes, the element should describe the relationship between general plan lanB4-use designation and the form-based code and density assumptions used to determine capacity. Specifically, describe where residential development is allowed, how density requirements found within the general plan are incorporated, how the zoning designations under the form-based code relate to the lanB4-use designations of the general plan, identify potential densities, and consider development standards such as bulk, height, and built-to requirements, buildings types, and use requirements. The element could include examples of recently built projects and densities to support the analysis.

² Excess capacity is primarily comprised of the development potential created by SB9, which allows owners of a single-family property to divide their property into two parcels. Each of these parcels would then have the capacity for three units each—the main residence, plus an ADU and a Junior ADU.

Table B4-3, [Vacant/Partially Vacant and Available Sites](#), provides details and capacity estimates for each of the housing sites identified in the section above.

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Table B4-3 Vacant, Partially Vacant, and Available Sites

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
P	Pipeline Projects												
P1	31620120 31620121	10101 N Wolfe Rd 10330 N Wolfe Rd						1,201		1,201		2,402	2,402
P2	32627043	21267 Stevens Creek Blvd							259			259	259
P3	34216087	10625 S. Foothill Blvd								18		18	18
P4	36610126 36610061	7357 Prospect Rd								34		34	34
P5	32634066 32634043	10118-10122 Bandlely Dr 10145 N. De Anza Blvd								206		206	206
P6	34214066 34214104 34214105	22690 Stevens Creek Blvd								8		8	8
P7	35907021	10040 Bianchi Way								6	1	6	6
P8	35920030	20860 McClellan Rd								5		12	12

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
P9	316-06-058 316-06-059 316-06-060	19500 Pruneridge Ave								600	342	600	600
PIPELINE SUB-TOTAL								1,201	259	2,078	343	3,545	3,545
1	Creston-Pharlap												
1a	32620034	10231 Adriana Ave	Res ML 5-10	R1-7.5	1.42	10				14	1	13	13
1b	32616075	22273 Cupertino Rd	Res ML 5-10	R1-5	1.35	5				8	1	7	7
1c	32650062	10050 N Foothill Blvd	Res Medium 10-20	R3	0.62	15			9		1	8	8
4	Homestead Villa												
4a	32602063	10860 Maxine Ave	Res Medium 10-20	P(Res)	0.71	20			6	8	2	12	12
6	Jollyman												
6a	35913019	20865 McClellan Rd	Res Medium 10-20	R1-7.5	1.00	20			8	12		20	20
6b	35905133	21050 McClellan Rd	Res Medium 10-20	P(R-3)	0.78	30	12		11			23	23

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
6c	35919043	7540 McClellan Rd	Res Medium 10-20	R1-C	0.33	10				4	1	3	3
6d	35920028	20920 McClellan Rd	Med/High (20-35 DU/Ac)	P(Res)	0.71	30	11		10			21	21
7	Monta Vista North												
7a	35606001	10857 Linda Vista Dr	Med/High (20-35 DU/Ac)	P(R-3)	0.73	20			6	9	1	14	47
	35606002	10867 Linda Vista Dr	Med/High (20-35 DU/Ac)	P(R-3)	0.69	20			6	8	1	13	
	35606003	10877 Linda Vista Dr	Med/High (20-35 DU/Ac)	P(R-3)	0.25	20			2	3	1	4	
	35606004	10887 Linda Vista Dr	Med/High (20-35 DU/Ac)	P(R-3)	0.87	20			7	10	1	16	

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
8	Monta Vista South												
8a	36231001	20666 Cleo Ave	Med/High (20-35 DU/Ac)	P(Res)	0.25	30		9			1	8	8
8b	36231030	No address	Med/High (20-35 DU/Ac)	P(Res)	0.23	30		6				6	6
8c	35623057	21710 Regnart Rd	Res Low 1-5	R1-5	1.46	15				22	1	21	23
	35623001	21710 Regnart Rd	Res Low 1-5	R1-5	0.15	15				2		2	
8d	36638021	21530 Rainbow Dr	TBD	R1-7.5	0.43	5				3	1	2	2
9	North Blaney												
9a	31643009	10730 N Blaney Ave	Med/High (20-35 DU/Ac)	P(Res)	1.76	35	31	0	31		1	61	
11	South Blaney												
11a	36934053	10787 S Blaney Ave	Med/High (20-35 DU/Ac)	P(CG/Res)	0.54	30	9		8			17	98

