

CC 08-29-2022

Item No. 2

6th Cycle Housing Element
Update

Presentation

6th Cycle Housing Element Update

City Council
August 29, 2022



**CITY OF
CUPERTINO**

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Background

- Housing Element part of General Plan and includes housing policies, programs, needs analysis and RHNA
- Required to be updated every 8 years; 6th Cycle update covers 2023-2031
- Sites Inventory is a primary mechanism for meeting RHNA

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Solutions for Housing: Problem-Solving Together



Local Decision-Makers:
Housing Commission,
Planning Commission &
City Council

Regional Decision-Makers:
(ABAG) Association of Bay
Area Governments

HCD: State Department of
Housing and Community
Development

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RHNA for Cupertino 2015 - 2023

RHNA Entitlements By City					
	Extremely Low/Very Low (0-50% of AMI)	Low (51-80% of AMI)	Moderate (81-120% of AMI)	Above Moderate (over 120% of AMI)	Total Units
Projected Need (RHNA)	356	207	231	270	1,064
Total RHNA Entitled & Produced (2014-2021)	48	19	134	216	417
Balance not including PIPELINE	(308)	(188)	(97)	(54)	(647)
Projects Entitled by City, but not yet constructed, or	Hamptons	7	30	563	600
	The Oaks - Entitled: No BP			123	123
	Marina**	16	2	170	188
PIPELINE	Vallco (SB35)	361	840	1,201	2,402
Total Projects Entitled by City (Not Yet Produced)	361	847	30	1,887	3,125
Balance	-	-	67	-	67
*Produced means building permits issued **Entitled by City, project expired					

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RHNA for Cupertino 2023 - 2031

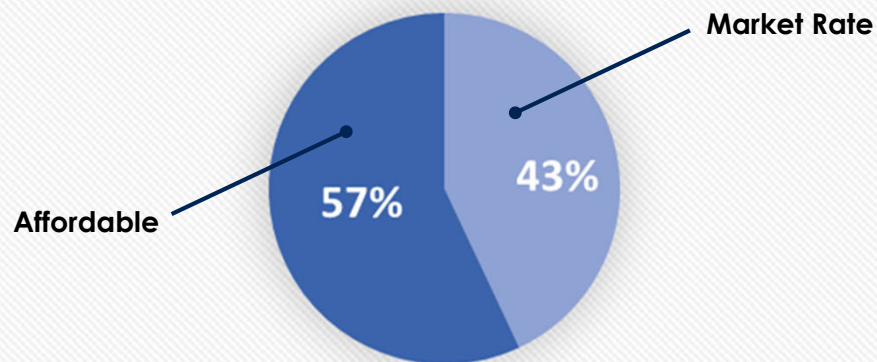
Income Group	Units
Very Low Income (<50% of AMI)	1,193
Low Income (50%-80% of AMI)	687
Moderate Income (80%-120% of AMI)	755
Above Moderate Income (>120% of AMI)	1,953
Total	4,588

Affordable
Units = 2,635

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RHNA for Cupertino

Housing Units Capacity Required Through RHNA



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Background

- 6th Cycle RHNA: 4,588 new units
- The City is currently meeting Low (687) and Market-rate (1,953) needs through Pipeline projects
- RHNA challenge: Discover capacity for 1,193 Very-Low and 755 Moderate units

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RHNA Challenge for Cupertino

TABLE 1

	Very-Low Income	Low Income	Moderate Income	Above- Moderate	Total Units
RHNA	1,193	687	755	1,953	4,588
Pipeline Projects (9 projects)	300	988	40	2,217	3,545
ADUs (<i>based on past prod.</i>)	60	60	60	20	200
Balance*	833	0	655	0	1,488

*Amount of units needed per RHNA for income category. Limited to 0 since a credit cannot be applied due to overproduction in this income category.

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Background

- Pipeline projects: Have discretionary entitlements, or likely to, but aren't built or have building permits yet.
- Cupertino has significant Pipeline units: 3,545
- In addition to Pipeline units, an additional 2,090 units are recommended (Tier 1) and 200 ADUs

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Pipeline Projects

					Existing Units	Total New Units
P	3,545	Pipeline Projects		Pipeline Project Names		
P1		31620120	10101 N Wolfe Rd	Vallco	0	2,402
		31620121	10330 N Wolfe Rd			
P2		32627043	21267 Stevens Creek Blvd	Westport	0	259
P3		34216087	10625 S. Foothill Blvd	Canyon Crossing	0	18
P4		36610126 36610061	7357 Prospect Rd	Coach House (1655 S. De Anza)	0	34
P5		32634066 32634043	10118-10122 Bandlely Dr 10145 N. De Anza Blvd	Marina Food	0	206
P6		34214066 34214104 34214105	22690 Stevens Creek Blvd	Bateh Brothers	0	8
P7		35907021	10040 Bianchi Way		1	6
P8		35920030	20860 McClellan Rd		0	12
P9		316-06-058 316-06-059 316-06-060	19500 Pruneridge Ave	The Hamptons Apartment Homes	342	600
PIPELINE SUB-TOTAL					344	3,545

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Background

- Six Planning Commission study sessions/ meetings on Sites Inventory in 2022
- Started with nearly 400 properties that met HCD criteria
- Extensive public comment at meetings
- June 28 and July 5 Joint PC-HC recommendation on sites

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Goals from the Planning Commission

1. Strive for a balance between the City's eastern and western areas;
2. Avoid or minimize displacement of existing uses;
3. Minimize “up-zoning” sites to the extent feasible;
4. Help counteract declining enrollment trends that are occurring city and county wide.

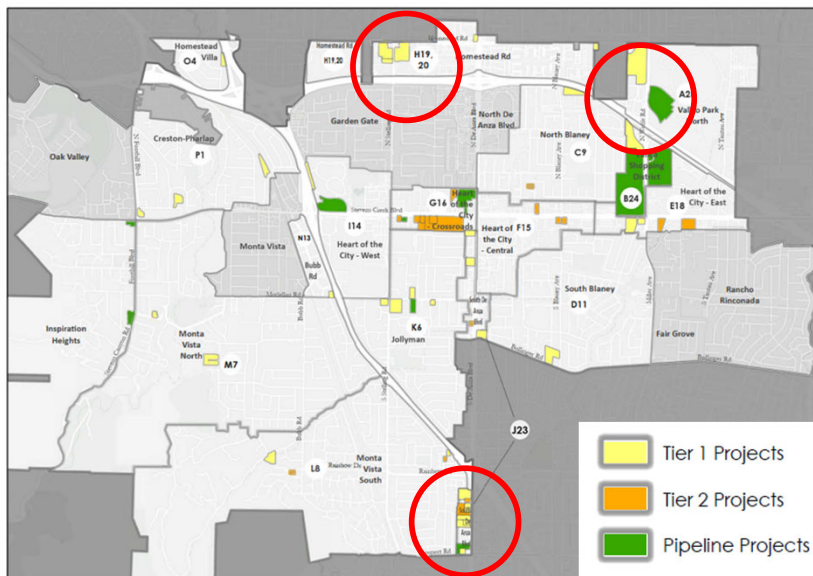
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PC-HC Recommendations

