CITY OF CUPERTINO

Cupertino Housing Survey

July 19, 2021, 9:16 AM

Contents

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

Summary Of Responses

As of July 19, 2021, 9:16 AM, this forum had:

Attendees:	1413	
Responses:	935	
Hours of Public Comment:	46.8	

Topic Start

May 31, 2021, 4:04 PM

QUESTION 1

What is the ZIP code where you currently live?

Answered	935 (93% of which inputted the Cupertino zip-code 95014)
Skipped	0

QUESTION 2

Which of the following best describes you? (Select all that apply)

	%	Count
I am a resident of Cupertino	91.9%	859
I work/study in Cupertino	17.9%	167
I own a business in Cupertino	3.7%	35
I own property in Cupertino	37.1%	347
I am/represent a developer	0.4%	4
Other	3.1%	29

QUESTION 3

What best describes your current housing situation?

	%	Count
Homeowner	76.1%	712
Renter	16.6%	155
Living with others but not paying rent or mortgage	4.2%	39
Living with others and assisting with paying rent or mortgage	1.7%	16
Prefer not to say	0.5%	5
Other	0.9%	8

No residents selected "Currently Experiencing Homelessness"

QUESTION 4

What elements should a new housing development include? (Select all that apply) Intent: To identify greatest desired elements for future housing development projects.

	%	Count
Mixed used element (retail space with housing)	50.4%	471
Bike/pedestrian pathways and facilities	60.5%	566
Park/Open space	69.7%	652
Sufficient spacing and landscaping (setback from right of way)	58.3%	545
Ample on street/off street parking	58.2%	544
Other	16.9%	158

QUESTION 5

Cupertino currently has a target of 2.93 acres of parkland per 1,000 residents. As we continue to have more housing development in the City, what do you think Cupertino needs in terms of park/open space?

	%	Count
Has adequate existing park/open spaces in the City to accommodate future housing development	35.6%	333
Needs more park/open spaces in the City to accommodate future housing development	56.6%	529
Other	7.8%	73

QUESTION 6

The state currently mandates Cupertino to plan for 4,588 units in the upcoming 2023-2031 Housing Element cycle. Were you aware of this?

	%	Count
Yes	38.3%	358
No	57.0%	533
Other	4.7%	44

QUESTION 7

Referring to the pictures below, and realizing that economic pressures are pushing for higher density, what is your preferred density of housing? Please rank in order of preference.
Intent: To identify what level of density is most desired for future housing development projects.

Below represents the aggregate responses ordered in from most to least popular.

1. 20 units per acre (414 residents listed 20 units at the top of their order)
2. 35 units per acre (218 residents listed 35 units at the top of their order)
3. 25 units per acre (147 residents listed 25 units at the top of their order)
4. Don't know (136 residents selected "Don't Know")

QUESTION 8

In residential mixed-use development, how much retail space do you think would be desirable? Note: Retail space means an establishment that is primarily engaged in the rental or sale of goods, merchandise, or services to the general public and not to wholesale clients or accounts.

		%	Count
About 10% of the project		42.1%	394
About 33% of the project		22.8%	213
About 50% of the project		7.6%	71
Don't know		13.4%	125
Other		14.1%	132

QUESTION 9

What impacts of higher-density housing developments concern you? (Select all that apply) Intent: To identify greatest concerns of residents for future housing development projects.

		%	Count
Increased traffic		75.6%	707
Increased enrollment in local schools		28.3%	265
Increased need for parks/open space		41.7%	390
Increased need for bike lanes		26.7%	250
Other		27.6%	258
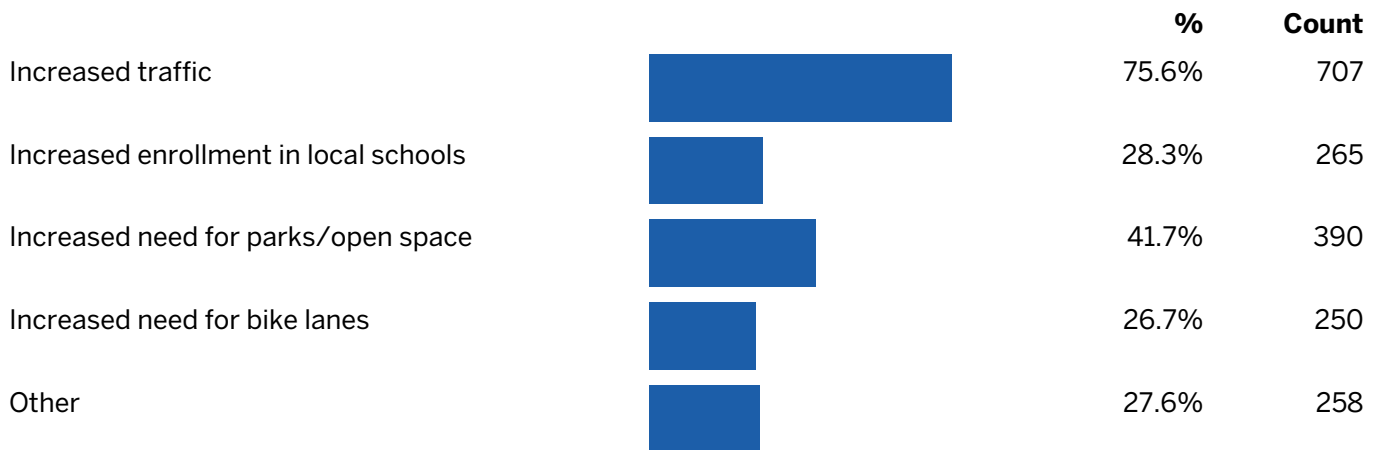
QUESTION 10

Viewing the examples of building heights above, please choose which height do you feel is most in keeping with the overall character of the City?
Intent: To identify the desired building height in each area to maintain the character of those neighborhoods.

Stelling Gateway

	%	**Count**
2-3 Stories	54.5%	510
4-5 Stories	21.1%	197
6-7 Stories	10.3%	96
8-9 Stories	4.3%	40
10-11 Stories	9.8%	92

North De Anza Gateway

	%	**Count**
2-3 Stories	41.5%	388
4-5 Stories	23.9%	223
6-7 Stories	14.0%	131
8-9 Stories	7.7%	72
10-11 Stories	12.9%	121

North De Anza Special Area

	%	**Count**
2-3 Stories	42.1%	394
4-5 Stories	23.0%	215
6-7 Stories	14.7%	137
8-9 Stories	7.6%	71
10-11 Stories	12.6%	118

North Vallco Gateway

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

	%	Count
2-3 Stories	32.0%	299
4-5 Stories	22.8%	213
6-7 Stories	15.7%	147
8-9 Stories	9.6%	90
10-11 Stories	19.9%	186

City Center Node

	%	Count
2-3 Stories	38.3%	358
4-5 Stories	21.4%	200
6-7 Stories	15.5%	145
8-9 Stories	8.3%	78
10-11 Stories	16.5%	154

North Crossroads Node

	%	Count
2-3 Stories	44.1%	412
4-5 Stories	24.2%	226
6-7 Stories	14.8%	138
8-9 Stories	6.3%	59
10-11 Stories	10.7%	100

Oaks Gateway

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

		%	Count
2-3 Stories		44.8%	419
4-5 Stories		22.1%	207
6-7 Stories		13.7%	128
8-9 Stories		6.7%	63
10-11 Stories		12.6%	118

QUESTION 11

In general, are there areas in Cupertino where increased heights would be acceptable? (Select all that apply)
Intent: To identify potential locations for future housing development projects with increased heights

		%	Count
Near freeways		49.4%	462
Appropriately setback from single-family neighborhoods		23.3%	218
Near office parks		50.4%	471
Near public transportation		42.9%	401
All of the above		27.8%	260
None of the above		16.9%	158
Other		7.7%	72
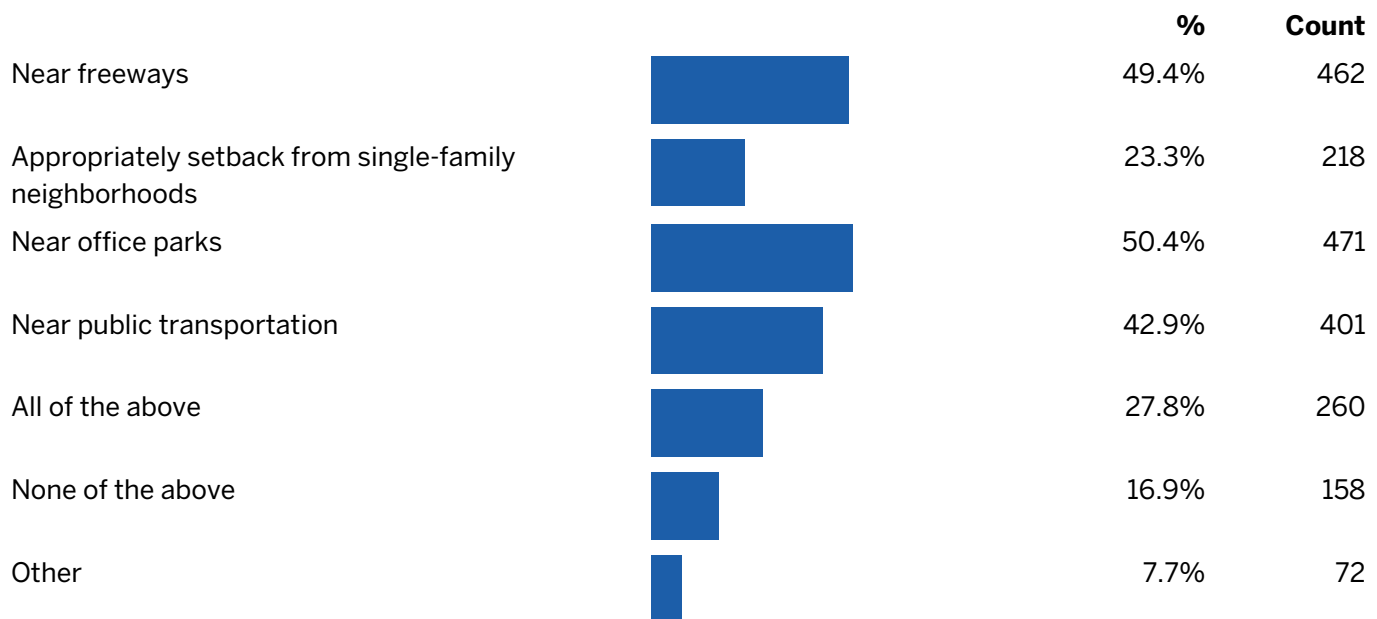
QUESTION 12

What size of housing units are most needed in the City? (Select at least two choices)
Intent: To identify which kind(s) of floorplans residents believe are most needed in the City. Note: Floorplans are for example only.

