

CC 05-06-2025

Item No. 9

Interim Urgency Ordinance  
Imposing a Moratorium on  
transition of Multi-Family Use  
Housing to Student Housing

Written Communications



May 5, 2025

**RE: Support for Affordable Student Housing**

Dear Mayor Chao and Members of the City Council,

As representatives of California's 26th Assembly District and 13th Senate District, we are pleased to see Foothill-De Anza Community College District and the city of Cupertino's interests in housing for our residents and student population.

Our state's community colleges are essential to California's economic mobility, workforce development, and long-term prosperity. Foothill and De Anza colleges serve as gateways to higher education for thousands of students, many from right here in Cupertino. These students become our region's nurses, teachers, engineers, and small business owners. They are central to the vitality of Silicon Valley's future.

We know that potential cannot be realized without stability. The South Bay Area remains one of the most expensive housing markets in the country. For many students, the lack of affordable housing is a defining barrier to enrolling and completing their education. In our work at the state level, we have consistently prioritized affordable housing, access to education, and workforce training as pillars of economic resilience. The District's approach to student housing directly supports all three.

We respectfully urge the Council to refrain from rushing this process and to engage in good-faith collaboration with our college district to find an equitable solution. More conversations are needed before we rush to legislate without proper participation and discussion.

Thank you for your consideration and continued commitment to strengthening our communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Becker".

Josh Becker  
State Senator, 13th District

A handwritten signature in black ink, appearing to read "Patrick Ahrens".

Patrick Ahrens  
Assemblymember, 26th District

**From:** [Siva Sunder](#)  
**To:** [City Council](#); [City Clerk](#); [City Attorney's Office](#)  
**Subject:** Request for moratorium on Item No. 9 on 5/6/25 council meeting  
**Date:** Tuesday, May 6, 2025 6:33:37 PM

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City Clerk Kirsten Squarcia, Dear Foothill-De Anza Board of Trustees, Chancellor Lambert, President Torres, and Cupertino City Council,

I am a community member who has lived at my present address (1043 November Drive) for 18 years. I strongly oppose the transition of McClellan Terrace to DeAnza-Foothill student housing and request a moratorium to enable further discussion.

McClellan Terrace is within walking distance of three schools. Converting this to college student housing makes no sense to me: why are we trading off K-12 school access for community college access ? Such a change will completely change the character of this neighborhood where we see little children walking to and back from school.

Were there other choices considered ? Such as building new student housing within the DeAnza campus ?

Sincerely,

Sivaprakasam Sunder

**From:** [Yuvaraj Athur Raghuvir](#)  
**To:** [City Council](#); [City Clerk](#)  
**Subject:** City council 5/6/2025 agenda item #9 vote yes on moratorium  
**Date:** Wednesday, May 7, 2025 7:15:41 AM

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Cupertino Resident,  
Yuva Athur

**From:** [Nicole Phan](#)  
**To:** [City Clerk](#)  
**Subject:** Support for Student Housing Acquisition Near De Anza College  
**Date:** Tuesday, May 6, 2025 10:37:38 PM

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City Clerk Kirsten Squarcia,

Dear Foothill-De Anza Board of Trustees, Chancellor Lambert, President Torres, and Cupertino City Council,

I am a lifelong Cupertino Community Member writing to express my strong support for the Foothill-De Anza Community College District's student housing proposal to acquire and repurpose existing homes, so students have somewhere to live near campus. I am extremely concerned by the Cupertino City Council's opposition, including a poorly thought out proposed moratorium on converting existing homes into student housing. The City should be supporting the District in housing students and faculty, as they are also members of the Cupertino community.

This proposal represents exactly the kind of practical, community-oriented solution we need in the midst of a worsening housing crisis. It keeps dozens of existing homes near campus on the market for students and potentially faculty—preventing them from being sold to bad actors or repurposed into unaffordable rentals. The project also uses Measure G bond funds responsibly, leaving room for additional housing projects in the future. And it includes a relocation plan that provides time, assistance, and dignity to the residents who are affected.