- 56 Tier 1 properties in addition to 9 Pipeline sites
- 44 Tier 1 properties have minimum densities of 30 or 50 DU/acre
 - HCD presumption: min. 30 du/acre encourages lower income housing

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Target Housing Areas



Three target housing areas:
 Stelling Gateway/Homestead, S De Anza and N Vallco Park/Vallco Shopping District

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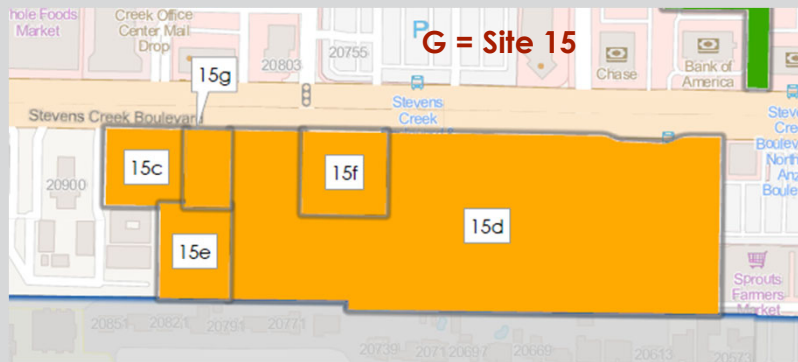
PC-HC Recommendations

- Higher densities on individual westside properties and South De Anza Blvd
- “Split” densities for Stevens Creek and S De Anza properties: 50 du/acre along street frontage, 25 to 30 du/acre adjacent to neighborhoods

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PC-HC Recommendations

- ***Additional site consideration for Council:***
HOC-Crossroads on Inventory **as Tier 2**



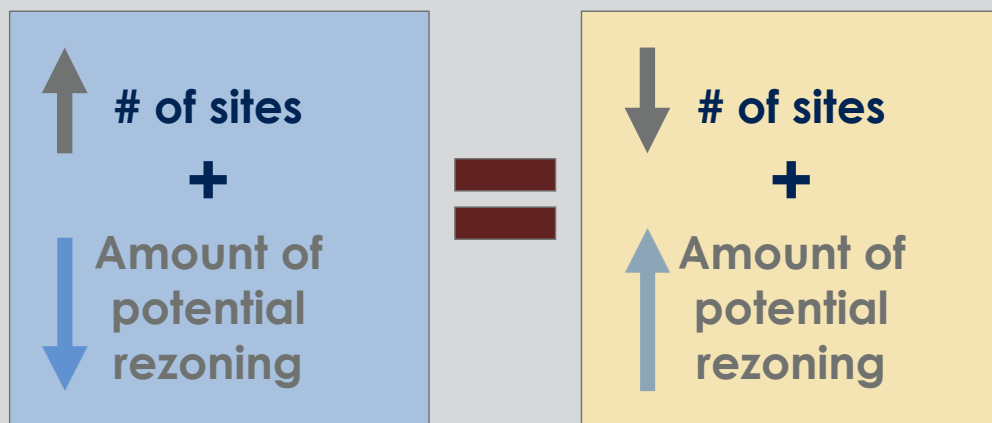
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Inventory Considerations

- HCD recommends 15-30% Buffer above RHNA, though not a requirement, it provides greater assurance of meeting housing needs at all income levels (SB 166)
- City meeting Low and Market-rate housing through Pipeline, Buffer less a concern for Pipeline
- Recommended Inventory has 27% Buffer

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Sites Inventory – Inverse Relationship



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Density Reference



Source: League of CA Cities

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Community Outreach

- Postcards mailed to all households
- Property Owner Interest Letters and follow-up
- Website/Balancing Act, Notices, E-notifications, social media
- Community Meetings in May, July, September, with AFFH-focus to comply with HCD requirements

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Public Comments Received

- Available on the website for 49 days
- Received more than 1,000 individual comments for 53 sites
- Conservative average of satisfaction 58%
 "Happy" votes were divided by the total number of comments
 The total includes "Neutral" and Balancing Act comments
- Three priorities emerged for deeper Council review and analysis

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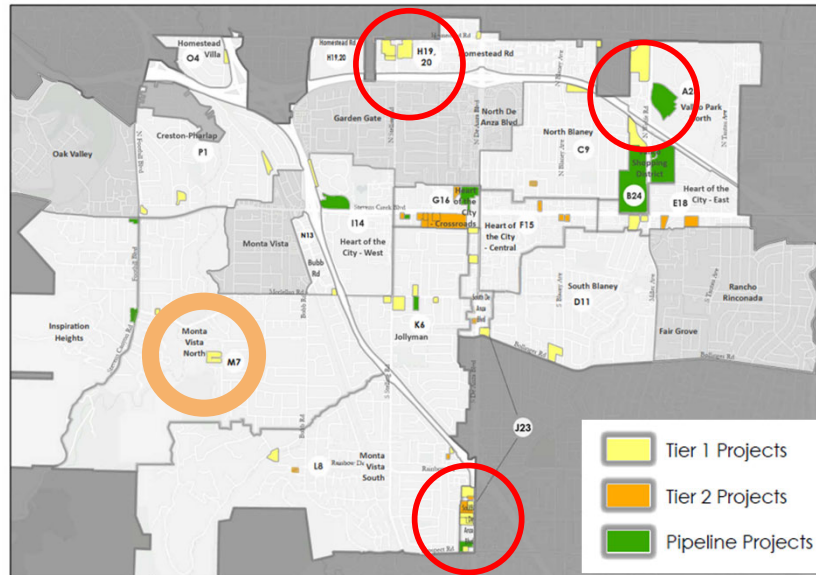
Priority 1: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient	
A-26a	1	Yes	North Vallco Park	323	19	32%	
D-11a	1	Yes	South Blaney	65	87	33%	
K-6c	1	Yes	Jollyman	6	18	39%	
K-6d	1	Yes		21	16	38%	
M-7a	1	Yes	Monta Vista North	73	119	18%	
N-13a	1	Yes	Bubb Road	23	31	35%	
Total:				511	290	33%	Average

- Highest number of comments received
- Smallest "Support Quotient"
- Six areas of Tier 1 sites that equal 511 units

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Highest Comments Received



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Priority 2: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient
B-24a	1	Yes	Vallco Shopping District	257	42	45%
E-18c	2	Yes	Heart of the City (East)	134	13	46%
I-14a	1	Yes	Heart of the City (West) (was 3a)	22	26	42%
L-8a	2		Monta Vista South	8	25	40%
Total:				421	106	43% Average

- Less than 50% "Support Quotient"
- Majority with Property Owner Interest
- Total equalling 279 units without Tier 2

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Priority 3: Review of Public Comments