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

	%	Count
Studio Apartment	15.0%	140
1-bedroom units	32.1%	300
2-bedroom units	62.4%	583
3-or more-bedroom units	45.5%	425
Don't know	11.7%	109

QUESTION 13

Accessory dwelling units (ADUs), are allowed in all residential zoning districts where single family residences are allowed to promote the goal of affordable housing within the City. The City has developed ADU Programs & Resources to help residents. Are you aware of these types of allowable units?

	%	Count
Yes	66.2%	619
No	33.8%	316

QUESTION 14

Do you support these types of units?

	%	Count
Yes	75.1%	702
No	25.7%	240

QUESTION 15

Do you have concerns regarding these types of housing?

Answered	537	*Responses listed on pg. 13.*

Skipped   398

QUESTION 16

What type of housing units do you think the City needs more? (Select all that apply)
Intent: To identify which kind(s) of housing units residents believe are most needed in the City.

	%	**Count**
Detached single-family units	32.0%	299
Below Market-Rate units	48.9%	457
Multi-family/Apartment units	43.9%	410
Mixed-Use complexes (housing and commercial/retail)	47.5%	444
Townhome/Condominium units	56.9%	532
Housing units for those with disabilities	25.7%	240
Senior housing units	46.1%	431
Supportive housing units Note: Supportive housing assists homeless persons in the transition from homelessness, and to promote the provision of supportive housing to homeless persons to enable them to live as independently as possible.	27.5%	257
Don't know	2.9%	27
Other	7.5%	70

QUESTION 17

What factors are most important to you when choosing your home or apartment? (Select all that apply)
Intent: To identify which kind(s) of amenities or services residents believe are most desirable when looking for housing.

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

		%	Count
Cost		72.3%	676
Near bus/transit stops		24.5%	229
Close to services (commercial/retail/public facilities/health care facilities)		55.1%	515
Close to work		44.3%	414
Close to schools		41.6%	389
Low crime rate		74.1%	693
Disability-friendly		15.5%	145
Prefer not to say		0.9%	8
Other		10.3%	96
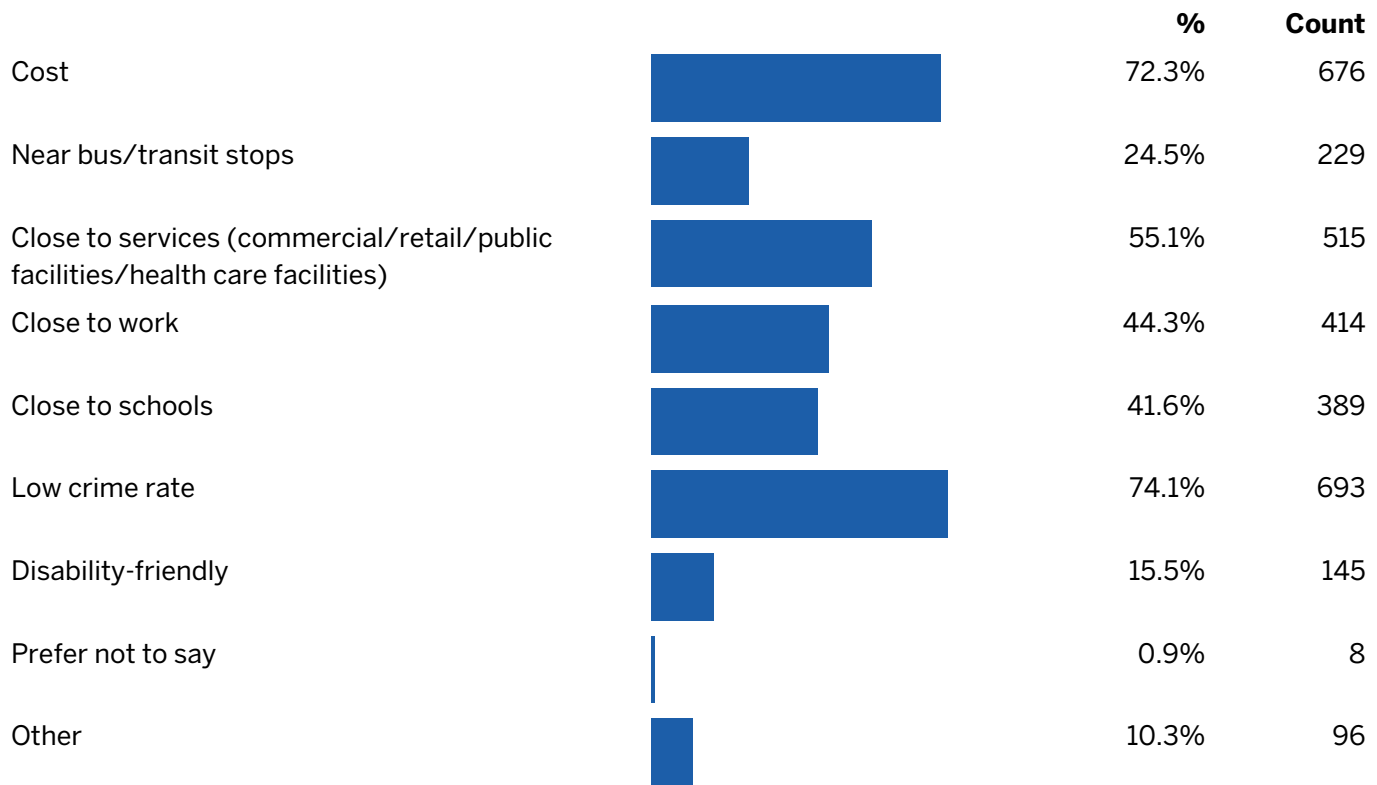
QUESTION 18

Do you have any additional thoughts, ideas, or comments?

Answered	333	*Responses listed on pg. 25*
Skipped	602	

QUESTION 19

Would you like to be further involved with the community engagement that will occur with the housing development likely to result from mandate mentioned earlier?

		%	Count
Yes		50.7%	441
No		49.3%	428

Cupertino Housing Survey

What does the future of housing in Cupertino look like to you?

QUESTION 20

If yes, please leave us your email address. (Note: Emails will not be shown publicly)

Answered	491
Skipped	444

15. Do you have concerns regarding these types of housing?
no concern. it's a good way to gently increase density and provide more housing
It violates the free market principle
I've applied for places like this and the owners hike the prices to apartment prices. I wish there were caps on these.
If everyone built ADUs, the nature of the city would change considerably.
ADU may result in excessive noise to the neighbors due to structure being close to the property lines
maybe a parking problem right now there is a Bed and Breakfast housing issue which as caused parking problems need to look into this.
Build more of it
They get built but occupied by owner rather than being rented out to another party
Affordable housing will bring in crimes, create social issues among residents, lower property value of existing homes.
SFH zoning was designed to host one family, not multiple families. Allowing ADU without changing the number of off-street parking spaces hurt the neighborhood by putting way more cars on the street.
Not really - we built one ourselves in 2016-17 and I believe it has had no negative impact on the community
Building codes, potential for tenant abuse/mistreatment
No, other than the city's high fees for constructing them.
ADU increase demand on infrastructure
make it beautiful and affordable
Its a band-aid, better than nothing, but there are better ways to address housing needs than throwing up bunch of studio bedroom's for families in need for housing.
Legacy wire clearance easement restricts homeowners from building ADUs. Need to re-survey and find out what parts of Wire clearance easements are actually needed - instead of each homeowner doing this on their own
there need to be strick limits on the number of residents and parking must be sufficient so as not to impact neighborhoods
Encouraging people who can't afford to live here, to move here
That they remain ADU affordable
Adding strain on existing PGE grids in the Inspiration Heights area
that it does not get abused
Increased crime, increase crowding, I am very concerned
One concern would be parking in an single-family residential area, if there were so many ADU's that street parking becomes a premium. I don't think this would be a major issue.
Adequate parking.
Increased noise and reduction of privacy for neighbors
Parking, noise
Yes.
Yes, regarding landlord-tenant/eviction issues, for starters
No concerns, I think they're a step in the right direction
Parking
yes
My main concern is lack of street parking when too many ADUs are built in a neighborhood and too many bedrooms are rented out.

Prefer 6-24 month lease terms rather than AirBnB type nightly rental
more people = more traffic, more students
These structures present problems with privacy concerns and fire danger and parking problems.
Yes. Please stop destroying the character and charm of Cupertino with your construction we donâ€™t need these high density units. With covid loose density and social distancing is key.
Density, privacy, noise, traffic/parking,
The City should ensure there are enough to meet the needs of the community. So no more need of lotteries and waitlists for BMR homes
Yes, parking concerns and water use concerns
Yes. They need to still â€œhonorâ€• the intent and feel of single family home neighborhoods
the city should have incentives and structure the permit system to make these easier for homeowners to build
Most lots are too small to have adequate setback.
Landlords taking advantage of these spaces to overcharge rent
Affordability
Low efficiency in terms of heating/cooling. Bigger is more efficient per person or per sq ft) What about water use?
They will be for air bnb's; lack of parking on street
These should be for residents and not AirBNB rentals
Off street parking
None. Should also support building multifamily homes on single larger parcels.
They should be consistent with the zoning and look and feel of the neighborhood.
My fundamental concern w/ new housing is that we build condos not apartments - own rather than rent.
parking
A few
Smoking should be allowed.
They erode the appeal of living in a single family neighborhood. Increased need for parking, structures decrease the openness of yards, more turnover of residents.
ability to evict
Prefer approving existing unapproved ADUs than encouraging new buildings
Yes, ADU's should be allowed but restrictions should be put in place to minimize the change in the character of existing neighborhoods.
Worst of both worlds. Look awful and don't contribute much to the housing shortage.
IT looks ugly, bring in different type of living standard.
Can they be cheaper and faster to build?
Impact on water and energy supply *MUST* be considered! Impact on parking must be considered!
ADUs may change the character of the single family owner-occupied neighborhoods by adding more renters and encouraging property owners to use their property as rental only.
parking, traffic, schools
yes
Limit size to blend into the neighborhood
Water usage is main concern
They are not the solution to our lack of housing problems