Wise local leaders should be celebrating this effort, rather than standing in the way by limiting the district's available tools to house its students and faculty. Cupertino's Housing Element (especially Strategy HE-7.3.1) calls for close partnerships with educational institutions like De Anza to expand housing opportunities, and it also details the need to preserve existing homes for "all populations" which certainly includes students.

This project brings us closer to a future where De Anza is not just a commuter school, but a vibrant, integrated part of the community—where students can live, learn, and contribute locally. It's a step in the right direction, and I hope to see the District continue exploring and investing in additional housing opportunities moving forward, including building more homes, in addition to preserving and repurposing existing ones.

Please move forward with this acquisition and show that our region is serious about housing students with dignity, urgency, and care.

Nicole Phan  
rollie.pollie268@gmail.com

866 Lily Ave  
Cupertino, California 95014

**From:** [Philip Nguyen](#)  
**To:** [City Clerk](#)  
**Subject:** Support for Student Housing Acquisition Near De Anza College  
**Date:** Tuesday, May 6, 2025 10:02:45 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Clerk Kirsten Squarcia,

Dear Foothill-De Anza Board of Trustees, Chancellor Lambert, President Torres, and Cupertino City Council,

I am a Community Member writing to express my very strong support for the Foothill-De Anza Community College District's student housing proposal to acquire and repurpose existing homes, so students have somewhere to live near campus. I am very concerned by the Cupertino City Council's opposition, including a poorly thought out proposed moratorium on converting existing homes into student housing. The City should be supporting the District in housing students and faculty, as they are also members of the Cupertino community.

This proposal represents exactly the kind of practical, community-oriented solution we need in the midst of a worsening housing crisis. It keeps dozens of existing homes near campus on the market for students and potentially faculty—preventing them from being sold to bad actors or repurposed into unaffordable rentals. The project also uses Measure G bond funds responsibly, leaving room for additional housing projects in the future. And it includes a relocation plan that provides time, assistance, and dignity to the residents who are affected.

Rather than standing in the way, local leaders should be celebrating this effort, rather than limiting the district's available tools to house its students and faculty. Cupertino's Housing Element (especially Strategy HE-7.3.1) calls for close partnerships with educational institutions like De Anza to expand housing opportunities, and it also details the need to preserve existing homes for "all populations" which certainly includes students.

This project brings us closer to a future where De Anza is not just a commuter school, but a vibrant, integrated part of the community—where students can live, learn, and contribute locally. It's a step in the right direction, and I hope to see the District continue exploring and investing in additional housing opportunities moving forward, including building more homes, in addition to preserving and repurposing existing ones.

Please move forward with this acquisition and show that our region is serious about housing students with dignity, urgency, and care.

Philip Nguyen  
vietwhammies@gmail.com  
866 Lily Ave

Cupertino, California 95014



**From:** [g.s](#)  
**To:** [City Council](#); [City Clerk](#); [City Attorney's Office](#)  
**Subject:** ATTN CITY CLERK, COUNCIL, MAYOR: Written communications for the 05/06/25 city council meeting  
**Date:** Tuesday, May 6, 2025 6:45:55 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Dear City Clerk, Could you please include the below in written communications for the 05/06/25 city council meeting.](#)  
[PREVIOUS EMAIL BOUNCED. HOPE THIS REACHES SAFELY IN TIME.](#)  
[THANK YOU!](#)

=====

McClellan terrace apartments:

**HOW COULD WE JUSTIFY DISPLACEMENT AS A SOLUTION?  
WE PAID TAX AND PARCELS TO BOTH SUPPORT AND  
PROVIDE FOR YOUNG FAMILIES AND CHILDREN TO ATTEND  
OUR NEIGHBORHOOD SCHOOLS NOT TO BE DISPLACED FROM  
THE COMMUNITY AND KILL THE SPIRIT OF COMMUNITY  
SPIRIT!!! AND WE ALSO SUPPORTED THE NEARBY  
EDUCATIONAL COMMUNITIES. HOWEVER, FHDA'S SOLUTION  
IS QUITE INCISIVE BY TAKING IT FROM ONE FACET TO  
PROVIDE FOR ANOTHER INSTEAD OF ASSIMILATION! NOT  
APPROPRIATE! WITHOUT ANY DISPLACEMENT AND KEEPING  
THE NEIGHBORHOOD COMMUNITY SPIRIT ALIVE AND WELL  
MUST BE ALL OF OUR FOCUS!**

1. What's the exact plan designed for this property? Is it **exclusive or inclusive?**
2. If what I'm hearing is that only students will be housed within this complex, and a 100 FAMILIES WILL BE DISLOCATED, what about the staff and other operating members of the school? Why aren't they included in the housing allotment? It's already an indication to segregate the community into many facets by **removing** one ESTABLISHED COMMUNITY to provide for another exclusive group! WHY?
3. It is **critical to be inclusive** of all community facets in any given housing community. That's how we will **sustain and enrich that community rather than excluding most valuable community members like the young families raising children of school**

## ages

4. As the Cupertino school district has suffered a great deal of enrollment loss, we had to shut down one of the oldest and most beloved Regnart elementary schools without children being able to attend the neighborhood schools, the dangers and the inconveniences risen from losing more families from within the trischools area is very HUGE TO IGNORE. WE MUST WORK TOWARD KEEPING FAMILIES WITHIN THE NEIGHBORHOOD! WE PAID PARCEL AND TAXES EVERY YEAR TO PROTECT THE CHILDREN.

5. Now by excluding those families completely out of their neighborhood school area will also eliminate the chance for those children walking and bonding and enriching their neighborhood within a safer premise. This bonding of forming a community can't happen when children are displaced from the neighborhood and are transported into the schools they attend

6. In fact this **exclusionary decision will drive out the families further away from our city** than encourage them to find a permanent home in the city which should be every members' responsibility to maintain safer communities together. PLEASE DO NOT DISPLACE THEM!

7. By having a strong mix of families, students and staff families may also protect the community from falling into exclusive groups that have no direct returns to provide to the community. Sustenance becomes non-existent over time

8. **Exclusivity and segregation of community members within a dense, congested established small area like this location instead of embracing and including everyone certainly will deteriorate the spirit of the community within this locale.**

9. **EVEN If the FHDA board considered only one facet of their problems(just students and staff housing somewhere else)BUT is considering only options JUST TO benefit their own 'community' needs then it becomes pertinent that we as**

**Cupertino city residents need to stand up and voice for our community's well-being. It's the residents' voice that must be considered and taken into account as we live and contribute directly to this neighborhood day in day out not just the board members who may or may not be living within the vicinity of this project and may or may not be directly affected by its repercussions.**

10. Please take our voices and requests in consideration and we appreciate your support to keeping the families and finding a more sustainable solution for those needing housing - let FHDA provide their campus grounds to allot student housing where all the infrastructure, safety, security, proximity are all already there for the students to benefit instead of killing the community for it! Thank you!

Geetha

Educator, Block Leader, Neighborhood Watch, CERT, CARE/MRC.  
City of Cupertino;

**From:** [Chandrakant Tibrewala](#)  
**To:** [City Council](#); [City Clerk](#)  
**Subject:** Support Agenda Item #9, 2025-05-06 City Council Meeting: Vote YES on Moratorium on the Transition of Multi-Family Use Housing to Student Housing  
**Date:** Tuesday, May 6, 2025 5:57:15 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk,

Please include the below in written communications for the 2025-05-06 City Council Meeting:

Dear Cupertino City Council Members,

This message is to share my thoughts on the subject for suitable governance and oversight action(s).