Map ID	Tier	Owner	Name of Area	# of units	Total	Support Quotient	
E-18c	2	Yes	Heart of the City (East)	134	13	46%	
E-18d	2	Yes	Total = 194 possible	60	11	55%	
F-16a	2		Heart of the City (Central) Total = 79 units possible	23	10	50%	
F-16b	2	Yes		24	11	73%	
F-16c	2	Yes		32	11	73%	
G-15a	2	Yes	Heart of the City (Crossroads) Total = 474 units possible	55	20	70%	
G-15b	2	Yes		16	17	76%	
G-15c	2			25	14	64%	
G-15d	2			314	13	62%	
G-15e	2			24	11	64%	
G-15f	2			28	7	86%	
G-15g	2			14	11	64%	
J-23c	2	Yes	South De Anza Total = 86 units possible	8	13	62%	
J-23e	2			9	13	54%	
J-23f	2			69	13	62%	
L-8d	2		Monta Vista South	1	12	67%	
M-7b	2		Monta Vista North	1	30	50%	
				834	230	58%	Average

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Schedule/Next Steps

- EIR process critical path for project, enables rezoning of sites
- Like many Bay Area Cities, the City cannot meet this due date, so housing sites need rezoning by January 31, 2024
- Sites Inventory crucial to begin CEQA/EIR process, estimated at **nine months min.**

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Schedule/Next Steps

- Housing Commission will work with source materials to recommend policies and programs, with a strong focus on AFFH
- Full Public Draft will be available for all comments to be addressed similar to a DEIR process
- Both comments and responses will be available to HCD

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Focus for Tonight's Sites Review



Discuss Sites for CEQA
Including Density Unit Count



Discuss Zoning or Policy

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Suggested Agenda for Sites Review

Monday 8/29

1. Overview Presentation (ending here)
1. Public Comment
1. Review all 16 Areas, with a vote for final choices for each of the Areas
1. Additional information and graphics for each site is available upon Council request

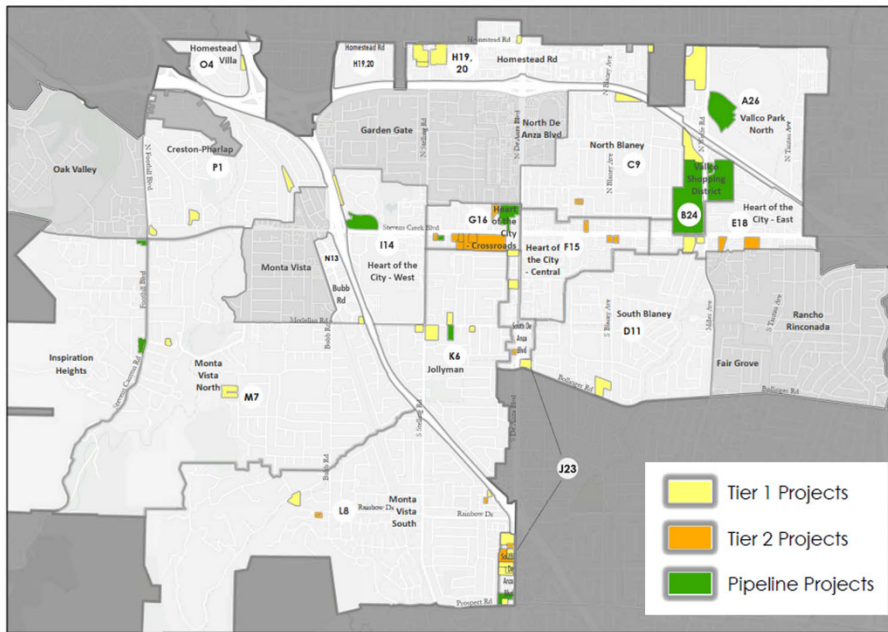
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Housing Element Sites for Council Discussion

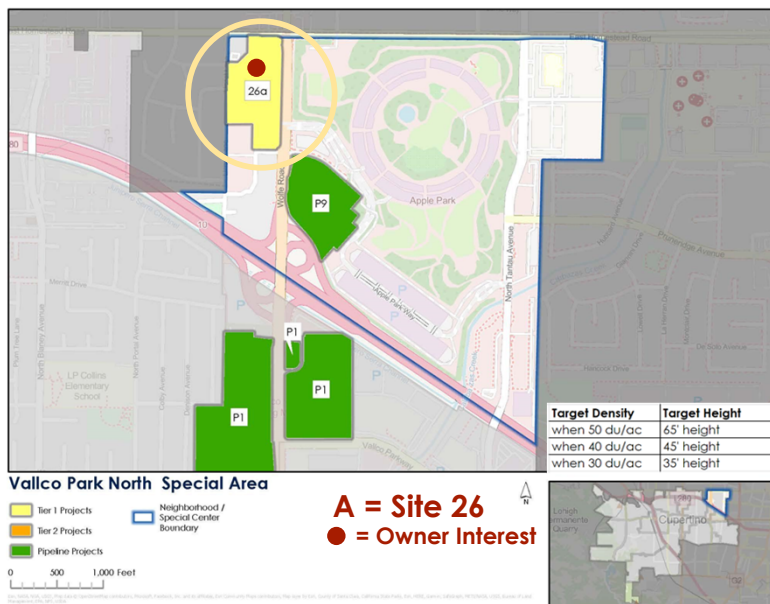
Ordered East to West

Order	Map ID	Name of Area	# of units
A	26	North Vallco Park	323
B	24	Vallco Shopping District	257
C	9	North Blaney	61
D	11	South Blaney	102
E	18	Heart of the City (East)	165
F	16	Heart of the City (Central)	0
G	15	Heart of the City (Crossroads)	0
H	19, 20	Homestead & Stelling Gateway (shared map)	467
I	14	Heart of the City (West)	22
J	23	South De Anza	462
K	6	Jollyman	64
L	8	Monta Vista South	29
M	7	Monta Vista North	72
N	13	Bubb Road	23
O	4	Homestead Villa	12
P	1	Creston-Pharlap	31
Total units for Tier 1 sites:			2,090

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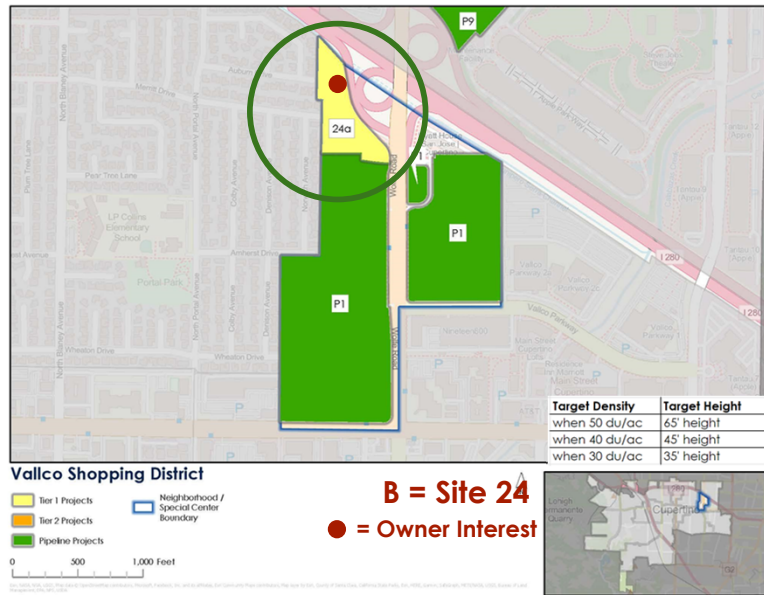
31