AGAIN, the State of CA is FORCING their political motivations onto Local Govt.; this has NEVER been accepted in CA, it usurps LOCAL CONTROL, Local Planning. WHY HAVE LOCAL CITIES & COUNTIES if the State is going to make all the big decisions!!
Need to encourage more ADUs
the lot size in some areas are too small. We already live like sardines in a can! The infrastructure was NEVER planned to support the high density (roads, water, electricity, gas, etc)!!!
Appearance and impact on neighbors (set back from fencing)
The length of time it might take to usher project through the permitting and building process; also the cost.
building quality
It is probably insufficient for the community's needs, and are likely most ideal for in-law units and senior housing on the same sites as relatives.
Yes
Overcrowding/ over use of water
Increased people per unit area, increased crime, increased traffic, decrease support per person for schools, police, roads, and parks
Some areas should allow for two story or over the detached garage units.
Yes. I think they are only appropriate where there is adequate space, parking, etc. and do not unduly impact neighbors.
Yes, need more details about ADU.
There are still too many restrictions on ADUs. Building an attached ADU should be an option without performing an internal conversion.
With kids, too much noise.
Parking; resource limitations (water, power, internet bandwidth); too many residents in one ADU (over-crowding leading to health & safety issues).
increases density of neighborhoods, creates traffic and parking and safety issues
As long as there is parking, not really.
ADUs should not be used as AirBnB rentals. Longer term leases are okay.
Too much load on infrastructure
Reduction in open spaces, no matching increase in roads, schools, shopping
Additional traffic.
When owners don't live in their primary residence and use the ADU and residence as rentals.
Yes, concern is the safety of people in the adu.
parking
Ruin the residential properties by adding small units in the backyards that some owners will use just to make some extra money
for renter, it will be hard to track
none. only look forward to the possibility of their presence in cupertino.
No concerns, except to also have adequate parking
Losing a lot of space around a home to ADU's.
Yes overcrowding and noise
The higher the density, there is more of a lack of privacy, risk of parking problems, crime.
What this city needs is actual housing, not granny shacks. Behave like a city and build some proper apartments.
Higher traffic, noise, parking

I do. It's one thing to have an extra habitable space for your parent-in-law or teenager or nanny...but lately these are on B & B sites and Craigslist as rentals, wtih little regulation.
Not enough people understand the benefits
Yes. The ADUs should be allowed on residential lots without encroaching on the current required setbacks. Thus they would not impact the adjacent lots.
Overcrowded single family neighborhoods
Cupertino backyards are generally too small
No. Cheap housing is always necessary in south bay. People have to survive.
while you've tried to improve the approval/permits for ADUs, more needs to be done to make this MUCH simpler for residents building ADUs
Parking and traffic
I believe ADUs fit the culture and needs of Cupertino well
Increased water usage. Increased parking. Increased traffic. Increased smoking.
Should not be used for short term rentals like airbnb if current ordinance allows that
Enough yard space should be left to service both units
on street parking in residential areas; traffic
Impact to school and public resources
I don't know enough to provide intelligent input - would not want this to make neighborhoods super crowded, unappealing.
I would think that to qualify for an ADU designation, a designation of low or below market rent rate would be appropriate. Stop the price gouging of the inflated market and get housing available to students and low-income earners in ADUs.
built too close to neighbors, increase renters and turnover of people in SFR areas
Increased load on existing resources i.e. sanitary drains, water, parking
Not really as long as the occupants follow rules
Should not be rentals, especially in quiet residential areas. Granny houses great as long as granny doesn't have to pay.
parking
Make sure they meet the health and safety codes
Approvals should be need based. For a positive example, a neighbor is adding an ADU for her mentally disabled son and his caregiver, assuring that he will not be placed in an institution.
Parking is already an issue in SFR neighborhoods. Any new buildings need to have in-building parking spaces.
ADU causes problems. Insufficient parking in residential areas. Noise and privacy issues.
Illegal building construction that are not built to code and could be a safety hazard for neighborhood
None for ADU
People might not be able to live in most ADUs without a car. Need more housing where cars aren'€™t required.
Not enough
more people in the city , make more apartments instead
They need supportive staff, and other resources.
none
ADU electrical requirements represent small increases in peak load; handling sewage would need to be done properly. If this is to be a solution for housing density, rules relating to yard size and distance

of ADU from property lines and other buildings on the property must make sense. Small lots and old rules mean very few properties can add an ADU.
Yes, we donâ€™t need more housing
ADU additional parking
Not as long as they don't become a basis to change the zoning to duplexes or 4-plexes in current single family dwelling zoning
They're not being built fast enough.
I don't understand what, "Accessory dwelling units (ADUs), are allowed in all residential zoning districts where single family residences are allowed to PROMOTE the goal of affordable housing within the City." How do they "promote"?
yes
None
We generally do not have the space for ADU.
CRIME
Higher population density is bad for Cupertino.
none
Living in a neighborhood that already has limited parking it only makes matters worse.
Build More and allocate more funds for Housing Improvements. Rents are too high in Cupertino and having more units will certainly help
earthquake prone
These older houses and neighborhoods were not zoned and built for an additional family or people to be living on the property. Cupertino's houses aren't on large properties in the first place. There would be stress on the old houses and infrastructure that would not be seen and left to the neighbors and community to bear the burden (parking, slower internet due to more usage for that household, etc).
No. We need more housing.
population density
Noise
Fills up the neighborhood with cars on the street. Increases density. Destroys neighborhood ambiance.
safety. Ugly with lot's area below 10000 sq ft.
Some concern about use as rental units. Ok for use as extra family space or home office.
Yes, city is turning Cupertino into Ruben environment and we have NO Water. Stop development!
Potential parking space availability issue
I disagree to have more housing development in the City. The City is overcrowded already.
I just want to be affordable
Parking and # of car on the street blocking driveways . Setbacks from neighbors around.
New ADU development must also include enough off-street parking to accommodate all new residents.
They are not an appropriate solution for the existing housing crisis.
yes, unless they are approved strongly by the neighborhood where they will located. it is patently unfair to impose such a change on a neighborhood where residents are opposed to such units. perhaps if the rules are such that only attractive and unobtrusive units are approved, along with neighborhood support, then it would be okay, but generally this should apply mostly to neighborhoods closer to the town center and business districts.
Yes

destroy the uniformity of the neighborhood, and most residential lot size is not big enough for ADU and added parking need.
Low income units should have background check on prior criminal activities.
Density of housing increases and quality decreases
Only if police force can keep up for the security of the coomunity.
It has the same bad effect as the housing units
People in our neighborhood use their ADUs as very short term rental units; it is akin to having a small hotel next door.
That they may be short-term-rented out on airbnb
Only on especially large lots. I don't want my neighborhood to be significantly more dense.
Street parking. If residents were required to park their cars in their garages, I would be less concerned.
Concern that these are not being rented out so allow homeowners to circumvent zoning density rules.
Lack of parking, increasing street parking in neighborhoods
Yes
only crime. I'd like to see an increase in law enforcement if there are more residence.
yes
None
I have significant concerns regarding high-density housing in terms of bringing more traffic to an already heavy-traffic area as well as lowering school quality and property values (which are closely tied to schools in this area)
safety
They do not have parking spaces, creating a clutter on the streets
No concerns as long as they are well-built, presentable, and integrate well with existing properties
not enough for new families and low-income households
Not all of them should be AirBnB or VRBO type housing. The majority shold be for long term residents.
The type of housing is fine. The landlords can be a bit unprofessional, pricing can be oddly high, and units sometimes don't have full amenities like kitchens, so it's "renter beware". I'd like to see more normal apartment buildings in the city.
Decreases desirably of Cupertino neighborhoods
My neighbor is putting one in for her in Laws which is a great idea even though the backyard is small. However I worry about the majority of home owners who do not love in their houses and rent them out. The ADUâ€™s would bring in more rent money for them but make the neighborhood more congested and more cars on the street.
Yes. Parking & increased neighborhood traffic
If they are larger than 1 bedroom, this may impact street parking availability. Also wonder whether there is a "cap" on these per neighborhood.
If they are larger than 1 bedroom, this may impact street parking availability. Also wonder whether there is a "cap" on these per neighborhood.
No - if done to code
To encourage the building of ADU's, the city of Cupertino should minimize fees
Depends on the size of the lot and what the intended use is for. Inlaw(s) quarters are fine (if space allows) but rentals are a "no" due to lack of parking or their need for street parking.

High % used for short term rental will increase security issues and traffic. In-law quarters used by the homeowner and not short-term rentals would be acceptable.
A good idea, a tiny improvement, but they won't do much to meet local housing needs.
I think they're awesome to respectfully increase density and solve immediate housing needs. They don't lead to home ownership, however, for the residents. They will only ever be rental properties and increase the wealth of those who are already homeowners in our area. I would be interested in lot subdivision or condoization that actually allows residents to own their homes.
Make sure they are permitted and have adequate parking
everyone should be accommodated
Street parking, traffic
yes - no parking , bad for neighbors
Safety and privacy concerns
none whatsoever!
Are these like mother-in-law cottages? If so, I have no concerns.
I am very concerned. Where are parking spaces to accommodate ADU? We have so many cars parking on the street in residential area? I strongly oppose ADU.
no. If our teachers and fireman cannot afford to live in our area, than that is terrible. We need to provide those that support our families and are not paid like tech employees ability to live in the community they work.
Tenant plumbing and potential habitability issues.
Crime
Parking
overload on utilities
People may use ADU to increase living space evading floor space limitation, especially JADU which adjoining main residence
I've seen some bad looking ADUs in other cities - mostly boxlike second floor unit above garages. Also people filling their backyards with separate or attached structures. Streets full of parked cars from added density.
People should be allowed to add housing as desired on their property.
have to be regulated
Yes
Low level of people
WIll they really be used to address housing issues or more for profit by property owners as rental things like AiBnB? The latter devalues the efforts of the first.
Yes, crime is my concern.
Building height
unslight neigborhood
Yes, they are overly expensive.
the property tax consequence of adding an ADU provided that it adds square footage of the house
Until better public transport is available, I am concerned with extra cars parked on streets. Looks cluttered and trashy.
Should not be used for short term rental.
I'm confident the rule will be abused by unscrupulous homeowners.
Density of Population, Traffic, Transitory Population, Crime

