

CC 09-06-2022

Item No. 1
21801 Stevens
Creek Blvd

Written
Communications

From: [Jean Bedord](#)
To: [City Council](#); [City Clerk](#); [Cupertino City Manager's Office](#); [City Attorney's Office](#); [Matt Morley](#)
Subject: Closed session: Property: 21801 Stevens Creek Boulevard, Sept. 6, 2022 - Public Comment
Date: Tuesday, September 6, 2022 3:57:52 PM

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City clerk, please read this for public comment before the closed session.

Mayor Darcy Paul, and council members,

It has come to my attention that the city is considering buying this property as an affordable housing site. While the council may be trying to prove good faith interest in affordable housing in light of the Housing Element, this is not a good site to develop BMR housing. **Economically, it won't pencil out for an affordable housing developer.** The site under consideration is too small (0.43 acres) and too costly at \$6.95M. The Veranda is the showcase for senior BMR housing in Cupertino but the costs have escalated since then. By contrast, **The Veranda on Stevens Creek is 0.56 acre, and required 11 funding sources to develop 18 units of BMR housing for a total cost of \$11.9 million. Land purchase was \$3.6 million. The city of Cupertino provided \$5.2 million in funding, in addition to county funding from Measure A and other sources.**

A purchase of this site as office space to accommodate crowding at city hall, and other work sites may make sense. But it would be an albatross on the city as a housing site. The city already owns properties that are languishing for lack of funding for proper development. Please don't make the mistake of adding to these underutilized real estate assets.

Regards,
Jean Bedord
Cupertino Resident

From: [Lisa Warren](#)
To: [City Clerk](#); [Darcy Paul](#); [Kitty Moore](#); [Hung Wei](#); [Jon Robert Willey](#); [Liang Chao](#); [Christopher Jensen](#); [Matt Morley](#)
Subject: City Council Special Meeting of Sept 6, 2022 Item 1 land acquisition
Date: Tuesday, September 6, 2022 4:51:02 PM

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As a reminder, I am resending my comments that I provided for your initial meeting on this subject.

I still believe the purchase of this property on Steven Creek Blvd would be a great 'strategy' for the city. I believe there are funds currently available to be used for just such a thing. Please don't miss the opportunity.

Thank you.
Lisa Warren

Previously sent message:

In recent months, a thoughtful Cupertino resident brought a few others together to discuss the possibility and strategy of having the City be pro-active in looking for a site that is well suited for housing that would be 100% affordable, and purchase land for that very purpose. As we so often see, cities cannot force developers to 'produce' on their parcels. I have been periodically searching for good opportunities for sites that may be a suitable fit for this resident's vision. I saw the listing at 21801 Stevens Creek Boulevard, which includes the nearby parking area, and I believe it to be a good candidate.

I spoke to Mayor Paul about this specific property and what I see as a potentially great site for the city to own, and to partner with an affordable housing group who would assist in developing it appropriately. I very much appreciate Mayor Paul bringing it forward, and for recognizing the urgency. I think that this Council can continue the great work it is doing thinking through the big issues and addressing real problems honestly and effectively by doing what can be done to purchase this property.

Although it is not clear on the August 25th agenda, I understand that the city has no intention to mask the idea that this is for potential affordable housing.

In a recent conversation with Mayor Paul, he indicated to me that he confirmed that he can legally and publicly say that this is for considering affordable housing.

It would be great if this council could get behind the idea of using existing funds and resources to support much needed affordable housing.

My hope is that these negotiations are approved, go well, and the City will take the next step to invite appropriate entities to make a positive difference. Repurposing the existing building would be my preference if it is at all possible. This could save 'land fill' and, potentially, time so that homes of this type would be available sooner rather than later, and not dependent on a 'for profit developer'.

Thank you all.

Lisa Warren

From: [Peggy Griffin](#)
To: [City Council](#); [Christopher Jensen](#)
Cc: [City Clerk](#)
Subject: 9-6-2022 CC Closed Session Item #1 - 21801 Stevens Creek Blvd purchase
Date: Tuesday, September 6, 2022 4:46:30 PM

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 Council,

I am in support of the purchase of the property at 21801 Stevens Creek Blvd.

The possibility of re-using the existing building structure as an affordable housing project in collaboration with a non-profit would be wonderful. The prospect of it becoming available quickly is exciting and I thank you all for looking at new and different ways to address our local housing issues. One size does not fit all. We need a variety of options. This could be one of them!

Thank you all for your continued hard work.

Sincerely,
Peggy Griffin