Total = 323 units

Key Map ID	Tier 2	Site Address /Intersec tion	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
26a	1	10989 N Wolfe Rd	25	30	0	31
	1	10805 N Wolfe Rd	25	30	0	208
	1	10871 N Wolfe Rd	25	30	0	22
	1	10883 N Wolfe Rd	25	30	0	28
	1	10961 N Wolfe Rd	25	30	2	19
	1	11111 N Wolfe Rd	25	30	1	16

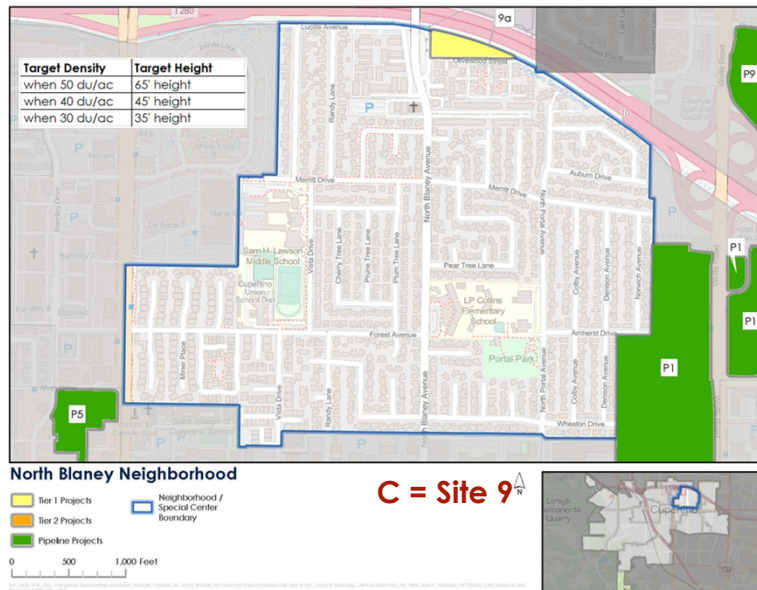
32



Total = 257 units

Key Map ID	Tier 2	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
24a	1	[no address]		50	0	257

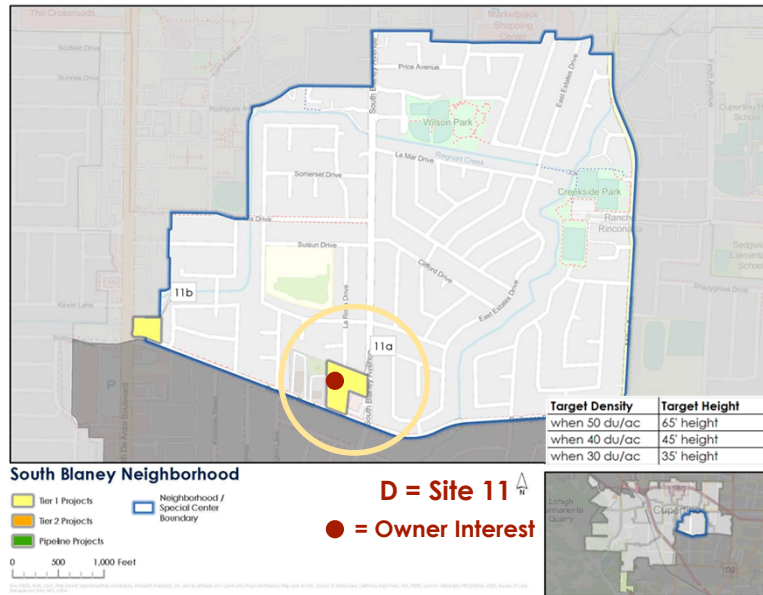
33



Total = 61 units

Key Map ID	Tier 2	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
9a	1	10730 N Blaney Ave	0	30	1	51
	1	10710 N Blaney Ave	10	30	1	10

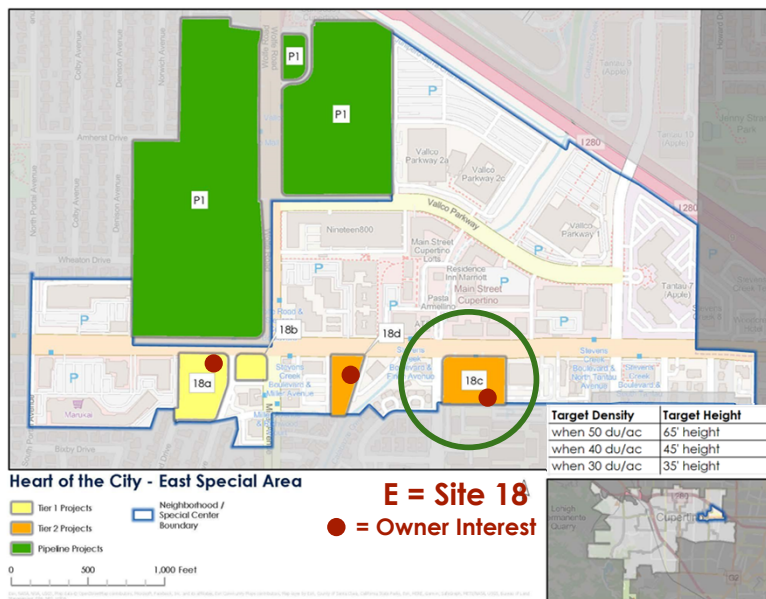
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Total = 102 units

Key Map ID	Tier 2	Site Address / Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
11a	1	10787 S Blaney Ave	15	20	0	11
	1	10891 S Blaney Ave	15	20	0	54
11b	1	10710 S De Anza Blvd	25	30	0	17
	1	20421 Bollinger Rd	20	30	0	12
	1	20411 Bollinger Rd	20	30	2	5
	1	20431 Bollinger Rd	20	30	1	4