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
	36934052	10891 S Blaney Ave	Med/High (20-35 DU/Ac)	P(CG/Res)	2.70	30	41		40			81	
11b	36937028	10710 S De Anza Blvd	Med/High (20-35 DU/Ac)	P(Res)	0.56	50	14		14			28	64
	36937022	20421 Bollinger Rd	Med/High (20-35 DU/Ac)	P(Res)	0.39	50	10		10			20	
	36937023	20411 Bollinger Rd	Med/High (20-35 DU/Ac)	P(Res)	0.22	50	6		5		2	9	
	36937024	20431 Bollinger Rd	Med/High (20-35 DU/Ac)	P(Res)	0.17	50	5		4		1	8	
13	Bubb Road												
13a	35720044	21431 McClellan Rd	High (>35 DU/Ac)	P(Res)	0.47	50		23			1	22	22
14	Heart of the City - West												
14a	ROW	Mary Avenue Site	Med/High (20-35 DU/Ac)	P(Res)	0.75	50	19		19			38	38

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
15 Heart of the City - Crossroads													
15a	32634047	10125 Bandley Dr	High (>35 DU/Ac)	P(Res)	1.09	30	17		16			33	33
15b	35907006	20950 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	0.32	30		10				10	10
16 Heart of the City - Central													
16b	36903005	20010 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	0.47	30		14				14	14
16c	31623027	20149 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	0.64	30	10		9			19	19
18 Heart of the City - East													
18c	37506007	19220 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	0.96	35	17		17			34	93
	37506006	19300 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	1.71	35	30		30			60	
18d	37501023	19400 Stevens Creek Blvd	High (>35 DU/Ac)	P(Res)	1.20	35	21		21			42	42

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
19	Homestead												
19a	31604064	19820 Homestead Rd	Res M 10-20	P(Res)	0.44	15				7	1	6	6
19b	32336018	11025 N De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	0.42	50		21				21	21
20	Stelling Gateway												
20a	32607030	10885 N Stelling Rd	High (>35 DU/Ac)	P(Res)	0.92	50	45					45	45
20c	32607036	21040 Homestead Rd	High (>35 DU/Ac)	P(Res)	1.74	50	86					86	167
	32607022		High (>35 DU/Ac)	P(Res)	1.64	50	81					81	
23	South De Anza												
23a	35909017	10105 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	1.00	50	50					50	50
23b	35917001	10291 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	1.32	50	66						66
23c	35918044	10619 South De Anza Blvd	Med/High (20-35 DU/Ac)	P(CG/Res)	0.26	30		8				8	8

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
23d	36619078		High (>35 DU/Ac)	P(CG/Res)	0.08	50	4					4	121
	36619047	1361 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	2.33	50	117					117	
23g	36619044	1451 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	0.44	50	22					22	26
	36619045	Saratoga/Sunnyvale Rd	High (>35 DU/Ac)	P(CG/Res)	0.07	50	4					4	
23h	36619055	1471 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	0.40	50		20				20	20
23i	36610121	1505 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	1.34	50	67					67	67
23j	36610127	1515 S De Anza Blvd	High (>35 DU/Ac)	P(CG/Res)	0.86	50	43					43	43
23k	36610137		High (>35 DU/Ac)	P(CG/Res)	0.92	50	46					46	46
23l	36610054	20555 Prospect Rd	High (>35 DU/Ac)	P(Res)	0.48	50		24				24	24
24	Vallco Shopping District												
24a	31620088	10333 N Wolfe Rd	High (>35 DU/Ac)	P(Res)	5.16	50	257					257	257

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
26	North Vallco Park												
26a	31605050	10989 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	1.02	30	16		15			31	323
	31605056	10805 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	6.94	30	104		104			208	
	31605052	10871 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	0.73	30	11		11			22	
	31605053	10883 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	0.92	30	14		14			28	
	31605051	10961 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	0.62	30	10		9			19	
	31605072	11111 N Wolfe Rd	Med/High (20-35 DU/Ac)	P(Res)	0.54	30	8		8			16	
Subtotal							1,304	135	450	110	19	1,976	

Key Map ID	Assessor Parcel Number	Site Address/Intersection	General Plan Designation (New)	Zoning Designation (New)	Parcel Size (Gross Acres)	New Minimum Density (du/ac)	Very Low Income*	Low Income*	Moderate Income	Above Moderate Income	Existing Units	Total New Units	Total Combined
ADUs							60	60	60	20		200	
TOTAL							1,364	1,396	769	2,208	362	5,375	
RHNA							1,193	687	755	1,953		4,588	
Difference							171	709	14	255		787	
Percent of RHNA												117%	

SOURCE: City of Cupertino; EMC Planning Group Inc.

B4.3 Summary and Conclusions

The vacant, partially vacant, and underutilized sites identified in this report are sufficient to accommodate approximately 117 percent of the Cupertino's Regional Housing Needs Allocation for the 6th-Cycle planning period. This 17 percent “cushion” is highly recommended because of the state's no-net-loss policy, which precludes jurisdictions from approving development that results in an overall housing site deficit. The “cushion” essentially provides a degree of flexibility for policy makers as they make development decisions.

With exception of the Vallco site (Pipeline Project P1), which accounts for 2,404 units (over half of Cupertino's RHNA), and a small handful of other properties, the sites identified in this report have existing uses that would need to be demolished before new housing could be constructed.