Short term rentals
Safety for tenant
appropriate inspections to make sure they are as safe as other residential buildings
Misuse and abuse of ADUs
No, I think this should be more publicized.
none
Yes, I do have concern: safety, noise, traffic, everything. It's also hard for the neighborhood watch. It'll be hard for block leaders or neighbors to know who exactly are living in the neighborhood. Potential safety issues.
water, more cars, energy
No adequate parking... Current Cupertino housing mix never considered ADU parking requirements!
Street parking
Adequate water, parking, number of occupants
Not enough parking
Need parking, setback for trees and landscaping , increased allocations for utilities and parks, ADUs should not block solar panels and sunlight of neighbors, balconies should not be allowed.
ADU never help housing. High raise building are the real solution.
I've applied for places like this and the owners hike the prices to apartment prices. I wish there were caps on these.
No - as long as they are built/maintained and operated within the law, I think they are great!
Most residents of these units are transients, I am very concern about neighborhood securities.
create more cars distributed throughout the city, not pedestrian friendly, not retail friendly. Worst way to grow housing.
I get concerned if they are used as AirBnb units
that there is enough parking in the neighborhood where they are being added.
Yes - parking, congestion, infrastructure overload (water, sewage).
Yes. Overcrowding in units and/or use as airb&bs
I think ADU's are an important way to allow homeowners the opportunity to develop homes to meet their families' needs, whether that is for a family's use, or later in life as seniors. Life brings changes, not always expected.
Misuse of these units - I would prefer to see our firefighters, police officers, teachers using these
While good for family members or children, they are not a solutions for the housing crisis that is crushing young people who should have a right to live independently.
Yes. There need to be restrictions on lot size in order to permit ADUs
It changes the quality of live of neighbor by increasing occupancy density per unit
adequate street parking
Crime. Low income housing brings crime to surrounding neighborhoods.
Must blend in with the physical appearance of the local neighborhood, and not encroach on neighbors' privacy, space and noise
no â€¦Â my concern is we don't have enough housing
yes - it will artificially impact/lower value of single family residences
adequate parking
No I don't have concerns. I think that they are a great solution in the short term. I wish the City offered a streamlined system that would expedite homeowners understanding the pros/cons,

permitting, utilities installation, and perhaps even a crane going down the street dropping prefab units in back yards.
yes
Need more of them
Permit costs
NO - just need more
Need to have more
Increased traffic and population density
safety, traffic, local school enrollment
Don't care yet.
Yes, parking, noise.
yes, again. you are bringing in people who cannot afford to live here. i am concerned about increased crime. there are other places to live that they can afford.
Total combined living space should be less than 50% of property square footage. Total number of ADU should be limited to less than 15% of total single detached residential home.
Only regarding allowing smoking near these residences
They will not help anything in regard to housing. We need high density housing.
Yes - we need to allow two ADUs per (formerly R-1) parcel.
I'm taken aback by the council's recent legislation which, by my understanding, forbids smoking on all properties containing an ADU
Increases parking problems. Also, would expect property tax for each ADU and residence.
Parking and zoning
No; I think the city needs more housing
I donâ€™t think renters want to live on the same property as the landlords
Doesn't encourage a community feel especially when they're being used as AirBnBs
I am concerned with untrained Managers that fail to provide adequate resources to those in need for a successful lifestyle change.
Price?
CA and Cupertino both rushed ADU implementation. The result is that they are NOT addressing affordable housing but here in Cupertino, rich people are avoiding paying their fair share of property tax for expanding their own square footage while trouncing on their neighbors privacy. ADUs should have the same setback restrictions, property tax impact as attached additions.
yes
Parking
No, I have no concerns with ADU. ADU's are great for grandparents to live close or use an office space or rental for students at De Anza College.
Yes, as it is currently too hard to get ADUs approved; the long timeframe is prohibitive. Please adapt San Jose's supportive ADU policies, approval in 21 days. Cupertino takes 9+ months!
More traffic
Parking if there isnâ€™t enough space in the driveway, the cars will be in the street
Traffic, Crowd, Privacy
Traffic, Crowd, Privacy
Yes! Rental ADUs increase traffic, crowding and crime in residential neighborhoods making them less safe and livable. It's better for "affordable" housing to be consolidated with mixed use in higher density developments.

should be easy approval process.
losing the purpose of having a single home: no privacy, too much traffic, devalue the property
Size, height, and fire hazards.
No, as long as things are safe and not overcrowded. i.e. make sure they are single family dwellings, not jam packed with several families because they want our desirable school district.
ADUs? No.
Yes, the planning rules are being violated. People are building over the allowable area in the name of ADU. We have one example in our neighborhood where the owner build a carport for ADU parking but as soon as he received permit to move in, he covered the carport and the ADA renter is still parking on street. Also, the covering the carport added to their built up area and I am certain their house now is way above the allowable built-up area. City should make sure that rules are followed strictly and any violation should be fined.
adequate off street parking
the only concern is : some city counsels will try to block this kind of projects, even though is mandated by the state. and waste taxpayers money to go to court for a losing case.
Noise level; increase fire hazard and difficulty in fire suppression access.
I have only good feelings about ADU's because they allow property owners to re-shape their homes as their families grow, and as they age in place. It is their own property and it gives them more flexibility.
Some neighbors may object having a ADU next door them.
No, I fully support them, because I believe in property rights, they make neighborhoods better and add character, and I'm aware of our housing shortage here in Cupertino.
I think more specific site and design requirements are needed; size, setbacks, parking
I have no clue why the state wants X number of new units. We need affordable housing for new families. Not studio apartments.
There is not enough awareness of the different types of ADUs that homeowners can build. There needs to be a bigger push to educate and encourage.
There is not enough awareness of the different types of ADUs that homeowners can build. There needs to be a bigger push to educate and encourage.
Only that they be built with permits
Parking
Extra water
ADU doesn't help affordable housing. Also, the need for housing may go down as tech companies moving to remote working model thanks to the pandemic situation.
Some of these adu can help staff for affordable housing.
Parking
Parking
Parking
Parking
ADU should be in proportion to the lot and multistory structure should be limited, new structure should be "green", ie, solar panel, grey water usage.
The city should make the permitting process for ADUs as streamlined as possible
Increased traffic in quiet neighborhood
on street parking.

Yes, ensure city regulates the short term and long rental units just like the multiple apartment buildings in terms of noise and activities.
parking
Increased residents mean increased traffic, increased cars parked on the streets, increased hazards for those on bikes and pedestrians, increased trash
Renting to families with the need of additional parking spaces.
increases density, quality of life which is not in character with Cupertino
yes
what happens to tenant when owner sells property?
Too many residents in a small area
ADU's need to be allowed, but under tight regulations.
Need a minimum of 1/2 acre
Increased parking in residential areas
They can become rentals, which is not always a good thing in a neighborhood
The parking.
Not sure but I am guessing that these units are built for family members.
Yes, again parking is a big issue when people build ADU and tenants bring two or more cars to the street.
More homeless people will move to Cupertino
How does sew connection to be handled
Too many cars using street parking & units too close to neighbors on small lots
Increased Crime for single-family homes. When adding adu to their backyard.
Yes, support ADUs for extended family.
Cheapens neighborhood
City must enforce the limits already in place, which are generous and can/should cover housing needs with ADU and JDU possibilities.
Crime, resources not being made available or people choosing not to take advantage of these resources and overburdening our limited resources.
traffic, noise, parking, local services, general overcrowding
Need to have regulations to prevent unscrupulous land lords who manages these adu units.
what are the rules for renting these usints. Also parking must be within the property and not on the street
Appropriate setbacks and accommodation for off-street parking
No. I'm all for ADUs (and mixed-use, and multifamily).
ADUs may change the character of the single family owner-occupied neighborhoods by adding more renters and encouraging property owners to use their property as rental only.
Parking
Changes the character of the neighborhood, adds housing density and fills the streets with cars
Should not impact character of neighborhood. Single story with appropriate setbacks so not seen by neighbors.
i don't understand their purpose.
My main concerns are about structural soundness and potential intrusion onto a neighbor's property line. Both of these should be addressable by ensuring units go through inspections and the official permitting process.

Illegal structures and not observing setbacks
No. It's the most inoffensive conceivable way to add housing.
I prefer single family, detached houses
Traffic and parking on residential streets
I donâ€™t want air b & b transience in family neighborhoods. ADUâ€™s seem to offer that opportunity, without regulation in place.
Parking, water usage, electricity usage
Nope
Great
Parking and set backs noise
Single family zoned neighborhoods may not have adequate parking if these units become common.
No, except for garages being converted.
ADU heights should be restricted
These can lead to lots of transient/temporary rentals and can potentially have an impact on the city character/safety etc
Infringement of neighbors privacy
Donâ€™t have enough parking
YES
I am concerned that we are not building them nearly quickly enough.
They don't provide enough housing.
yes and no. A certain number are desirable, but if every house had one, it would bring all the issues of densification.
Parking, changes the character of the single family neighborhoods
Where's the enforcement or requirement that an ADU would be used for its stated purpose (safe, stable, long-term housing for a new resident) vs short-stay rental, home office, music studio, or convenient guest cottage that adds to the value and owner's enjoyment of the home but provides a new home for no one?

18. Do you have any additional thoughts, ideas, or comments?
we need more housing
It is expensive here and the pay for public service workers does not support that unless you are in one of these programs.
Almost 40% in housing rentals hurts our community feel.
This survey should have included the Special Areas map for the question regarding building height and provided the average and max current heights for each area.
We need development. Without development, our aging population means our schools will have no students, and there will not be businesses to pay for our community needs. Without development this city's values will plummet. Further, wasting money on fruitless lawsuits preventing development only accelerates that demise.
I have a great deal and I think it is time that Cupertino City Council got together with me. Please give the public a chance to help.
Cupertino is way behind on providing affordable housing and needs to stop only catering to rich tech folks. Affordable housing, affordable housing, affordable housing!
Affordable housing should only offer to those who have been working for a Cupertino employer at least 2 years and whose employer is willing to sponsor the applicant and share part of the house cost.
Conservation for fewer cars. Much higher density that choices: 200 units/acre or more.
I think we can build attractive townhouse/condo/apartment complexes around interior spaces/gardens that allow for children to play and residents to gather together or sit in a quiet spot.
I think we just need more housing options... a very small percent of us that work in Cupertino can actually find a home there.
It's important to upgrade infrastructure before adding more housing.
Make sure the housing is compatible with bike and electric vehicles/
I hate all the high density, the lack of retail and the ugly bedroom community atmosphere. Spent the morning in Mountain View, Downtown has many restaurants and roads blocked for dining. So much more attractive.
for apartments, put as many as possible within the Vallco tower rather than having many tall apartment buildings throughout the city
I am a renter in Cupertino who has been wanting to buy a home in Cupertino for 10 years, but it's become more and more expensive over time, making it unattainable for our family to stay here. By living close to Apple (where I work), I can walk or bike to work and reduce traffic. My family and I love Cupertino, and consider it our home. Unfortunately we have had to look into moving away because we want to have a bigger space for our growing family, and we cannot afford a home here. By moving away we won't be contributing to the city anymore with our taxes, and I will still have to come to the office, which will add more traffic to Cupertino. Please build more housing. Please allow us to buy our own homes in the city. Build tall buildings, decrease housing cost. We want to live here, but it's starting to feel like Cupertino doesn't want to grow and keep up with housing demands. Please don't listen to the NIMBYs. Those of us who rent here want to stay here, and are being priced out. Also, please make sure more renters are being made aware of these Open Town Halls. Do the responses from renters vs owners match the representation in these Open Town Halls?
The Lehigh Quarry noise + air + water pollution and traffic issues need to be addressed or no one will want to move to this area.
If the state requires more affordable housing-Cupertino should build more studios high rises (10-15 floors) near Valco Mall so that those who live there will be able to walk/bike to shops and do not need to own cars. We need to make Cupertino 100% walkable/bikable city.