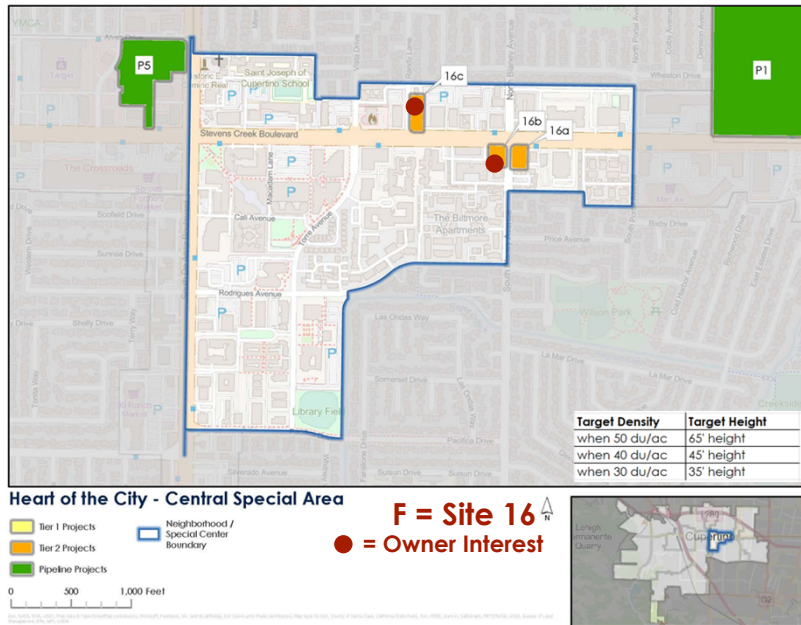
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Total = 165 units

Key Map ID	Tier 2	Site Address / Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
18a	1	10065 E Estates Dr	25	50	0	45
	1	10075 E Estates Dr	25	50	0	25
	1	10075 E Estates Dr	25	50	0	63
18b	1	19550 Stevens Creek Blvd	25	50	0	32
18c	2	19220 Stevens Creek Blvd	25	50	0	-
	2	19300 Stevens Creek Blvd	25	50	0	-
18d	2	19400 Stevens Creek Blvd	25	50	0	-

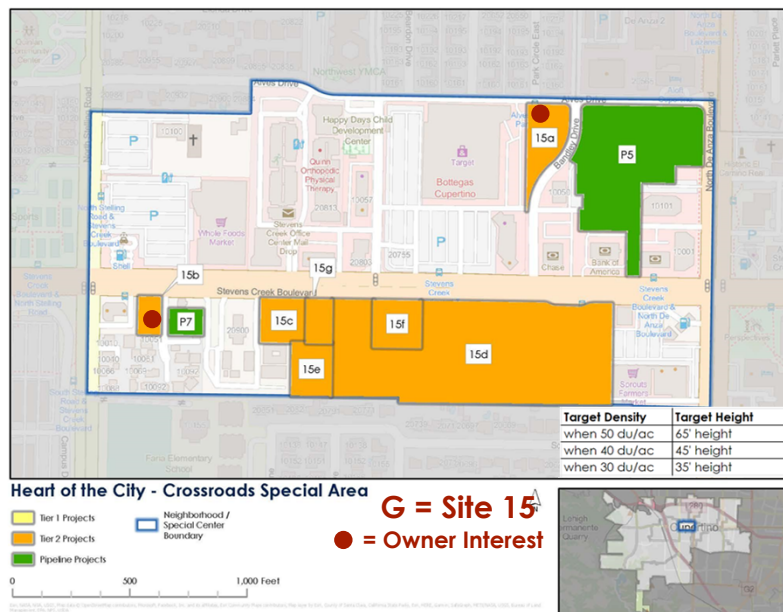
36



Total = 0 units

Key Map ID	Tier 2	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
16a	2	19990 Stevens Creek Blvd	25	50	0	-
16b	2	20010 Stevens Creek Blvd	25	50	0	-
16c	2	20149 Stevens Creek Blvd	25	50	0	-

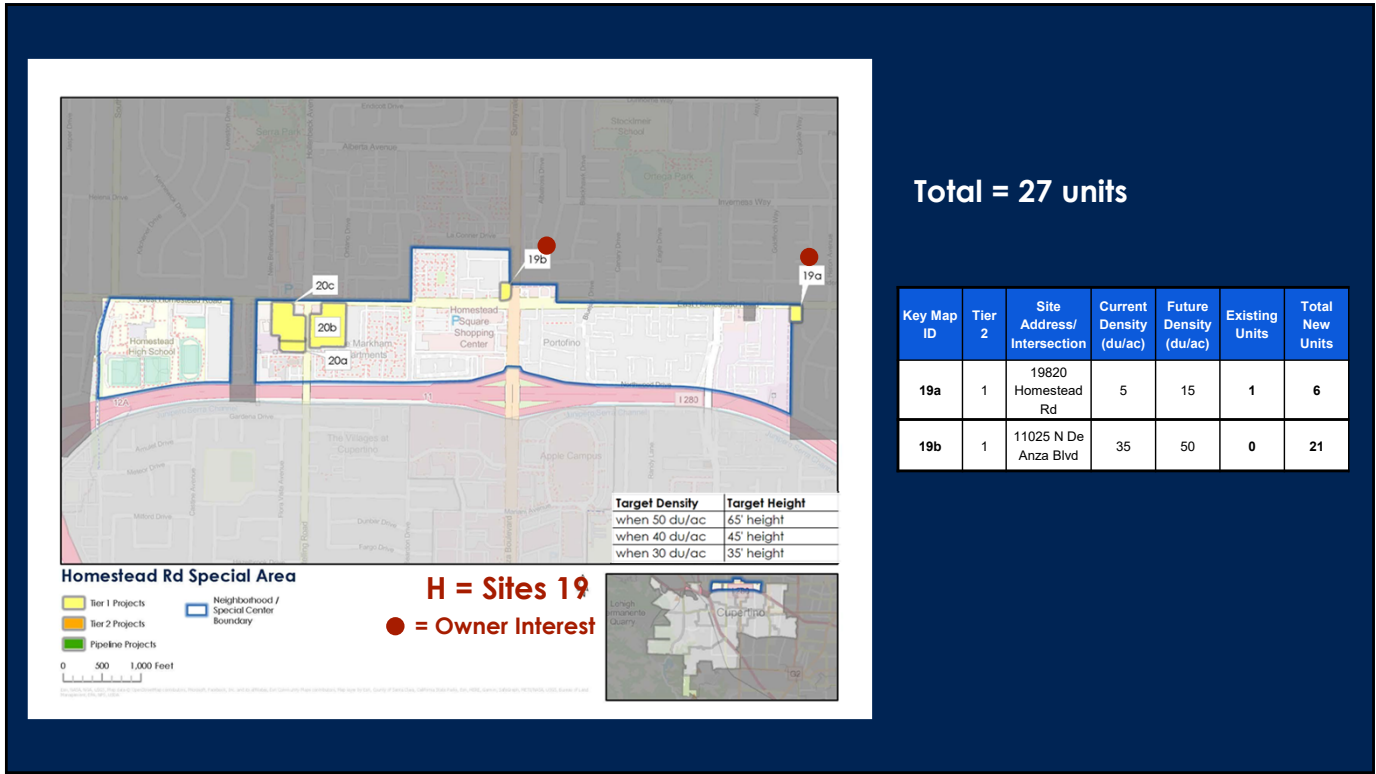
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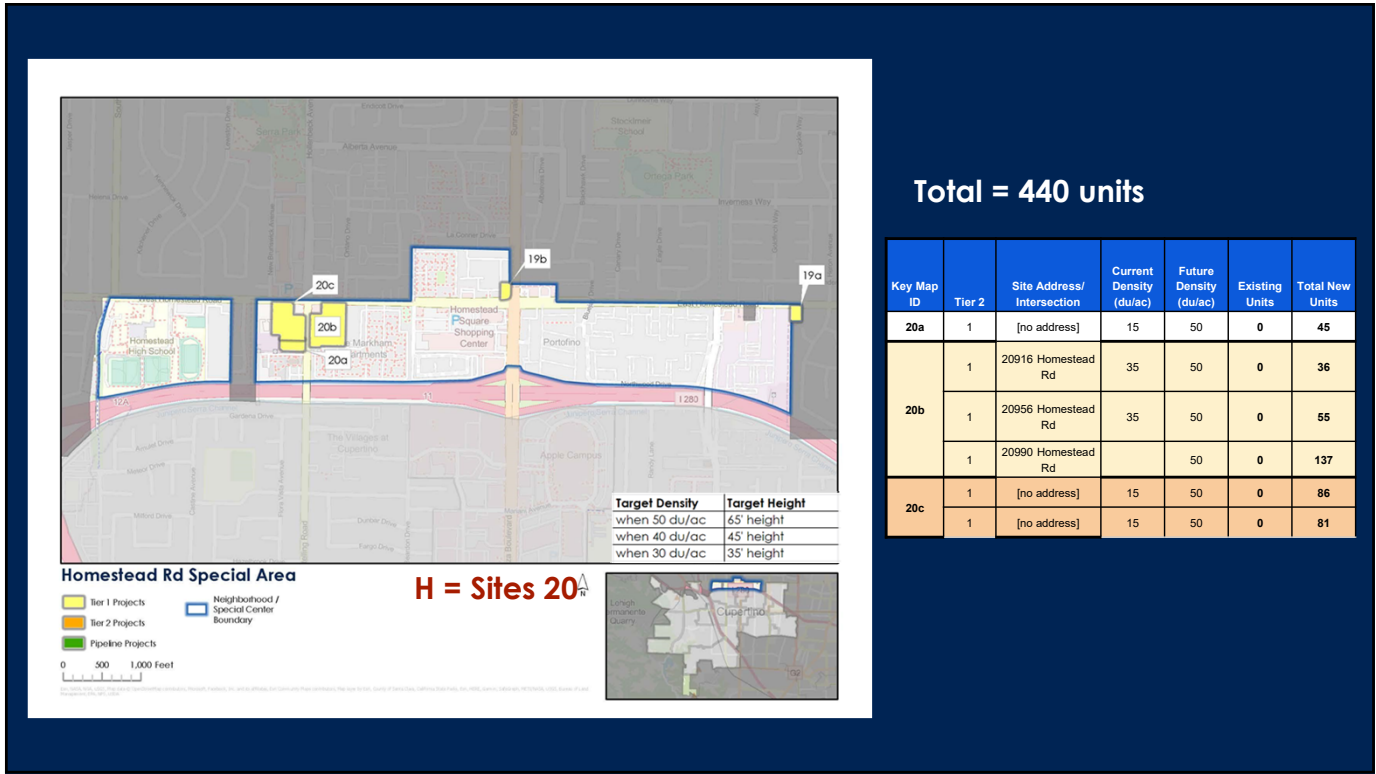
Total = 0 units

