



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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PLANNING COMMISSION STAFF REPORT

Meeting: April 26, 2022

Subject

Third study session on the Housing Element update focusing on the establishment of a housing sites selection inventory and strategies to promote the development of new housing.

Recommended Action

That the Planning Commission receive the report and presentation and provide input and recommendations to staff on the Housing Element update process, potential housing sites and strategies to promote housing development.

Discussion

Background

The City is currently preparing its 6th Cycle Housing Element update, which covers the planning period of 2023 to 2031. The Housing Element is part of Cupertino's General Plan and identifies policies and programs intended to meet the housing needs of the City's current and future residents, at all levels of income. State law requires that every city and county in California adopt a Housing Element every eight years to reflect the Regional Housing Needs Allocation (RHNA) established for each jurisdiction. The City's RHNA is 4,588 units for the 2023-2031 planning period. Based on income levels, Cupertino's RHNA of 4,588 breaks down as follows: 1,193 very-low income units; 687 low income units; 755 moderate income units; 1,953 above moderate, or market rate, units.

Once a jurisdiction's RHNA has been determined cities must demonstrate that they have adequate housing sites to accommodate their RHNA. There are specific requirements on site selection, ensuring that the City has policies in place to support the development of housing for persons at all income levels, as specified by State law. The City is presently in the process of refining and finalizing its site selection inventory, which was the focus of the two Planning Commission study sessions held on January 25 and February 22, 2022, and remains the focus of this third meeting. Following the Planning Commission's review and recommendation, a meeting discussing the Housing Element update status

and the sites selection inventory will be scheduled before the City Council, most likely on June 7, 2022.

Analysis

On September 21, 2021, the City Council awarded a consultant agreement to prepare the 6th Cycle Housing Element update to EMC Planning Group (EMC). Since that time EMC and City staff have held two City Council study sessions, on September 28 and November 16, 2021, focusing on the overall Housing Element update process and State requirements that have greatly expanded the role and extent of public outreach required for the 6th Cycle. Additionally, a daytime Housing Commission study session and evening community workshop were held on December 9, 2021.

More recently, the City Council held meetings focusing on the community engagement component of the Housing Element March 1 and March 8 and also established the ad hoc Community Engagement Plan-Strategic Advisory Committee to guide the planning of the City's future community engagement and meeting State Affirmatively Furthering Fair Housing (AFFH) requirements.

Attached to this staff report is a memorandum prepared by EMC that discusses the current status of the Housing Element update process, the importance of the sites selection inventory step within the overall the update process, and maps and matrices identifying potential housing inventory sites that will aid in the Commission's discussion and recommendation of sites.

Next Steps

EMC's scope of work includes a robust, extensive public engagement plan, including public meetings and study sessions, community workshops, online engagement, and translation/interpretation services to be completed in a manner ensuring that a State-compliant Housing Element can be presented to the City Council.

Once the Commission has made its recommendations on housing sites selection, the next step in the Housing Element update process will be a meeting before the City Council, tentatively scheduled for June 7, 2022.

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Attachment A – EMC Sites Inventory Initial Analysis Memorandum