There are complex issues with all these selections and priorities. I would probably alter my opinion in on direction or another (more density/less density) based on more information and understanding on the topic.
We Don't need any high density projects in Cupertino
I'm excited about the prospect of new housing coming to Cupertino. I work here and live here, and I'd like to own a home here too.
I think we need to rezone commercial areas for mixed or residential use and build more condominiums for purchase, not rent. I think we need to develop more housing, creating a liveable city where people can become homeowners, take care of those homes, and live close to where they work. I think once we have built homes for the people who work in Cupertino, we will effectively have negated traffic concerns because people can walk/bike to work rather than drive.
The background info to this survey was very misleading. Prior city government identified 5 housing element sites. All 5 have had approved projects, but only 1 has been developed 7 years later, 2 have made no progress, and the current council has opposed and delayed development at the last 2. As a result, the yield of approved housing units has been less than 10% of the entitlements. This is a very poor outcome.
Stop the destruction of Cupertino. No more high riser plans. Reduce housing desire to moderate and prioritize modern retail. We need more modern retail. We do not need more office or high density housing.
Maybe provide for a RV or Mobile Home park that would be more affordable housing option. Survey does not allow for text in boxes!!!!!!
I have very serious concerns about single family homes being used for multiple tenant rentals (homes renting out every room to a revolving door of tenants).
It would have been helpful to include a map of the various zones for people like me who didn't know the various names like Homestead Corridor, North De Anza Special Area, etc. I was able to find a map with Google that helped, but a link or image would have helped. https://cupertino.granicus.com/MetaViewer.php?view_id=18&clip_id=1633&meta_id=90588
I support adding high density mixed use housing along corridors across the city. Having schools, groceries, etc in easy walking distance is wholly compatible with a comfortable life and makes it easier to get things done with having to drive. I also support allowing 4-plexes minimum on all parcels. Cupertino should build out its bike network and lobby for higher levels of service from VTA to avoid traffic impacts. I'm glad Cupertino is already doing a great job with the bikes. Young families can no longer afford to buy here.
Rents need to be reduced. They're ridiculous and there's no controls in place to keep landlords from raising them
Sad that the Homestead Rd/ DeAnza Ave shopping center has no housing above it-- lost opportunity in the 2011 demolition/renovation.
Need a lot more very low income housing (affordable housing is too expensive. It needs to be for very low income).
The foundation of any future development has to involve transit and not just more cars. Bike lanes, walkable shopping, and light rail need to be part of the equation.
Yes, where is the appropriate for the density of the neighborhood? Where is the selection for appropriate infrastructure?
Cupertino is in desperate need of higher density housing. The schools are losing students, and many people are unable to afford a house here. Compared to other cities (MV, PA), Cupertino lacks a cute downtown charm with easily accessible restaurants/retail.

I know current residents/ owners worry about growth. I think if we build out owned housing rather than rentals, we can maintain a vibrant community. Remember, our school enrollment is SHRINKING! We need more families!!
Need housing for service personnel (low/moderate income), and for down-sizing seniors. Cuperino is a *city* and needs to get good at it. More density is inevitable, but it should be planned with amenities and transportation. BTW I am a member of Age Friendly Cupertino and Rotary Club of Cupertino.
I could not see the gateway map when making choices for building height, there are some places I think 3 story should be max. I think many families only live in single family homes because that's what's available and perceived as the California way of living. I see many families that don't use or care for their yards which brings down the whole neighborhood. Can we create multi unit housing with good privacy, good functionality (like in unit laundry) & good space for recreation? Shared space is a better use of the land we have. To me the perfect home would have the things that make my life simpler...a washer & dryer in unit, a place to enjoy the outdoors (could be public or private), grocery and other shopping walking distance, good sound insulation from my neighbors, a reasonable degree of privacy.
Questionnaire not appropriate for non-professional
I moved here when one story was highest, and then home savings was 2 stories and now! Worse is not having setbacks. Those units are no conducive to less stress for many reasons.
Please build more housing, both affordable and also for seniors who would like to stay in Cupertino but don't need a big house anymore!
Whatever decision you make must make housing more accessible and affordable. Homeowners here have plenty of money and can afford the hit to their property value. As things stand it's impossible for the average worker to afford housing in Cupertino.
BMR housing requirements should be reduced or eliminated. The requirement for BMR housing discourages larger housing projects from being built as they are uneconomical for the developer.
Worried about light blocking of existing homes by tall new construction, also loss of trees & shade. Need a green "buffer zone" between tall buildings/new construction/neighborhoods.
Need to create neighborhoods. Condos / apartments tend to be isolated and not blend into the existing community.
Cupertino must provide affordable housing for all potential residents.
We need more housing without adding more offices. The entire city should be upzoned to a minimum of four units per parcel like Milwaukee did.
None
Our government needs to support the development at Vallco. Instead of playing political games. Its a large site that should be developed for our city, people who want to continue to live here or move back here. Stop being an obstacle to affordable housing! Start investing in our city's future. This is a very slanted survey and will kit get an accurate snapshot of what people of cupertino want.
QUALITY of LIFE must be a priority consideration, as polled by existing residents. Failing this, WILL IGNORE the MOST IMPORTANT FACTOR IN PLANNING OUR FUTURE COMMUNITY.
91% of the land is zoned single family. Need to have options for downsizing from large family homes to couple sized homes.   What is important for 60+ residents is different.
The noise & air pollution from all of the construction over the last decade is appalling. Very unhealthy to continue living here!
Please stop framing housing around "concerns." It's incredibly biased and is going to produce biased results.
Schools are going to close if we don't have more housing for people with school age children.

We need more affordable and smaller units in the city whether for seniors or essential workers. Seniors in single family homes are looking to downsize but don't have a lot of options in Cupertino.
N/a
The City should look to evaluating removals of zoning policies that hinder development, particularly setback requirements, single-family zoning (esp. considering their racist histories of these policies) and height restrictions. If there city is squeamish about "preserving neighborhood character" I would suggest that 1) this has never been reflected in restrictions on the varied types of mansions / single-family homes well-off families like to build - so I'm not sure what anyone means by a distinct character, and 2) removal of some of these bans or restrictions does not guarantee change - it only invites the opportunity for consideration. Consider, too, parking requirements - the rise in outdoor dining is a clear demonstration of public preference - and the retail benefits - of having more space for amenities and services over parking. The mainstreet development is a perfect example of missed opportunity, on two fronts: 1) the parking spaces counter-act and diminish the utility of the lawn space in the middle, and 2) the height of the units could have been much higher, in order to support more units. When we consider the jobs Cupertino hosts and the positive environmental benefits, increased height allowances and removal of parking requirements or minimums are increasingly significant. We need to be flexible and have an open mind when it comes to proposals and working towards a more realistic conception of the type of community Cupertino can be.
New housing units are rapidly approaching the size of prison cells. This is not sustainable and is lowering the quality of life for residents
Yes. I chose don't know in the number of units per acre because I think even 25 units per acre is too much. The survey should have given an option for fewer. I think the results will be skewed because of that.
I am against high density housing plan, because high density housing will create negative impacts to local traffic, local school, and living quality of residents.
I was initially excited to take this survey, but it feels tilted and biased against housing. In particular, the density descriptions felt designed to guide an answer in favor of lower densities, in particular by capping the density at 35 du/a
Police coming thru at night on a regular basis to check for smokers near building, people just standing around and causing disturbances.
High rise buildings are not in keeping with the overall community look and feel. Current residents were attracted by the community characteristics; high rise buildings will change the character of the city, losing some of its attractive nature, and losing what has differentiated Cupertino from other cities. My concern is that the city decision makers will be swayed by property developers' profit motives & by politics, and not decide independently what is actually best for the city and current city residents.
we need more green parks spaces for walking, and the architectural styles of new buildings need to be more coordinated
I think Cupertino should be an area to support those who are forced to live in RVs or mobile homes, or encourage them to be able to live in ADUs or tiny homes.
Our schools are facing declining enrollment. The only way to bring back families to our schools is by increasing supply of housing. The supply should be higher density housing with 3 bedroom units.
Get rid of ADU fees so that we can enable more people to build ADUs. This helps address housing stock issue and current residents to benefit instead of developers trying to run over our city.
Keep and/or improve Cupertino's safety for all residents; no homeless units; no low cost housing; no high rises; don't have urban cities move into the suburbs

We love the greenery of Cupertino tree lined streets. That's partly why we chose Cupertino to move to. We also like that we could find a home close to schools so that it's easier for grandparents to help with kids after school.
I find this was a dishonest survey -- shame on you. "Maintaining the character of a neighborhood" is code for not doing anything; it isn't and cannot be the goal of actual city planning.
Keep doing surveys like this and looking at the demographics of who wants to live in Cupertino.
Encourage ownership housing units. Build condos & co-ops. Build family units - our schools are losing students.
I love Cupertino for the low density, natural atmosphere (plenty of trees, plants, etc), and pedestrian-friendliness (my family takes evening strolls every day). If Cupertino needs to build more housing, there are plenty of 1-story commercial strip malls that can be converted into mixed-use residential/commercial zones.
When Cupertino begins to build more densely, it should consider more shared garden space for those residents that is located near the greater density. Also mixed use could also include classrooms, not just commercial space.
maybe build a skatepark with those local funds. Make these Cupertino kids a bit tougher. A bunch of softies riding ripsticks. They wont get any girls in middle school riding that ish.
Noise is a concern, but mass transit doesn't have to be noisy.
I chose "don't know" for the "units per acre" question because this is not a one-size-fits-all issue. Cupertino needs to offer "options" - depending on location and the type of housing planned, density should be flexible to achieve maximum accommodation for residents in need.
I would like to see us stop using public monies to sue to keep housing out of Cupertino. Our community thrives in diversity.
Be mindful of water
Build heights must go higher near freeways, Stevens Creek, and De Anza Blvd
build at the Oaks and Vallco and stop wasting City resources on lawsuits and obstruction
Donâ€™t convert retail space to residential unit. Must balance income from sales tax to increase in population
Higher density developments with enough setbacks back neighboring properties to address privacy concerns
Reduce BMR units, rather have studio apartments to keep price down
No on SB 9
No one who owns wants to live near people who can't afford to own. Put renters and assisted living near shopping and transit, away from single family homes.
City must be prepared to change old order. With increase in population, demands on infrastructure are naturally more, and it must be always borne in mind.
Where is #7?
try to maintain the peacefulness of the city
If someone could come up with a detailed plan on incentivizing seniors living in large homes to downsize to senior areas/communities it could free up homes to younger families, it can potentially shift multiple areas of concern: (traffic congestion around schools and neighborhoods, dropping enrollment rates in schools, additional tax revenue on leveled up property taxes).   Not sure what amenities or services would be valuable enough to make someone move but a survey may help. Wild thought but something like The Forum Senior community but only accessible to Cupertino homeowners who have sold their property within 3 years gets free HOA for 2 years or live there free