Key Map ID	Tier 2	Site Address/int intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
15a	2	10125 Bandley Dr	25	50	0	-
15b	2	20950 Stevens Creek Blvd	25	50	0	-
15c	2	20840 Stevens Creek Blvd	25	30	0	-
15d	2	20730 Stevens Creek Blvd	25	30	0	-
15e	2	20830 Stevens Creek Blvd	25	30	0	-
15f	2	20750 Stevens Creek Blvd	25	30	0	-
15g	2	20840 Stevens Creek Blvd	25	30	0	-

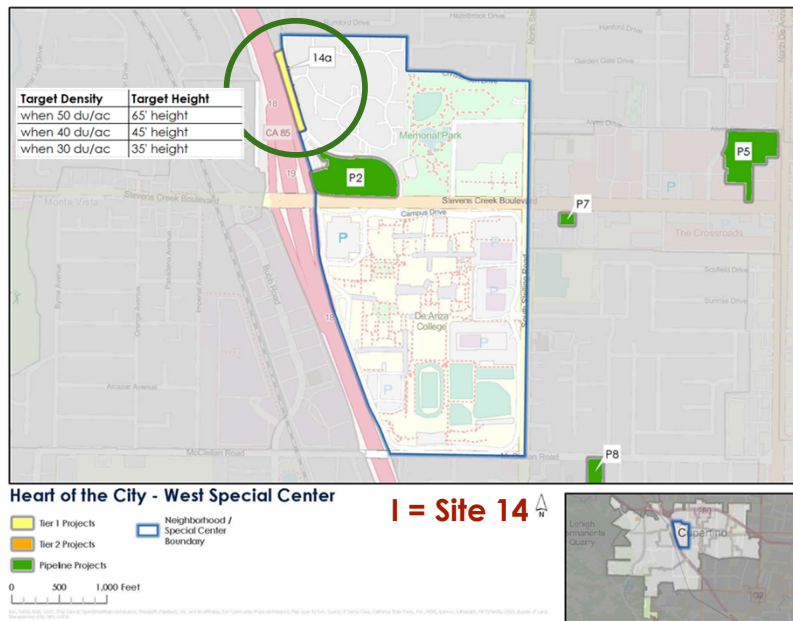
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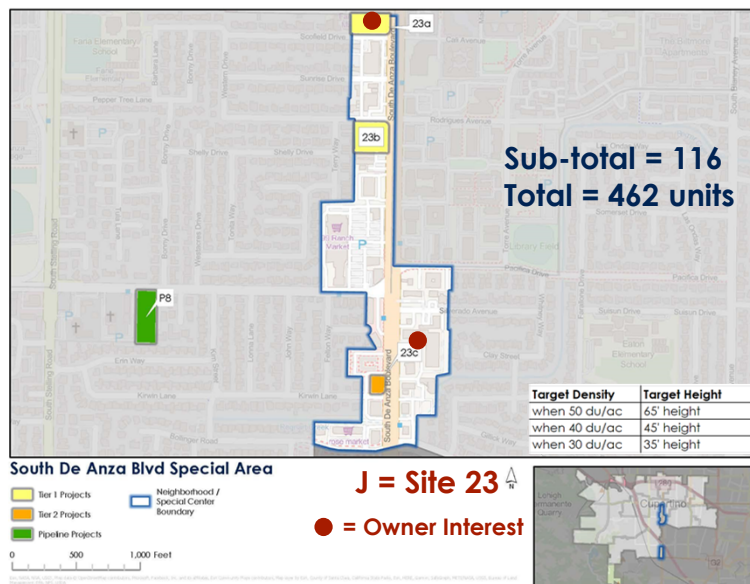
40



