



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333  
CUPERTINO.ORG

**CITY COUNCIL STAFF REPORT**

Meeting: November 16, 2021

**Subject**

Housing Element Update: Sites inventory and upcoming community engagement.

**Recommended Action**

That the City Council receive the report and provide input to staff on the sites inventory and community engagement.

**Background**

The City is currently preparing for the 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) and Housing Element update, which covers the planning period of 2023 to 2031. The Housing Element is part of Cupertino's General Plan and identifies policies and programs to meet the housing needs of the City's current and future residents at all income levels. State law requires that every city and county in California adopt a Housing Element approximately every eight years. The Housing Element must identify adequate sites, with appropriate zoning and development standards and services, to accommodate the local jurisdiction's share of the regional housing needs for each income level.

Background on the Housing Element update process has been detailed in prior staff reports dated:

- May 19, 2020<sup>1</sup>: City Council study session provided background on Plan Bay Area 2050 and RHNA.
- July 8, 2020<sup>2</sup>: City Council special meeting provided a review of the CA Department of Housing and Community Development (HCD) RHNA Determination.

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<sup>1</sup> 5/19/20 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=4524386&GUID=97E209AB-F8E2-4D11-8048-681A2ECB7C42&Options=&Search=>

<sup>2</sup> 7/8/20 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=4587061&GUID=3DE252BA-DD6E-4A22-9E07-A1CFD5F59113&Options=&Search=>

- November 10, 2020<sup>3</sup>: Planning Commission study session provided a review of the Association of Bay Area Government's (ABAG's) RHNA proposed methodology report.
- September 21, 2021<sup>4</sup>: City Council initiated work for the 6<sup>th</sup> Cycle General Plan Housing Element update and awarded a consultant agreement to EMC Planning Group (EMC)
- October 5, 2021<sup>5</sup>: The Housing Element Update team provided an update on the Housing Element update and the 2021 Housing Survey to City Council.

Additionally, the following outreach efforts have been conducted to date for the Housing Element update:

- April 27, 2021<sup>6</sup> : This first of two joint study sessions, facilitated by the Santa Clara County Planning Collaborative's technical support team, Baird + Driskell, focused on an introduction and overview of the Housing Element structure and required sections.
- May 11, 2021<sup>7</sup>: The second joint study session by Baird + Driskell provided participants an opportunity to explore best practices for the required sites inventory, as well as example Housing Element policies.
- August 9, 2021: The City participated in a virtual community meeting series, "Let's Talk Housing," hosted by Santa Clara County's Planning Collaborative.

## **Discussion**

Please see the report from EMC Planning Group (Attachment A).

## **Next Steps**

- The Housing Element Update team will present an update to Housing Commission on December 9, 2021.
- The community is invited to participate in the December 9<sup>th</sup> virtual workshop. Meeting information will be added to the Housing Element webpage ([www.engagecupertino.org/housingelement](http://www.engagecupertino.org/housingelement)). The outcomes from this first

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<sup>3</sup> 11/10/20 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=4688247&GUID=56A8FD80-673B-4F1A-BAB4-5FBD7DA7FFC5&Options=&Search=>

<sup>4</sup> 9/21/21 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=5139085&GUID=49F1DF23-27A3-4725-9BC5-DAE83FA58A66&Options=&Search=>

<sup>5</sup> 10/5/21 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=5152768&GUID=CA219C51-940D-4C1A-8B7F-D36E335E5C51&Options=&Search=>

<sup>6</sup> 4/27/21 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=4920241&GUID=0529920D-3BC8-4A7B-AFEE-759CA6E1C0EC&Options=&Search=>

<sup>7</sup> 5/11/21 meeting available at: <https://cupertino.legistar.com/LegislationDetail.aspx?ID=4939554&GUID=CB446516-C871-412D-9BBD-BF6A6B0AD561&Options=&Search=>

workshop's Balancing Act mapping exercise will influence the next exercise, which will include a deeper analysis of sites and will be designed to further develop the educational and participatory experiences.

- Staff is compiling a list of property owners who are interested in becoming a 6<sup>th</sup> Cycle Housing Element site. To increase the number of possible sites, Staff is contacting all property owners who may be eligible as a Housing Element site. All interested and potentially eligible property owners will be notified via mail of the Housing Element Update process and upcoming engagement opportunities. Property owners will also be able to sign up to have their property added to this list on the website.
- Staff will be returning to Council in January to present a grant opportunity from the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) for an update to the Heart of the City Specific Plan. It is anticipated that this update will occur concurrently with the Housing Element Update with EMC as the project lead.
- Per State law, the Housing Element update must be completed by January 2023.

#### **Sustainability Impact**

No sustainability impact.

#### **Fiscal Impact**

No fiscal impact.

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Prepared by: Erika Poveda, Associate Planner  
Kerri Heusler, Housing Planning Manager  
Piu Ghosh, Planning Manager

Reviewed by: Benjamin Fu, Director of Community Development  
Dianne Thompson, Assistant City Manager  
Christopher Jensen, City Attorney

Approved by: Greg Larson, Interim City Manager

#### **Attachments:**

Attachment A – EMC Planning Group Report

Attachment A.1 – ABAG Draft RHNA Methodology Report 2023-2031 (Appendix 4, Santa Clara County)

Attachment A.2 - General Plan Excerpts of Special Areas and Neighborhood Maps