In some cases, existing apartments would have to be demolished to make room for new higher-density units. This raises two issues:

- First, these older apartments probably a source of affordable housing and the residents living there may be economically vulnerable; and
- Second, development of these sites would have to include at least temporary accommodations for displaced residents.

Nonetheless, for communities like Cupertino that are largely built out and surrounded on all sides by other communities, redevelopment and densification is the only practical solution to providing a fair share of housing for the San Francisco Bay Area. By its nature, such redevelopment is more costly and more time consuming than building new units on vacant land. To offset these constraints, City Officials have proposed dramatically higher densities—a minimum of 50 dwelling units per acre—in many areas. These higher densities act as a market incentive to offset the added cost and time required build new housing on redeveloped sites.

Every effort has been made to protect Cupertino's existing single-family neighborhoods, yet the impacts of the proposed plan will be borne by everyone. Residents will learn to deal with more people, more cars, and more social need. Nonetheless, while the transformation from suburban adolescence to urban adulthood can be challenging, such transformation can, with careful planning, make Cupertino a shining example of how the most innovative and creative society on the face of the planet leads the way to urban excellence.

Review of Previous Housing Element

B5

APPENDIX

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TABLE OF CONTENTS

APPENDIX B5 REVIEW OF PREVIOUS HOUSING ELEMENT.....	B5-1
B5.1 Introduction	B5-1
B5.2 Effectiveness of the Element	B5-1
B5.3 Progress in Implementation.....	B5-2
B5.4 Appropriateness in Goals, Objectives and Policies	B5-14
B5.5 Summary	B5-14

Tables

Table B5-1	Overview of Adopted Programs	B5-3
Table B5-2	Housing Units Produced, 2015-2023.....	B5-13

Appendix B5

Review of Previous Housing Element

B5.1 INTRODUCTION

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

B5.2 EFFECTIVENESS OF THE ELEMENT

The City's 2015 Housing Element identified the following goals:

- **Goal HE-1:** An Adequate Supply of Residential Units for all Economic Segments;
- **Goal HE-2:** Housing that is Affordable for a Diversity of Cupertino Households;
- **Goal HE-3:** Enhanced Residential Neighborhoods;
- **Goal HE-4:** Energy and Water Conservation;
- **Goal HE-5:** Services for Extremely Low-Income Households and Special Needs Neighborhoods;
- **Goal HE-6:** Equal Access to Housing Opportunities; and
- **Goal HE-7:** Coordination with Regional Organizations and Local School Districts.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of housing concerns, including appropriate zoning for lower and moderate-income households, assisting in developing affordable housing, removing governmental constraints, conserving the existing affordable housing stock, preventing the conversion of affordable units to market rate, and promoting equal housing opportunities for all persons. The policies comply with State Housing Law guidelines.

B5.3 PROGRESS IN IMPLEMENTATION

To assess the Town's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of “At Risk” Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

[Table B5--1, Overview of Adopted Programs](#), identifies all of the actions the Town committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Table B5-1 Overview of Adopted Programs