for 1 year?? Something tied to selling a property and direct $ benefit that doesn't make them pay more in taxes.
You already have approved Vallco. Let's use it to meet mandated figures. Also worthwhile exploring how Saratoga is getting away with 1700 units. And although Palo Alto is more than twice as big as Cupertino, they are not building twice as many units
Cupertino needs more housing but not more traffic. So, we need to build housing that doesn't put many more cars on the road. I recommend leaving most of Cupertino neighborhoods as-is, and selecting some specific spots like Vallco, De Anza College, & The Oaks to build walkable villages. These would be high growth areas where we build much higher and denser housing, with essential services (grocery, drug store, day care) within walking distance and transit center with buses, shuttles, Via, and rental cars so regular people can live there and get around without owning a car. If we don't require a parking space for every unit, we can build more parks and housing instead of parking lots and garages.
2 bedroom apartments are really needed and never available
N/A
I strongly recommend for the developers to give back to the community by building more BMR units for folks to continue to afford living in Cupertino as the ever increasing living expenses are affordable only by folks who works at Apple. As residents of nearly 25 years who also work in Cupertino, we have not been able to afford purchasing a home in this city we call home.
Please consider Veterans over Cash buyers
none
I would like to see more affordable apartments for seniors
I just can't imagine where Cupertino would put an additional 4,588 units. Cupertino is already too crowded. Hard to drive anywhere during commute hours. Don't know why CA is insistent that we do this given the water situation.
More affordable housing in Cupertino would be very nice and must needed!!
looking for housing
Pay teachers more so they can live in the city.
Please build more and focus on renting them as below market as living in the Cupertino is already expensive, which makes it hard for many residents to afford it.
I understand the pressure all bay area cities are under to provide sufficient housing and support this goal. I do hope that it will be possible to maintain existing zoning laws for single-family homes.
Cupertino has allowed tens of thousands of new jobs in the city without building enough housing to keep up with demand. Most of the traffic the city currently experiences is due to these jobs, not housing. If we could build housing closer to where people work, there would be less traffic.
Increasing the density of living in Cupertino will diminish the quality of life for its residents. Space becomes a luxury, parking becomes a battle and privacy becomes non-existent.
I thankful for these type of programs.
Transit and bike/ped friendliness should be a major concern for any housing plan as we already saw (before the pandemic) how bad the traffic problem was becoming, particularly along the major arterial roads like Stevens Creek.
traffic !!!
I moved to Cupertino to live in the suburbs and the character of the city is being destroyed by it transformation from suburban to urban. I feel betrayed by the city.
Keep low density. Cupertino does not need more housing.
none

Few homeowners are worried about their unit price reduction; without thinking about the community, Townhall should address the concerns of renters
no development
Build as much housing as possible, even if it doesn't fit the "character" of neighborhoods.
NO new building without increasing the size of our reservoirs! We are being told when to water our lawns, wash the car, flush the toilet but the idiot bureaucrats are telling us to build, build, build. Where is the water going to come from? Why will it take 10 years to fix Anderson reservoir?
Cupertino is being ruined. Stop shoving in high density housing.
More residents mean more traffic issues, need to find the balance between the needs of more homes and traffic issues. Especially school zone traffics, we don't want to see more casualties while students are trying to go to/back from schools
At the rate people are moving out of this state, I do not believe that any increased housing is needed in Cupertino.
We (Santa Clara Co., the Bay Area, and maybe more) need a complete moratorium on building housing and business/office until we have a guaranteed unlimited supply of WATER! No guaranteed supply of water - no more building!
What is the downside, if any, of simply ignoring the 'State Mandate'? This is an honest question and is appropriate, given that development has historically been quite successfully overseen by each city with minimum support and/or input from the State. Will any city be honest and brave enough to 'just say no' to Sacramento?
It's unfortunate that current homeowners, who have all the reasons against building housing, tend to overpower non-homeowners in terms of voting power.
the best approach to providing new housing is to focus on placing more dense, multi-unit housing in prescribed locations, e.g. near main thoroughfare, business outlets and transportation hubs. new housing should not be forced on localities which were purchased by owners wanting more separation from traffic, high density housing, and general congestion.
No new housing development. Cupertino is already too densely populated.
If we are to stay relevant we need to BUILD HOUSING, and build UP! We're not a sleepy little town any more.
The water shortage needs to be part of the planning. Droughts are the new normal, not an abberation.
The city has allowed more dense business development, but has not backed it up with housing. I think most residents prefer a less dense environment and since we don't have open land for significant new housing, I don't think we should be adding space for large numbers of new jobs. I don't recognize all the references to development sites.
No.
stop NIMBYs
Build more housing!
Develop more toward west side of Cupertino
please get the homeless under a roof asap
We have enough housing units already without the state-mandate for more
The long-term effects of (partial) work from home introduced during the past year may well mean that we are past the peak housing demand in this area. Diminishing the city through high-density developments without taking this into account seems foolish.
None

If higher-density housing must be built, it should provide a service to community members, e.g. mixed-use retail. Cupertino has very few amenities for its residents such as a mall, movie theater, bowling alley, etc. Since Vallco closed, we have needed to go elsewhere for these basic services. Please include more retail and spaces such as movie theaters to benefit community members.
It's important to make sure all public services, systems (water, power, fire, police, school, hospital, traffic, tax, ect.) will not be big impacted by increase of new developments, or it's not fair to existing residents.
Expand the city horizontally instead of vertically. High rise building block air flow.
I currently live in a mix-use building and can attest that this plan is much less than ideal creating friction over cost responsibilities between residential and retail components. Lots of litigation ensues!
Cupertino lacks affordable and well-sized housing for small, young families starting in the tech industry.
We have a many students with disabilities in our school district, but we don't provide their future with possible housing choice in the city. That means the parents who currently live in the city, but not their children in the future. We are tearing apart those families and their community.
The new housing should be affordable, ie., below $500,000.
not at this time
The city of Cupertino has allowed some hideous developments and is reducing the quality of life here. No wonder so many people are leaving the area
I know we need more affordable housing but this requires high density housing which should stay near the downtown areas and freeway entrances to maintain the single family home ambiance.
We need to build "up" ... it's as simple as that. It's an absolute disgrace what went on with Vallco (and probably continues to go) and all those involved should be ashamed of themselves. It could have been built by now instead of us having a giant hole in the ground.
For the love of God, just build something. Anything. Literally anything.
I think I have expressed my thoughts completely.
Cupertino should remain a high tech center with high quality residents and safe and clean neighborhoods. High-rise office and apartment towers don't belong in Cupertino. We don't need increased traffic congestions and pollutions.
We need affordable housing in Cupertino.
More bicycle infrastructure. Less car friendly.
Stop being so hostile towards our low income neighbors. Cupertino used to be a blue collar town, we need more economic diversity.
This city should have approved high density housing for Valco a long time ago, rather than fight it tooth and nail.
With more high density housing being considered in Cupertino, the city must have a contingency plan for earthquake. The city should either require all HOAs carry earthquake insurance or require all homeowners to set aside a $30,000 to $50,000 "earthquake account" (i.e. self-insured) for earthquake rebuild. Experiences from different cities has taught us that the biggest issue with high density housing when an earthquake hits is unable to come up with funding to rebuild.   Everyone is waiting for the government to help. Damaged and inhabitable buildings will be standing there for years without funding to rebuild. They become eyesores for the city, and not to mention the burden of the housing issues for the victims.
More housing in Cupertino, please! It is a desperate need!

Unsure why we even need all this housing, perhaps stop letting major companies like Apple and Google suck this land dry? Ridiculous housing prices and terrible traffic, is this really the vision you had for this area or did corps filling your pockets with money change that?
why are we building so many new housing structures when we don't have enough water for the people who live here currently?
Cupertino desperately needs more apartment housing so that our children can afford to stay in the area. We especially need low income housing for our children with disabilities.
We need more housing and affordable housing desprately in the bay area. There is no way our kids can afford to buy homes here. Cupertino has to do it fair share.
City should really keep the criminal cases in mind. In addition, the CUSD is closing schools. This is unacceptable with this RHNA plan. What the student ratio will be after then!
No low income housing in Cupertino
Stop ruining Cupertino with renters, low income and homeless people!!!!
If buildings are developed with supportive housing, people with disabilities, senior housing, it would be ideal to plan an office in the building that could accommodate social workers, etc. to assist tenants.
Cupertino schools have a funding gap , forcing the existing condo /townhome complexes that are really old to be reconstructed and sold will
Development should preserve Cupertino's natural beauty
Some mixed use development would be ok, but it always ends up looking worse than mockups. Main Street is a prime example. Develop the area between DeAnza Blvd and the City Hall/Library with retail on ground level and apartments above. Include parking structures. Try to make it look like downtowns in Los Gatos, Los Altos, Saratoga, Mt. View, Sunnyvale. Again Main Street is a good example of what NOT to build. Anywhere.   Concerning question on building heights in various neighborhoods, it would have been nice if the location of those neighborhoods were actually shown. Looked at Zoning Map and didn't see them. Tried to find them elsewhere without exiting survey and couldn't find. Have a only vague idea of what these. Stelling Gateway? North DeAnza Special Area?
I support any policy that will produce significantly more high quality market rate housing units in the Bay Area and in the City of Cupertino to be constructed.
Make Cupertino affordable
AS far as bike lanes , Do not repeat the dangerous lanes that are on McClellan. I am a cyclist , having to contend with 2 curbs is not good. Next time consult with actual cyclists. What really should be address is a) education for drivers AND children cyclist, b) Restrict the types of vehicles that present danger, perhaps at certain hours of the day.
Don't mess up Cupertino.
Cupertino is basically a one story community. To keep its character letâ€™s keep it that way.
Rent is exceedingly high and we are being forced to find "low income" style housing which does not offer suitable amenities. Apartment complexes are updating and then raising their rents and people are forced to move out. They also DO NOT offer long time residents living at a complex any kind of rent break if they decide to stay in their complex and downgrade. The rents are exorbitant. No body can live here.
I dislike the fact that Cupertino makes regional news as being housing unfriendly. I am ok with higher density near freeways, but a priority needs to be given to support teachers and service workers who can't afford to live in Cupertino. Better more rapid bus service is needed to get people around. Also, I'm concerned with the estimates of jobs here which affects the housing calcs.. People are leaving, schools are closing. Maybe we won't need all the housing calculated?