Basic Premise:

1. There is no doubt that students -- FHDA students in this context -- should have access to affordable housing and a supportive ecosystem while they are engaged in their academic pursuits so that they have a better chance in life for themselves and as contributing citizens and leaders of society at large
2. The faculty of FHDA may certainly stand to benefit from housing provided at these premises by the institution (FHDA) they work at
3. The current Multi-Family Units at 7918 McClellan Terrace, McClellan Rd, Cupertino, CA 95014 provides affordable housing to families in a ecosystem where affordable housing is already stressed

Furthermore, and I could be wrong, but in my mind:

- **THE TRANSACTION:** This is not a simple, and it is not simply a real-estate transaction between a buyer and seller of the subject property McClellan Terrace, Cupertino, CA.
- **ROLE OF THE CITY:** The City has the resources, the authority and the mandate to not only participate in this transaction but help provide the guidance and governance on probably a suite of solutions that meets not only the needs of its community but so that the community and city can thrive; solutions that are in sync with the vision and mission of the city.
- **DUE DILIGENCE & TIME:** To do the required due diligence and to ensure that the associated community members are looped in every step of the way so that they can participate adequately -- so that there is a buy-in from all impacted entities -- this office needs to give itself the time to perform its role adequately. This Moratorium time will help ensure that the voices of not only impacted community members (Cupertino residents as well as FHDA students who are likely to be future residents) are heard but the Subject Matter Experts required in

the process can be duly engaged and the right oversight governance of this critical decision can be provided by the City of Cupertino.

Some questions:

- What is -- and should be -- the mandate of the City on this transaction?
- Can the end result not be zero-sum? Why can the end result not be a Win-Win-Win-Win? With so much resources at disposal!!
- What does look like a solution but isn't? (immediate / short-term / long-term -- for the City / FHDA / Current residents on premises / Impacted residents in the vicinity)
- What really helps solve the housing issues of all of FHDA students in need, and to what extent?
  - Can the FHDA students not rent here directly?
  - Can the FHDA faculty not rent here directly?

Ask: Therefore, please vote "YES" and approve the Interim Urgency Ordinance (Item #9).

Sincerely,

Chandrakant Tibrewala  
Resident of Cupertino, CA  
[Chandrakant.Tibrewala@gmail.com](mailto:Chandrakant.Tibrewala@gmail.com)  
M:302-521-1753

**From:** [Ping Gao](#)  
**To:** [City Clerk](#); [City Council](#)  
**Subject:** Council Meeting Agenda Item 9  
**Date:** Tuesday, May 6, 2025 5:02:05 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino Councilmembers,

This is Ping, a 18-yr local resident living in Cupertino.

I just want to let you know that I support the proposed moratorium on converting existing rental units into student housing, listed as Item 9 on today's council meeting agenda. I believe this ordinance will help protect our local residents' interests. As local taxpayers, we stand united in backing it.

Thanks and Regards,  
Ping Gao

**From:** [Tessa Parish](#)  
**To:** [City Clerk](#); [Cupertino City Manager's Office](#); [City Council](#)  
**Subject:** Agenda Item #9  
**Date:** Tuesday, May 6, 2025 4:38:44 PM

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Dear Council,

I would like to urge you to vote Yes on Moratorium. We need housing for students but it seems to me that displacing 70+ families to house college students, seems like an incorrect priority in relation to benefit for the community. A family results in local shopping and students in our schools.

Recently I was able to place a De Anza student by posting on Nextdoor for a room for rent. It seems like students could occupy the many empty rooms held by our local homeowners.

perhaps the city can help with the production of such network.

Thank you,

Tessa Parish  
resident of 10 yrs

**From:** [Niha R](#)  
**To:** [City Attorney's Office](#); [City Clerk](#); [City Council](#)  
**Subject:** Opposition to the Conversion of McClellan Terrace Apartments into Student Housing  
**Date:** Tuesday, May 6, 2025 4:11:20 PM

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Dear City Officials,

I am a proud resident of Cupertino, having lived in this vibrant community for the past four and a half years. Like many families, we made a thoughtful and deliberate decision to move here, prioritizing access to high-quality schools for our children. Shortly after settling in, we faced the unexpected closure of our home school, Regnart Elementary, which forced our children to transition to Lincoln Elementary. After much adjustment and effort, they have only recently begun to feel settled in their new environment.