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/Delete
HE-1.3.1	Land Use Policy and Zoning Provisions To accommodate the Regional Housing Needs Allocation (RHNA), the City will continue to: ▪ Provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA of 1,064 units ▪ Monitor development standards to ensure they are adequate and appropriate to facilitate a range of housing in the community ▪ Monitor the sites inventory and make it available on the City website ▪ Monitor development activity on the Housing Opportunity Sites to ensure that the City maintains sufficient land to accommodate the RHNA during the planning period. Identify alternative site(s) as needed	Continue to provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA allocation, monitor development standards, monitor sites inventory, and monitor development activity on Housing Opportunity Sites.	Continue
HE-1.3.2	Second Dwelling Units The City will continue to implement the Second Dwelling Unit Ordinance and encourage the production of second units	The ordinance is regularly updated to comply with state law. Established a program to streamline the ADU review and production process as part of the City FY 2020-21 work program. In 2021, the City issued 41 building permits for ADUs and created a pre-approved ADU program to further incentive the creation of ADUs.	Continue
HE-1.3.3	Lot Consolidation ▪ To facilitate residential and mixed-use developments, the City will continue to: ▪ Encourage lot consolidation ▪ Encourage master plans for such sites with coordinated access and circulation ▪ Provide technical assistance ▪ Encourage intra- and inter-agency cooperation	Continue to encourage lot consolidation when contiguous smaller, underutilized parcels are to be redeveloped. Encourage master plans for such sites with coordinated access and circulation. Provide technical assistance to property owners of adjacent parcels to facilitate coordinated redevelopment where appropriate. Encourage intra- and inter-agency cooperation in working with applicants.	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
HE-1.3.4	Flexible Development Standards The City recognizes the need to encourage a range of housing options in the community. The City will continue to: ▪ Offer flexible residential development standards in planned residential zoning districts ▪ Consider granting reductions in off-street parking on a case-by-case basis for senior housing	Continue to offer flexible residential development standards in planned residential zoning districts and consider granting reductions in off-street parking for senior housing. In 2021, the Westport Project was approved with waivers, an incentive to development standards and a reduction in parking standards. The Westport project is located within the Heart of the City Specific Plan and on a Housing Element site.	Continue
HE-1.3.5	Heart of the City Specific Plan The City will review revisions to the Heart of the City Specific Plan residential density calculation requirement to eliminate the requirement to net the non-residential portion of the development from the lot area.	Completed in May 2015.	Completed
HE-2.3.1	Office and Industrial Housing Mitigation Program The City will continue to require that developers of office, commercial, and industrial space pay a mitigation fee for affordable housing in the City of Cupertino.	Continue to implement the Office and Industrial Housing Mitigation Program. Require developers of office, commercial, and industrial space pay a mitigation fee to support affordable housing. Mitigated fees are collected and deposited into the City's Below Market Rate (BMR) Affordable Housing Fund (AHF).	Continue
HE-2.3.2	Residential Housing Mitigation Program The City will continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development. This program applies to new residential development. Mitigation includes either the payment of the "Housing Mitigation" fee or the provision of a Below Market-Rate (BMR) unit or units.	Continue to implement the Residential Housing Mitigation Program. The Program applies to new residential development. Mitigation includes either the provision of BMR units or the payment of the "Housing Mitigation" fee. The BMR Linkage Fees Update study was completed and adopted by City Council on May 19, 2020, which included an increased requirement from 15-20% for inclusionary ownership projects.	Continue
HE-2.3.3	Below Market-Rate (BMR) Affordable Housing Fund (AHF) The City's BMR AHF will continue to support affordable housing projects, strategies and services, including but not limited to: ▪ BMR Program Administration	Continue to maintain the BMR AHF. Ongoing technical assistance provided to non-profits/developers looking to develop affordable housing, including providing data and information on properties for sale to non-profit partners and developers for their consideration. The City released the	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/Delete
	▪ Substantial rehabilitation ▪ Land acquisition ▪ Acquisition of buildings for permanent affordability, with or without rehabilitation ▪ New construction ▪ Preserving “at-risk” BMR units ▪ Rental operating subsidies ▪ Down payment assistance ▪ Land write-downs ▪ Direct gap financing ▪ Fair housing To ensure the mitigation fees continue to be adequate to mitigate the impacts of new development on affordable housing needs, the City will update its Nexus Study for the Housing Mitigation Plan by the end of 2015	FY 21-22 BMR AHF Request for Proposal (RFP) from November 2021-February 2022. In 2021, the BMR AHF provided funding to the following affordable housing projects, strategies, and services: •BMR Program Administration- 400 households sought assistance, 12 new households were assisted. •Fair housing services- \$50,000 to Project Sentinel •City of Cupertino Housing Programs for De Anza College Students	
HE-2.3.4	Housing Resources The City will continue to provide information on housing resources and services offered by the County and other outside agencies. These include, but are not limited to: ▪ Mortgage Credit Certificate (MCC) – Santa Clara County Housing and Community Development Department ▪ First-Time Homebuyer Assistance and Developer Loans for Multi-Family Development - Housing Trust Silicon Valley (HTSV) ▪ Housing Choice Vouchers (Section 8) - Housing Authority of Santa Clara County (HASCC) ▪ Affordable housing development - Santa Clara County HOME Consortium The City will also continue to explore and pursue various affordable housing resources available at the local, regional, state, and federal levels that could be used to address housing needs in the community	Continue to provide information on housing resources and services including, but not limited to: ▪ County Measure A Affordable Housing Bond ▪ County Mortgage Credit Certificate ▪ County IDevelopmental Disability Funding ▪ Housing Trust Silicon Valley First-Time Homebuyer ▪ Assistance and Developer Loans ▪ Project Sentinel Rental Support ▪ Housing Authority Section 8 Vouchers ▪ Destination: HOME Community Housing Fund ▪ West Valley Community Services In addition, the City worked with non-profit organizations in providing programs and services for low-income households; and private industry, in	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/Delete
		particular financial and development groups, to encourage the development of affordable housing opportunities regionally and in the City. The City provided technical assistance to the public service agencies it funded and attended the bi-weekly CDBG/Housing Coordinators meeting. In 2021, the City created a pilot Homeless Jobs Program for two Cupertino unhoused residents. As part of the City's FY 21-22 work program, the City is developing a City Plan to End Homelessness.	
HE-2.3.5	Surplus Properties for Housing The City will explore opportunities on surplus properties as follows: ▪ Work with local public agencies, school districts and churches, to identify surplus properties or underutilized properties that have the potential for residential development ▪ Encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units ▪ Evaluate the feasibility of developing special housing for teachers or other employee groups on the surplus properties ▪ Research other jurisdictions' housing programs for teachers for their potential applicability in Cupertino	Continue to work with local public agencies, school districts, and churches to identify surplus properties that have the potential for residential development and encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.	Continue
HE-2.3.6	Incentive for Affordable Housing Development The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include: ▪ Financial assistance through the City's Below Market-Rate Affordable Housing Fund (BMR AHF) and CDBG funds ▪ Partner with CDBG and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bonds.	Continue to offer a range of financial assistance through the City's BMR AHF, partner with CDBG and support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, density bonus incentives, flexible development standards, technical assistance, waiver of park dedication fees and construction tax, parking ordinance waivers, and expedited permit	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
	▪ Density bonus incentives (see Strategy HE-2.3.7) ▪ Flexible development standards ▪ Technical assistance ▪ Waiver of park dedication fees and construction tax ▪ Parking ordinance waivers ▪ Expedited permit processing	processing. The City has provided \$8,172,000.00 in BMR AHF and CDBG funds to facilitate the development of affordable housing. In addition, the City participates in the Regional CDBG/Housing Coordinators group and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium. In 2021, the City entered into the Santa Clara County Permanent Local Housing (PLHA) Consortium and submitted an application to HCD for funding for the development of affordable housing.	
HE-2.3.7	Density Bonus Ordinance The City will encourage use of density bonuses and incentives, as applicable, for housing developments	As of 2021, four out of the five Priority Housing Element sites from the 5th cycle have utilized density bonuses, incentives, waivers and/or reduction in parking standards. They have all been approved by the City in 2016-2021.	Continue