I dont see any plan to help with controlling the amount of traffic or means to help the traffic flow. It currently takes over 30 minutes to get across town at rush hour. Additional housing will only make this worse.Also do not see discussions on plans to provide critical infrastructure, to fix this or how to supply more utilities like water to support additional people.
I hope we can get this done! :slightly_smiling:
More than adequate space to avoid crowding of neighbors
We should take on Opportunity Housing to gently & spot-wise increase diversity, density and affordability within single-family neighborhoods with the permitting of duplexes and triplexes.
Turn the dry lakes in Memorial Park into a skateboard park!
The state is trying to bypass all local government and push forward housing plans, which are insane. I'm strongly against high density housing which we have clearly seen what happened during the pandemic. The housing plan will shape how Cupertino's future look like. I hope it remain as a quiet, peaceful and safe small town which is family friendly. Remember, a lot of residents moved to Cupertino because of the schools and their school-aged children. We need to continue supporting these children and give them a peaceful and safe environment to grow up.
orchards abounded when I arrived in 1975!! Way to much "growth" since then. This is why people are leaving California.
Detached single-family (on small lots like Madadam Ln) is what the maket wants! More of these units will reduce price pressure on multi-family units!
I think there will always be a demand for single family homes vs high rise living - we are not a big city and need to keep from becoming overcrowded with accompanying infrastructure and traffic issues, overburdening the existing utility systems and water availability
Detatched single family homes on small lots
Prop 13 is bad for the city. City must come up with additional tax measure on properties to offset the prop 13 steep loss to support schools.
It is expensive here and the pay for public service workers does not support that unless you are in one of these programs.
I appreciate that the city is surveying residents for their thoughts, and I hope that you all will make your decisions based on what is best for the future of the city
Thanks for asking!
Yes- why isn’t Vallco further along in building. It seems like the city is dragging this out.
We need to resist state laws that give developers a pass to build high-density, market-rate housing but don't address Cupertino's lack of transport, don't provide adequate parking, and exacerbate exisiting income inequality and lack of affordable housing. We don't need more of affluent tech worker housing. We don't need more population in out drought-ridden state.
The State of California may need to lower development requirements. It is important to have a longer-term vision as people are moving out of the Bay Area. There are costs to over-building such as creating urban blight.
Look at Arlington, VA, the corridor of Wilson Blvd and Fairfax Dr. 20 story apt/condo, office, ground floor retail, broad walkable sidewalks, nicely landscaped, friendly to young professionals & families. Doesn't disturb single-family zoning.
We need to resist state laws that give developers a pass to build high-density, market-rate housing but don't address Cupertino's lack of transport, don't provide adequate parking, and exacerbate exisiting income inequality and lack of affordable housing. We don't need more of affluent tech worker housing. We don't need more population in out drought-ridden state.

It is critical to increase the number of rental opportunities, including Below-Market-Rate rentals in the city, as well as market rate and Below-Market-Rate "for-purchase" homes. There are many options. Working with Destination: Home by reviewing locations is a key component of the City's efforts.
Cupertino and all of Santa Clara County MUST "build up" and go with higher density housing to keep Silicon Valley alive. We are stagnating now on housing and that is NOT sustainable and hurts our community and our nation. It will be hard, but we have to do it. Thank you! --Kim, long time Cupertino resident
Cupertino needs more, denser housing and it needs it fast. California is crushing younger people, even professionals in well-paying jobs in Silicon Valley, with completely unaffordable housing. It is a moral imperative to get away from single-family zoning and create some space in our job-rich community for younger people, and to provide some access to the wealth and opportunity that is here. We don't need to go crazy, but we do need to aggressively build housing.
Many choose Cupertino to live mostly because of the school and still rather laid back atmosphere. Recent irresponsible growth is short sighted and will destroy the value of Cupertino in a few years by factors like traffic congestion, traffic safety, pedestrian safety congested schools, low teacher quality etc.
more single family homes will not result in enough housing, but unfortunately that is what most people want I presume
The City of Cupertino is run by developers in the City Council. A fair and unbiased approach to housing is impossible. The City is, and has been, corrupt and without responsible leadership for years.t
Any plans for adding neighborhood/community centers, where neighbors can meet each other?
We need to provide more opportunities for long term citizens to serve on housing committees. Housing commission selection seems to be very biased and unfair.
If we don't have adequate water supply - place moratorium on building. Challenge States mandate on building numbers. City should not be forced into higher density.
I think we need to characterize the populations we are trying to house. The homeless need one thing, students need another, Seniors yet another. As the region grows, it is inevitable that we need higher buildings. We might as well start building them now.
transition elderly residents from single family homes to low income senior living units close to grocery, transportation, parks
Allow for more density wherever possible. The world is changing and growing. Buying a house before the market went to hell doesn't give residents any right to stand in the way of progress.
In my opinion, inadequate and underfunded public transit options are the main reason for traffic and congestion. If commute is easy, people will have choices. in living further away.
Water and drought seem to be a serious long term problem that needs to be addressed. Expanded housing units will exacerbate this particular concern. Good luck!
This survey is hard to fill out. I didn't understand the question about "gateways" at all. The names of the gateways in the question don't match the streets having the big red triangle gateways in the "Major Streets and gateways" map. Also, it doesn't make sense to ask current residents what new types of homes or apartments are needed. You need to ask the people who want to live here but don't yet.
This survey seems to be a bit biased--it seems to be looking for things that people don't like about building new housing (not a neutral survey).
Cupertino must build high density housing. This is not farmland any more. Those homeowners who do not like the change can move and let the younger people buy and live here.
As the former chair of the Cupertino Planning Commission, I am convinced that our city leaders and our community should not be afraid of a long-term vision for meeting our city's future needs.

The "Size of housing units" question only allows one or two selections, though the prompt asks for two or more.
Though well intentioned, this survey is incredibly biased. It phrases housing as a burden, rather than as a benefit.
If we need housing, why does the city allow builders to have such a high proportion of office-space, that increases traffic and parking? The builders know it is cheaper to make a stock office, instead of building out an apartment, and the city lets them get away with that.Why is that the case, in this competitive market?
I don't think there are enough shade trees in Cupertino on the huge boulevards
No. I know housing is a complex issue. Thanks for your work on this important topic!
This survey biases the reader to be against housing, framing it as burden rather than as something that could bring more oppoertunity to Cupertino.
I hate the high density housing developments that one sees everywhere. They're like fortresses!! And--there seems to be no consideration for human interaction and behavior--encouraging people to gather and interact outside i.e. in something like a a town square or plaza like those in European cities and South America. This is an ancient architectural design that has always been successful. We need more bikeways and walkways connecting neighborhoods. We also need light rail!!!!
green land area
Let's build more housing so our city can grow.
Please make Cupertino ADU friendly. This can greatly help the housing shortage situation.
Affordable housing for everyone! We want affordable housing in Cupertino
Many of the questions in this survey unfortunately seem to be biased against housing development. Consistently phrasing questions in terms of the costs and burdens rath of development rather than neutrally is a recipe for bad data!
Many of the questions in this survey unfortunately seem to be biased against housing development. Consistently phrasing questions in terms of the costs and burdens of development rather than neutrally is a recipe for bad data!
Mixed use with retail, office, and residential for low through high-income reduces commuter traffic and is better for the environment.
it would have been nice to link the names of developments to a map of their locations (where is North Crossroads?) no one knows these names
should have reserve unit for medium income families.
More housing. Affordable housing. Also, if you're going to do a survey to assess all viewpoints, don't make it online. For example, how are homeless residents supposed to access this?
Weirdly, this survey came across as incredibly biased against affordable housing. The idea was framed as a burden.
Please don't overbuild nor overcrowd our little beautiful city. Don't build anything taller than 3 stories above ground near single-home residential areas.
Though well intentioned, this survey is incredibly biased. It phrases housing as a burden, rather than as a benefit.
Historically Cupertino schools have been valued by residents and people who consider moving to Cupertino. Lack of affordable housing means young families cannot live here. So there are fewer kids, and then fewer schools, impacting part of the Cupertino "value proposition" around schools. Lack of affordable housing will drive the quality of schools down and that will drive property values down.
Thank you for the foresight and planning!

Some of these questions are difficult to answer because I don't know a lot of the terminology -- I'm not sure what the "gateways" are for instance. It also seems like there's some bias to how the questions are phrased.
1) I didn't like the floorplan question. Despite asking for at least 2 answers I couldn't select more. We need studio, 1-, 2- and 3- bedroom apartments and condos. 2) I think the survey presumes we are against more housing and denser housing. That is a clear bias. I prefer having our essential workers able to afford to live in our community. Teachers, nurses, fire fighters, cashiers, janitors, in-home healthcare workers and even baristas. I prefer they not have to commute from Tracy. 3) We need more affordable housing. We need rentals and condos. We need housing for singles and families. We are enriched by young people, old people, kind and creative people, people who have time to give back to our community. All should be welcome in Cupertino.
Developers of properties within the city need to look at housing options in large metropolitan areas like Singapore to explore better housing options within high rise buildings.
The city needs to get back its ability to control the zoning within their boundaries. Unfortunately the state legislature has taken over this function, Vallco being a prime example of development run amuck due to mandates from the state level.
Though well intentioned, the questions of this survey come off as very biased. The questions make housing appear as a burden, rather than a benefit.
We need more affordable housing in Cupertino. This survey seems biased against adding more housing. I would like to see a more unbiased request for input.
Donâ€™t want high rise
Although there was space for me to write my thoughts about the benefits of more, and denser housing in Cupertino, the questions themselves did not offer the opportunity to choose among benefits, which would be easier for most survey respondents. It focused on concerns that sounded negative. Also, in the question about sizes of living quarters, only two choices were allowed. Our city will need studios and one-bedroom homes, certainly, but will also need 2 bedroom and 3 bedroom homes as well. With over 4,500 new homes, there should be a mix of all sizes.
I hope we as a city (and a region, and as a state) can work together to try to mitigate this crisis that those in power and those with power have chosen to put us in. I have a lot of pride in our city and I know we can make it more beautiful, walkable, opportunity rich for lower incomes, and at the same time work on this housing crisis. :)
Where are City Center Mode, N DeAnza Special Area, Stelling Gateway..., anyway? We have enough fine parks, just too bad most of it is where the housing density is lowest.
I'd like Cupertino to be a city where everyone is welcomed and can live here, not just for the rich. There shouldn't be new development for single family homes given the dire need for housing.
Build tall near main surface streets. Put restaurants and businesses on ground level
please allow more housing
I'd support supportive housing units for the homeless if it was determined that Cupertino has a high number of homelessness.
Vallco SB35 project provides lots of studios and 1BR, so plans for next housing cycle should include larger units for balance. Owner-occupied units promote civic involvement and wealth accumulation, especially for lower income households.
I am a SFH homeowner, and I understand the concerns of those who are worried about too much density. However, I do believe there are smart ways to achieve density while still maintaining the quality of life we all love about our city.