Now, we are deeply concerned about the recent proposal to convert the Mc Clellan Terrace Apartments from individual family housing into student housing. This change raises multiple issues that will significantly impact our neighborhood:

1. **Disruption to School Enrollment:** The shift in residential demographics will likely cause unpredictable changes in school enrollments for the upcoming academic year, further unsettling families who have already had to adapt to prior disruptions.
2. **Safety Concerns:** With increased transient population and students possibly commuting to various community colleges, the safety and experience of younger children walking to school could be compromised.
3. **Misuse of Public Funds:** The acquisition of McLellan Terrace appears to have been made at nearly 60% above market value, despite it being a Class C property that will require substantial investment to meet city standards. This raises serious concerns about fiscal responsibility, especially given that taxpayer dollars are involved.
4. **Community Displacement:** The proposed conversion would displace more than 90 families currently living in the complex—families who have built their lives around local schools, parks, and community connections.

Moreover, there seems to be a lack of alignment between the location of the property and the educational institutions that the student housing is intended to serve. If students will be attending various community colleges across the region, the rationale behind purchasing property in one of the Bay Area's most expensive zip codes becomes even more questionable.

As a taxpayer and concerned resident, I urge the County and City to reconsider this decision and prioritize the long-term stability and well-being of our families and community. The voices of current residents—those who contribute daily to the vibrancy and future of Cupertino—must be considered in this process.

Sincerely,  
Resident of Cupertino, CA





**From:** [Pam Hershey](#)  
**To:** [Liang Chao](#); [Kitty Moore](#); [R "Ray" Wang](#); [J.R. Fruen](#); [Sheila Mohan](#); [City Clerk](#); [City Attorney's Office](#)  
**Subject:** Fw: Approve Moratorium on the Multi-Family Use Housing to Student Housing  
**Date:** Tuesday, May 6, 2025 4:05:01 PM

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Dear City Clerk,

Please include the below in written communications for the 05/06/25 city council meeting.

Item #9 on the agenda.

Honorable Mayor Chao, Vice Mayor Moore, Council Members Fruen, Mohan, and Wang:

With respect, I am writing the council to please consider placing a moratorium on the transition of the Multi-Family Housing Units into Housing for Students .

The McClellan Terrace Apartment Complex is home to 67 students and their families who are cohorts

of CUSD and FUSHD. These families will be displaced so that other students have a place to live while

they have to move and find a new home and school. Uprooting one set of students to make room for another seems like a win-lose situation.

It seems like there could be a win-win for all students if the FHDA board would choose to rent or buy a local hotel or the like. For example, San Jose State has rented a tower at the Fairmont and plans to purchase that tower in two years. Or buy a hotel like Aloft. Additionally, other cities have protections against conversion. There is precedent.

San Francisco, Berkeley, Davis, San  
Diego, Santa Clara  
all have protections.

Hopefully, there can be a win-win solution  
for the housing of all students that are in  
need of affordable  
housing and close proximity to their  
schools.

Respectfully,

Pamela Hershey  
Cupertino resident  
Retired teacher

**From:** [Xgll Zong](#)  
**To:** [City Clerk](#); [City Council](#)  
**Subject:** moratorium on converting rental units into student housing  
**Date:** Tuesday, May 6, 2025 4:04:30 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Councilmembers,

I am a local residents living in Cupertino. I support the proposed moratorium on converting existing rental units into student housing, listed as Item 9 on today's council meeting agenda. I believe this ordinance will help protect our local residents' interests. As local taxpayers, we stand united in backing it.

Best,  
Danya