HE-2.3.8	Extremely Low-Income Housing and Housing for Persons with Special Needs The City will continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs, including the following incentives: ▪ Provide financing assistance using the Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant funds (CDBG). ▪ Allow residential developments to exceed planned density maximums if they provide special needs housing ▪ Grant reductions in off-street parking on a case-by-case basis ▪ Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds	Continue to provide financing assistance using the BMR AHF and CDBG funds, allow residential developments to exceed planned density maximums for special needs housing, grant reductions in offstreet parking, and partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds. The City worked with developers and non-profit organizations to encourage the development of affordable housing opportunities regionally and in the City. In addition, the City participates in the biweekly Regional CDBG/Housing Coordinators meeting and provides technical assistance to the public service agencies it funds. The City also participates in the Santa Clara County HOME Consortium. The City is working	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
		with non-profits and developers to review the feasibility of residential uses on two potential affordable housing sites (Mary Avenue and Byrne Avenue) with the goal of assisting with the development of affordable housing for developmentally disabled adults. In 2021, the City entered into the Santa Clara County Permanent Local Housing (PLHA) Consortium and submitted an application to HCD for funding for the development of affordable housing. This is included in the FY 22-23 City Work Program.	
HE-2.3.9	Employee Housing The City permits employee housing in multiple zoning districts. Pursuant to the State Employee Housing Act, any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located. The Employee Housing Act also specifies that housing for six or fewer employees be treated as a residential use. The City amended the Zoning Ordinance to be consistent with the State law in 2014 and will continue to comply with the Employee Housing Act where it would apply.	Continue to implement the City's zoning code to allow employee housing in multiple zoning districts. The Zoning Ordinance is regularly updated to comply with state law.	Continue
HE-3.3.1	Residential Rehabilitation The City will continue to: ▪ Utilize its Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant (CDBG) funds to support residential rehabilitation efforts in the community. These include: ▪ Acquisition/rehabilitation of rental housing ▪ Rehabilitation of owner-occupied housing ▪ Provide assistance for home safety repairs and mobility/accessibility improvements to income-qualified owner-occupants using CDBG funds ▪ Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds	Continue to utilize BMR AHF and CDBG funds to acquire/rehabilitate rental housing and rehabilitate owner occupied housing. \$1,500,000 in CDBG funds were provided to residential rehabilitation efforts.	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/Delete
HE-3.3.2	Preservation of At-Risk Housing Units One housing project – Beardon Drive (eight units). The City will proactively contact the property owner regarding its intent to remain or opt out of the affordable program. In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the units. The City will also conduct outreach to the tenants to provide information on any potential conversion and available affordable housing assistance programs. The City will continue to monitor its entire portfolio of affordable housing for-sale and rental inventory annually. The City will monitor its affordable for-sale inventory by requiring Below Market-Rate (BMR) homeowners to submit proof of occupancy such as utility bills, mortgage loan documentation, homeowner's insurance, and property tax bills. The City will further monitor its affordable for-sale inventory by ordering title company lot books, reviewing property profile reports and updating its public database annually. The City will monitor its affordable rental inventory by verifying proof of occupancy and performing annual rental income certifications for each BMR tenant.	In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the eight units. In 2019, the owner of Beardon Drive paid off the City's CDBG loan and indicated that the property would continue to operate as affordable housing.	Continue
HE-3.3.3	Condominium Conversion Condominium conversions are not allowed if the rental vacancy rate in Cupertino and certain adjacent areas is less than five percent at the time of the application for conversion and has averaged five percent over the past six months. The City will continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.	Continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.	Continue
HE-3.3.4	Housing Preservation Program When a proposed development or redevelopment of a site would cause a loss of multi-family housing, the City will grant approval only if: ▪ The project will comply with the City's Below Market-Rate Program ▪ The number of units provided on the site is at least equal to the number of existing units, and ▪ Adverse impacts on displaced tenants, in developments with more than four units, are mitigated The City will participate, as appropriate, in studies of regional housing need and displacement, and consider policies or programs to address the indirect displacement of lower income residents	Continue to participate in studies of regional housing need and displacement and consider policies or programs to address the indirect displacement of low-income residents as appropriate	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
HE-3.3.5	Neighborhood and Community Clean-Up Campaigns The City will continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties	Continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties. The City promotes and/or staffs the following events available to the community: • Recology provides quarterly drop off events for bulky items (due to COVID, the quarterly events were cancelled and resumed in mid-2021, construction waste, landscape waste, and hazardous waste. • The City staffs two annual creek clean ups- National River Clean Up Day and Coastal Clean Up Day.	Continue
HE-4.1.1	Enforcement of Title 24 The City will continue to enforce Title 24 requirements for energy conservation and will evaluate utilizing some of the other suggestions as identified in the Environmental Resources/ Sustainability element	Continue to enforce Title 24 requirements for energy conservation and evaluate utilizing some of the other suggestions as identified in the Environmental Resources/Sustainability element. In 2019, the City adopted REACH codes which will assist in achieving the City's sustainability goals. The City has Chapter 16.58 Green Building Standards Code that requires certain projects to achieve LEED certification or similar.	Continue
HE-4.1.2	Sustainable Practices The City will continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance. To further the objectives of the Green Building Ordinance, the City will evaluate the potential to provide incentives, such as waiving or reducing fees, for energy conservation improvements at affordable housing projects (existing or new) with fewer than ten units to exceed the minimum requirements of the California Green Building Code. This City will also implement the policies in its climate action plan to achieve residential-focused greenhouse gas emission reductions and further these community energy and water conservation goals	Continue to implement the Landscape Ordinance, Green Building Ordinance, and the City's Climate Action Plan, including evaluating the potential to provide incentives for energy conservation improvements at affordable housing projects (e.g. waiving or reducing fees,) and continue to implement the policies in the climate action plan. Continue to implement the Energy efficiency reach codes that include requirements for electrification for certain types of buildings, water efficiency, and green materials to reduce energy use and lower greenhouse gas emissions. These codes include reach codes which are a component of the California Energy and California Green Building Codes and include requirements for water efficiency, green materials, and other items designed to encourage building electrification for certain types of buildings.	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
HE-5.1.1	Emergency Shelters The City will continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public zoning district. The City will subject emergency shelters to the same development standards as other similar uses within the BQ zoning district, except for those provisions permitted by State law and provided in the Zoning Ordinance for emergency shelters	Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public Building zoning district. In 2021, the City established the City Unhoused Task Force to address the needs of unhoused residents through resource referral. The City partnered with the West Valley Rotating Safe Car Park (RSCP) program. The RSCP program is an emergency homeless program made up of a network of local city governments, service organizations, and volunteer faith-based host sites that provide temporary overnight parking for homeless individuals/families living out of their cars. The City created a website and application process for the RSCP program.	Continue
HE-5.1.2	Supportive Services for Lower-Income Households and Persons with Special Needs The City will continue to utilize its Below Market-Rate Affordable Housing Fund, Community Development Block Grant (CDBG) funds, and General Fund Human Service Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs	In 2021, the City established the City Unhoused Task Force to address the needs of unhoused residents. In 2021, \$3,000,000 in BMR AHF, CDBG, and HSG funds were provided to supportive services for low-income households and persons with special needs. In 2021, the City established the City Unhoused Task Force to address the needs of unhoused residents through resource referral. In FY 21-22 and FY 22-23, the City Work Program included a Homeless Jobs Program. The City developed and funded the Homeless Jobs Program to provide up to eight months of employment for two unhoused residents in Cupertino.	Continue
HE-5.1.3	Rotating Homeless Shelter The City will continue to support the operation of a Rotating Homeless Shelter program	The City provided Faith in Action Rotating Shelter with space at City Hall to provide intake and registration for the community each night until it was shutdown in 2017. In 2021, the City partnered with the West Valley RSCP program. The RSCP program is an emergency homeless program made up of a network of local city governments, service organizations, and volunteer faith-based host sites that	Continue