Total = 22 units

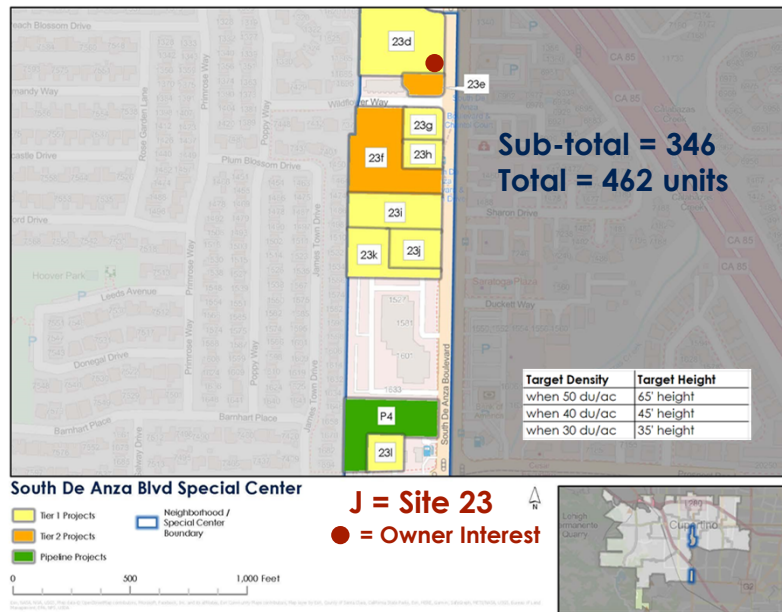
Key Map ID	Tier 2	Site Address/Int intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
14a	1	Mary Ave site	0	30	0	22

41



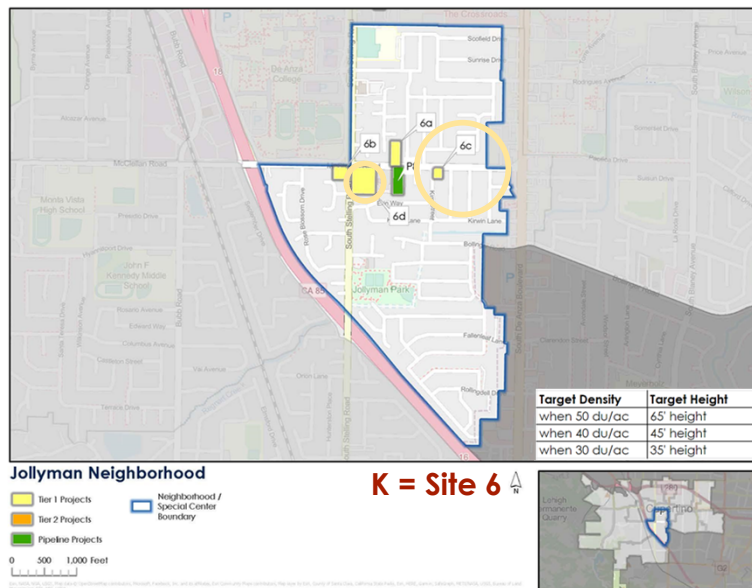
Key Map ID	Tier 2	Site Address/Int intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
23a	1	10105 S De Anza Blvd	25	50	0	50
23b	1	10291 S De Anza Blvd	25	50	0	66
23c	2	10619 South De Anza Blvd	25	30	0	-
23d	1	[no address]	15	50	0	4
	1	1361 S De Anza Blvd	15	50	0	117
23e	2	1375 S De Anza Blvd	15	30	0	-
23f	2	1491 S De Anza Blvd	15	30	0	-
	2	1491 S De Anza Blvd	15	30	0	-
23g	1	1451 S De Anza Blvd	15	50	0	22
	1	S De Anza Blvd	15	50	0	3.5
23h	1	1471 S De Anza Blvd	15	50	0	20
23i	1	1505 S De Anza Blvd	15	50	0	67
23j	1	1515 S De Anza Blvd	15	50	0	43
23k	1	[no address]	15	50	0	46
23l	1	20555 Prospect Rd	15	50	0	24

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Key Map ID	Tier 2	Site Address/Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
23a	1	10105 S De Anza Blvd	25	50	0	50
23b	1	10291 S De Anza Blvd	25	50	0	66
23c	2	10619 South De Anza Blvd	25	30	0	-
23d	1	[no address]	15	50	0	4
	1	1361 S De Anza Blvd	15	50	0	117
23e	2	1375 S De Anza Blvd	15	30	0	-
23f	2	1491 S De Anza Blvd	15	30	0	-
	2	1491 S De Anza Blvd	15	30	0	-
23g	1	1451 S De Anza Blvd	15	50	0	22
	1	S De Anza Blvd	15	50	0	3.5
23h	1	1471 S De Anza Blvd	15	50	0	20
23i	1	1505 S De Anza Blvd	15	50	0	67
23j	1	1515 S De Anza Blvd	15	50	0	43
23k	1	[no address]	15	50	0	46
23l	1	20555 Prospect Rd	15	50	0	24

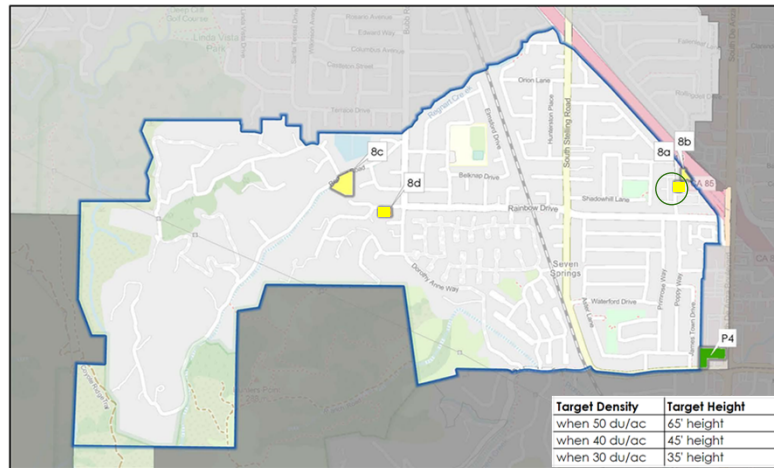
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Total = 64 units

Key Map ID	Tier 2	Site Address /Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
6a	1	20865 McClellan Rd	5	20	0	20
6b	1	21050 McClellan Rd	15	30	0	23
6c	1	7540 McClellan Rd	5	10	1	-
6d	1	20920 McClellan Rd	0	30	0	21

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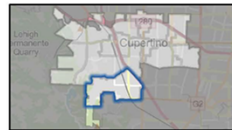