We are SFH homeowners who have lived in Cupertino for 15 years. I fully understand the concerns of those who resist increased density and I share them too, however I do believe that there is a smart way to increase density while maintaining our quality of life.
Vallco SB35 project provides lots of studios and 1BR, which can be balanced if the next housing cycle includes larger units.
Need more housing in south/west parts of the city where school enrollment is too low. North/east parts of the city are too dense, have terrible traffic, and do not have enough parks.
what the community needs is more important than what I want
My housing needs are met, what is important is what the community needs, not what I need!
Oversight of organization running the housing
Need much more open space…unfortunately Cupertino is getting pretty ugly when it was once a beautiful city. There also needs to be more restrictions on the number of people living in one single family home. Too many occupants in one home is causing more cars to be parked on front yards making the city look trashy. Also, the city needs to be better at having homeowners take care of their property many homes are fire hazards with all the dry weeds in their yards.
COVID-19 is very likely to have lasting impact on people's way of life. A big portion of tech workers are going to move out and work remotely. The city should take this into consideration to stay ahead of the change.
Renovate Lincoln and Kennedy
Renovate Lincoln and Kennedy
Renovate Lincoln and Kennedy
Renovate Lincoln elementary and Kennedy MD
should halt construction of second stories on existing SFHs
I do support lower cost housing units for the city, but please consider making them as "green" as possible. I also worry about traffic congestions as a result.
Though well intentioned, this survey is incredibly biased. It phrases housing as a burden, rather than as a benefit.
It's way too rosded already.
size of housing units question makes no sense. says pick at least 2, then i get this error: Choose between 1 and 2 options * required You must choose at most 2 options
Questions too general. Location/neighborhood should be considered. I do think Cupertino is thinking it's to grand, we need to do our share.
State should fund dedicated transit corridor on Stevens Creek Blvd through Cupertino for buses or light rail where 11,000 new residents have the opportunity to ride instead of drive.
The Housing plan should create enough opportunities for kids to go to school of choice and reduce the Rental Cost Pressure in the community
I'm all for increasing density to allow for more housing and keeping rents from skyrocketing further. People who work full-time in Cupertino, regardless of their job, should be able to live in Cupertino.
I would like the Cupertino planing commission to have a better understanding of how the design of new buildings or housing fit into existing neighborhoods.There are two units up along Foothill Blvd. that are not complimentary to the surrounding neighborhoods.
Cupertino needs affordable housing options for our kids, the next generation that is growing up in the city, and cannot afford to buy housing in the city when grown up!
Cupertino is a laid, back town and we need to strive to keep it that way. Similar to towns like Saratoga, Los Altos..ect

Tall apartment units in the downtown area is probably the best approach to a difficult problem. I would support 10-12 stories, all residential, mainly studio's and one-bedrooms, some two-bed, smallish, economical but high-quality, not cheap.
Transit-oriented development would be beneficial as it would reduce the number of cars. In addition, there should be car-free housing options available.
I was told by another resident that Cupertino Matters, after bashing certain council members, directed its readers to go to Cupertino for All so they could be guided on how to fill out the survey. If this is true, the results may be tilted toward higher density that residents want.
high density is ok, but let's not mix it with single family area and please please mandate minimum parking per new unit. Otherwise all neighborhood and streets will be flooded by cars. Do not buy that public transit will help. No, public transit will take years to become a real option.
It seems like the developers opt out of affordable housing by paying fines that are less than their profit.
more public transit options
To keep Cupertino as a viable, interesting, inclusive community, we need a provide a wide variety of housing types, sizes and at varying costs.
1 or 2 story single homes or townhomes are needed in Cupertino. Please keep low density housing in Cupertino. With the trend of work-from-home, people prefer low density housing.
This survey is a fraud when you MUST answer a density question that only permits answers in excess of what most residents would prefer and answer if presented an opportunity. Shameful, disingenuous failure to be forthright with residents.
I'm concerned that Cupertino is making development choices that is moving the city away from a small town feel and experience to urban expansion and high density. I believe we need to keep Cupertino's small town feel and shore up our schools (K-8). The city needs to work with the local school district to ensure greater funding. I'm really sorry, but you can't keep adding housing without addressing the dire straits the Cupertino Union School District is facing. Please make more of an effort to support the district in seeking a new funding mechanism from the state.
Please keep in mind that if most of the planned housing unit developments in Cupertino are rentals, then the clientele that will be renting them will be non-native born people and they will have many family & relatives living in a unit. They are just as big of consumers as the rest of us and each will probably all will have a car, and they will need sufficient parking and general tremendous traffic issues!
Cupoertino housing costs are far too high, limitations should be placed on outside investors/consortiums that push the prices up. Whilst building more property is a good thing, empty investment property should also be of concern
this survey is designed with a bias for building. The city is already burdened with excessivly dense housing
We do need additional growth - our schools have declining enrollment. Cupertino is losing growth opportunities with cities like Mt View and Sunnyvale. What is Cupertino core development plan? Los Gatos is great for dining and upper end housing. Sunnyvale is growing industrially. Mt View - Google and Castro St dining etc.
Please don't build too many housings in Cupertino.
Mixed-Use projects allow the opportunity to live, work, shop and eat without using a car.
Most people are becoming seniors. It should be ok to open semiconductor floor building to rent out it.
BMR housing requirements should be reduced or eliminated. The requirement for BMR housing discourages larger housing projects from being built as they are uneconomical for the developer.

Cupertino needs to do its share to mitigate the shortage of affordable housing in the Bay Area.
No.
Adhere to General Plan as does Los Gatos. exceptions
n/a
Lower density of population will be preferred
None
Community gardens
This survey seems much more tilted to asking why we don't want new neighbors, rather than why we do.
none
Require school buses. Schools can afford them!
I am concerned that the rush to build housing is a gift to wealthy developers who then become mega landlords while removing services from our city (retail, parks, low traffic). I believe a home ownership model (condos, townhomes) is better for keeping Cupertino a community.
I prefer higher density that continued sprawl and quality over size.
Lets build these developments for humans, not cars. Downtown Charleston, SC is a great example. Allow for mixed use and zoning to bring store fronts to the street. Make it pedestrian friendly. @wrathofgnon is a great follow on twitter for more ideas.
I love Cupertino, it's excellent place to live, I wish there is opportunity to live there again within my budget
Please don't assume that investment into bike lanes is going to help in a major way. The new divided bike paths are a marginal improvement at best, and may actually be detrimental in some cases because they restrict traffic (e.g. by making right turns more restrictive) & will increase congestion. We need to address traffic flow through the city in a *major* way if we want to increase housing density. Just taking kids around to their classes locally within the city is a traffic nightmare because the city does nothing to significantly improve traffic flow. Traffic on Wolfe near the new Apple campus has been a nightmare due to Pruneridge/Apple pkwy lights being horribly out of sync. Pedestrian priority makes matters worse. Please do something to prevent gridlock in the future & make lives better for the residents! How hard would it be to synchronize traffic lights in commute direction on all major arterials such as Miller/De Anza/Stevens Creek? What about introducing a metric of how much time is spent by residents waiting on traffic lights, just to measure impact of development and any improvements?
Honestly we just need a lot more housing
build dense!
Keep R-1 Zoning!!!!!
I often hear many complaints about the high sale price of "luxury condo" units that get built in high density housing. While I think it's important that acknowledge the high price, I think it's also important that those units are almost always still much cheaper than any single family homes in Cupertino. So while not the perfect solution to the city housing crisis, high density housing still goes a long way in improving the affordability of housing in our city. I'm also aware of the anger that many on the city council feel toward the increased RHNA housing numbers. I think this is the wrong way to treat the new RHNA numbers, and I hope our upcoming general plan updates will embrace these numbers rather than try litigate our way out of them. That would be a waste of everyone's time and money.
Cupertino would benefit from more and higher density housing, but we need to ensure that these new developments are designed in a way such that the residents aren't all forced to drive

everywhere. Cupertino has a lot of potential to be a very bike and pedestrian friendly city - flat, wide roads, great weather, lots of trees. We need more protected bike paths and sidewalks so that people feel comfortable doing so. Studies have shown that only a tiny percentage of bikers are comfortable biking unprotected alongside cars. Without truly protecting our bike lanes and sidewalks we are increasing traffic and failing to realize the true potential of the city. We would also benefit from more commercial zones so that people have the opportunity to walk or bike to establishments near them.
Housing needs to be properly planned - we should not antagonize the developers but we should also not be unrealistic in our expectations
It's high time that Cupertino cease its petulant, embarrassing opposition to new housing, and build the homes that our community and our region desperately need.
Planning around accomodating cars doesn't work. It creates more traffic no matter what is done. Let the housing get built and bring in the transit after to support it.
housing should focus on needs of those already here, not to attract professionals from outside. California is a seismically active arid zone; we are right-sized now. What do you with a 9-story apartment bldg during an earthquake, with fires starting and a water shortage? We need to be environmentally responsible and not trash CEQA.
Not at this time
Housing Is a Human Right. It is my hope that the language of Human Rights will shape how we solve profound shortages of safe and adequate housing for people who need homes. See The Shift: https://www.make-the-shift.org/ For market-rate housing, too often the price is set by what investors are willing to pay with no regard for the costs regular people can afford for their housing. People need safe, affordable, sustainable housing for themselves and their families, but "Housing Crisis!" policy rarely prioritizes the housing people need. Instead, we get streamlined approval for insufficiently supported projects intended as investment instruments for high net worth individuals, corporations, pension funds, insurance providers, and any entity seeking anonymous repatriation of money held in offshore accounts.
Develop more housing and transportation near main roadway arteries, manage traffic