No.	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/Modify/ Delete
		provide temporary overnight parking for homeless individuals/families living out of their cars. As part of the City's FY 21-22 work program, the City is developing a City Plan to End Homelessness.	
HE-6.1.1	Fair Housing Services The City will continue to: - Provide fair housing services, which include outreach, education, counseling, and investigation of fair housing complaints - Retain a fair housing service provider to provide direct services for residents, landlords, and other housing professionals - Coordinate with efforts of the Santa Clara County Fair Housing Consortium to affirmatively further fair housing - Distribute fair housing materials produced by various organizations at public counters and public events	Continue to provide fair housing services including outreach, education, counseling, and investigation of fair housing complaints. In 2020, the City coordinated with the Regional CDBG/Housing Coordinators group to begin drafting the City's Affirmatively Furthering Fair Housing Plan. The City has provided a total of \$850,000 in BMR AHF funds to fair housing services and landlord/tenant rental mediation programs.	Continue
HE-7.3.1	Coordination with Outside Agencies and Organizations The City will meet with these agencies/organizations periodically to discuss the changing needs, development trends, alternative approaches, and partnering opportunities: - School districts - Housing providers - Neighboring jurisdictions - Association of Bay Area Governments (ABAG) - Air Quality Management District - Housing Trust Silicon Valley - Santa Clara County Fair Housing Consortium - Santa Clara County HOME Consortium - Santa Clara County Continuum of Care (COC) - Housing Authority of Santa Clara County (HASCC) - Valley Transportation Authority (VTA)	Continue to coordinate with school districts, housing providers, neighboring jurisdictions, ABAG, Air Quality Management District, Housing Trust Silicon Valley, Santa Clara County Fair Housing Consortium, Destination: Home, Santa Clara County HOME Consortium, Santa Clara County Continuum of Care, Housing Authority of Santa Clara County, and Valley Transportation Authority. The City participated in the following groups: Santa Clara County PLHA Consortium, Regional CDBG/Housing Coordinators, SV@Home, Non-Profit Housing of Northern CA, Housing CA, Grounded Solutions, US Department of Housing and Urban Development, among others. In 2021, the City provided referrals to COVID related funding sources and services. As part of the FY 21-22 and 22-23 City Work Program, the City is developing a City Plan to End Homelessness.	Continue