Monta Vista South Neighborhood

Tier 1 Projects
 Tier 2 Projects
 Pipeline Projects

Neighborhood /
 Special Center
 Boundary

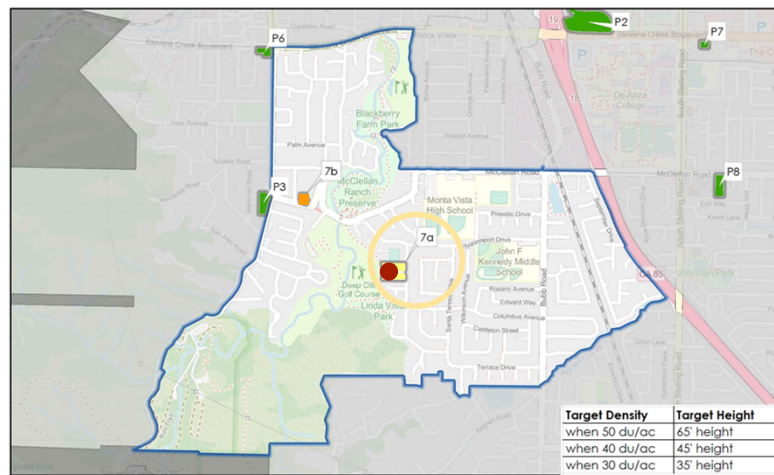
L = Site 8



Total = 49 units

Key Map ID	Tier 2	Site Address /Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
8a	2	20666 Cleo Ave	20	30	1	8
8b	1	[no address]	20	30	0	6
8c	1	21710 Regnart Rd		15	1	21
	1	21710 Regnart Rd		15	0	2
8d	2	21530 Rainbow Dr	5	5	1	12

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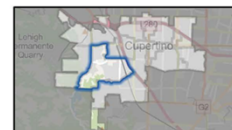


Monta Vista North Neighborhood

Tier 1 Projects
 Tier 2 Projects
 Pipeline Projects

Neighborhood /
 Special Center
 Boundary

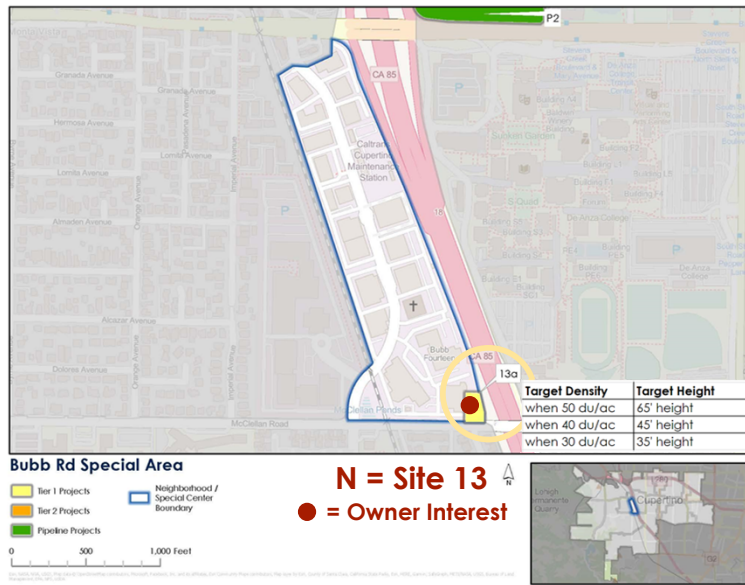
M = Site 7
 ● = Owner Interest



Total = 72 units

Key Map ID	Tier 2	Site Address /Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
7a	1	10857 Linda Vista Dr	5	30	1	21
	1	10867 Linda Vista Dr	5	30	1	20
	1	10877 Linda Vista Dr	5	30	1	6.5
	1	10887 Linda Vista Dr	5	30	1	25.1
7b	2	22381 McClellan Rd	5	5	1	0

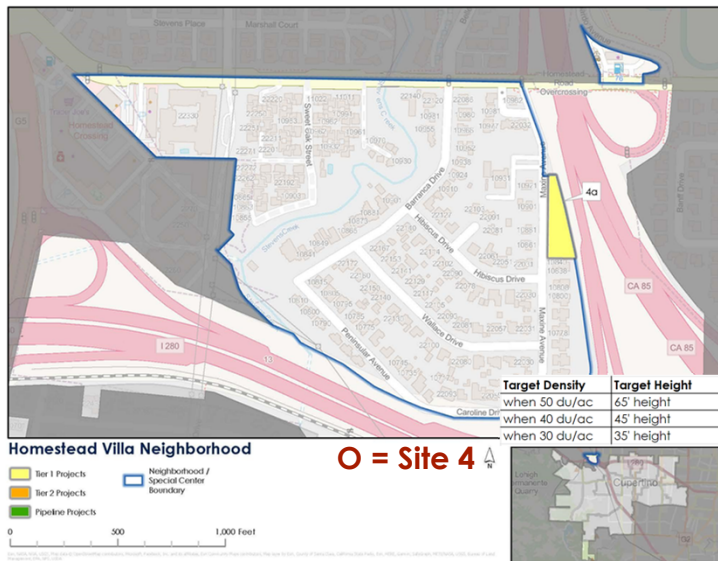
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Total = 23 units

Key Map ID	Tier 2	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
13a	1	21431 McClellan Rd	20	50	1	23

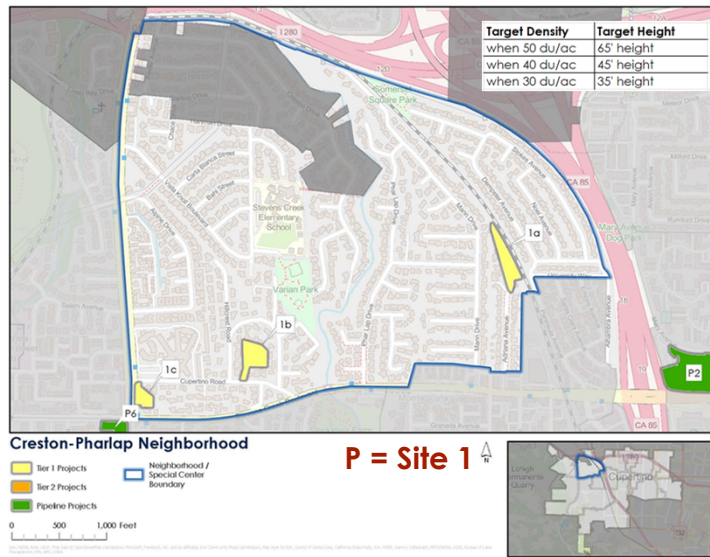
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Total = 12 units

Key Map ID	Tier 2	Site Address/ Intersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
4a	1	10860 Maxine Ave	10	20	2	12

48



Total = 31 units

Key Map ID	Tier 2	Site Address/Int ersection	Current Density (du/ac)	Future Density (du/ac)	Existing Units	Total New Units
1a	1	10231 Adriana Ave	4	10	1	13
1b	1	22273 Cupertino Rd	4	5	1	10
1c	1	10050 N Foothill Blvd	15	15	1	8

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Questions & Feedback



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

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