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 1,064 housing units in Cupertino between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 356 units affordable to extremely low- and very low-income households;
- 207 units affordable to low-income households;
- 231 units affordable to moderate-income households; and
- 270 units affordable to above moderate-income households.

As shown in [Table B5-2, Housing Units Produced, 2015-2023](#), below, during the 2015–2023 planning period, 418 new units were added to the City’s housing stock, achieving approximately 39 percent of the City’s RHNA. This indicates that residential growth was slower than anticipated, which may be in part due to the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community.

Table B5-2 Housing Units Produced, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Extremely Low	178	*	*
Very Low	178	48	13.4%
Low	207	19	9.1%
Moderate	231	134	58.0%
Above Moderate	270	217	80.3%
Total	1,064	418	39.2%

SOURCE: HCD Annual Progress Report Dashboard (as of October 25, 2021).

NOTE: This table should be updated prior to finalization to account for units through January 1, 2023.

Preservation of “At Risk” Units

According to the 2015 Housing Element, there was one (1) affordable project at risk of converting to market rate within 10 years from the beginning of the 2015–2023 planning period—Beardon Drive, which has eight (8) affordable units. In 2019, the owner of Beardon Drive paid off the City's CDBG loan and indicated that the property would continue to operate as affordable housing.

Rehabilitation of Existing Units

The Town had established a goal of rehabilitating 40 total housing units between 2015 and 2023.

B5.4 APPROPRIATENESS IN GOALS, OBJECTIVES AND POLICIES

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they directly relate to the program requirements listed by the California Department of Housing and Community Development.

As for new construction, the greatest progress was made in producing housing in the Moderate Income and Above Moderate-Income categories, where the City permitted approximately 58 percent and 80 percent of the needed units, respectively. The Town permitted only about 13.4 percent of its needed Very Low-Income units and 9.1 percent of its Low-Income units. As was the case in the in prior years, the cost of housing continued to be high in Cupertino, making affordable housing difficult to develop in the Cupertino market.

B5.5 SUMMARY

Like many communities, the City of Cupertino experienced less development than expected in its 2015–2023 planning period. Of the 1,064 units it identified in its table of quantified housing objectives (Table HE-6 on page H-19 of the 2015 Housing Element), the City permitted only 418 units (approximately 39.2 percent), most of them for Above Moderate-Income households.

Nonetheless, the goals, objectives, policies, and actions in the 2015–2023 Housing Element complied with State Housing Law that was in effect at the time and provided proper guidance for housing development in the Town. In the 2023-2031 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Cupertino. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions.

List of Contacted Organizations

B6
APPENDIX

Table of Contents

APPENDIX B6 LIST OF CONTACTED ORGANIZATIONS	B6-1
B6.1 Introduction	B6-1
B6.2 List of Contacted Organizations	B6-1
B6.3 City Contact List.....	B6-1
B6.4 Tribal Consultation.....	B6-2
B6.5 Additional Outreach.....	B6-4

Appendix B6

List of Contacted Organizations

B6.1 Introduction

This appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Cupertino's 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "Engage Cupertino" which can be found at <https://engagecupertino.org/hub-page/housing-element>. This website provides a portal to all of the housing-element-related public engagement activities that were available to members of the public during the update process. This includes information on housing elements basics, site surveys, and materials from community workshops.

B6.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the San Francisco Bay Area that were contacted during housing element preparation.

Association of Bay Area Governments
Bay Area Metro Center
375 Deale Street, Suite 700
San Francisco, CA 94105
housingTA@BayAreaMetro.gov
415-820-7900

B6.3 City Contact List

This section provides contact information for City officials that were contacted during housing element preparation.

Luke Connolly
Senior Planner Community Development
lukec@cupertino.org
Phone 408-777-3200
Phone 408-777-1275

B6.4 Tribal Consultation

This section provides contact information for tribal consultation that were contacted during housing element preparation.

- Amah Mutsun Tribal Band
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B6.5 Additional Outreach

Through the month of August 2022, the following outreach that has been done for the Housing Element update. The list below also includes public meetings for which notice was provided before the City's Commissions and Councils, as well as community meetings:

- Mid-January, 2022: postcards were mailed to all Cupertino households (over 21,000 postcards sent) to inform residents about the Housing Element update and to introduce them to the engagocupertino.org website and the range of information located there.
- January 19: In order to gauge property owner interest, letters of interest were sent by City staff to over 400 Cupertino property owners whose properties could potentially be viable housing sites per Housing and Community Development (HCD) Department criteria. An online owner interest form was created by the City's consultant, EMC Planning, and placed on the website. At present, there have been 59 property owners who have requested inclusion of their properties on the sites inventory. Staff did a focused, second mailing in early June to property owners who did not originally respond.
- Since December 2021, regular monthly updates on the Housing Element update's status and next steps have been provided on the City's "Items of Interest" and "The Scene" newsletters.
- Social media platforms, such as Facebook, Twitter and Nextdoor have been regularly used to inform residents about upcoming Housing Element update meetings.
- At present, over 3,700 individuals receive e-notifications from the City for Housing Element-related public meetings.
- Staff attended the January 24, 2022 Senior Advisory Committee and the March 9, 2022 Block Leaders meetings to provide an overview of the Housing Element update process and to inform meeting attendees about sources of information regarding the update.
- Staff attended the April 23 Earth and Arbor Day event held at Library Park to inform residents and attendees about the Housing Element update and to let residents know that their input is valuable and necessary.

- May 23: A hybrid community meeting allowing for both virtual and in-person attendance was held at Community Hall. The meeting was coordinated by City staff, EMC Planning and West Valley Community Services (WVCS) and featured four panelists with lived-experience and/or special needs, including development disabilities, prior homelessness, housing insecurity, and adjustments to civilian life following military service. Over 100 people registered to attend the meeting, with approximately 70 participating; three-quarters attended virtually. This meeting was the first of three focus group community meetings, the second meeting was held on July 25, described below.
- July 25: Community Meeting focusing on housing-related issues germane to seniors and students. Similar to the May community meeting, approximately 100 people registered for the meeting, which was virtual-only. An upcoming community meeting is scheduled for September 26, focusing on the experiences of Cupertino workers who are priced-out of the local housing market and Cupertino homeowners who are lower income despite homeownership.
- Community Engagement Plan-Strategic Advisory Committee meetings: an ad hoc committee approved by the City Council on March 8 to focus on community engagement and affirmatively furthering fair housing (AFFH) issues, has met on March 30, April 7 and 25, May 16, June 6, and July 25. An upcoming Advisory Committee meeting will be held on September 16. E-Notifications have been provided for all Advisory Committee meetings.
- City Council Study Sessions: Initial study sessions providing a big picture overview of the Housing Element update were held September 28 and November 16. Council subsequently held meetings on the formation of a Stakeholders Group on March 1 and March 8, leading to the establishment of the Strategic Advisory Committee. City Council meetings were held on the Sites inventory: August 16, 29 and 30.
- December 9, 2021: a morning Housing Commission study session and evening Community Meeting were held.
- Planning Commission: Study sessions on the Housing Element update and, specifically, on the Sites Inventory, were held on January 25, February 22, April 26, May 24. Joint meetings with Housing Commission were held on June 28 and July 5.
- June 8: A meeting with Project Sentinel Executive Director, Carole Conn, and Fair Housing director, Molly Current, was held to discuss fair housing and rental housing issues in Cupertino and countywide.

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