# housing

# 4

# Introduction

Cupertino is a community with a high quality of life, a renowned school system, and a robust high-technology economy. The long term vitality of Cupertino and the local economy depend upon the availability of all types of housing to meet the community's diverse housing needs. As Cupertino looks towards the future, increasing the range and diversity of housing options will be integral to the City's success. Consistent with the goal of being a balanced community, this Housing Element continues the City's commitment to ensuring new opportunities for residential development, as well as for preserving and enhancing our existing neighborhoods.

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## ROLE AND CONTENT OF HOUSING ELEMENT

The Housing Element is a comprehensive eight-year plan to address housing needs in Cupertino. This updated Housing Element focuses on housing needs from January 31, 2015 through January 31, 2023, in accordance with the housing element planning period established by State law for San Francisco Bay Area jurisdictions.

This Housing Element is the City's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections
- Describe goals, policies and implementation strategies to achieve local housing objectives
- Examine the local need for housing with a focus on special needs populations
- Identify adequate sites for the production of housing serving various income levels
- Analyze potential constraints to new housing production
- Evaluate the Housing Element for consistency with other General Plan elements

This element outlines the community's projected housing needs and defines the actions the City will take to address them. General Plan Appendix B provides detailed background information to meet all requirements of State Housing Element law.

# HOUSING NEEDS ASSESSMENT

This section describes the demographic, housing, and economic conditions in Cupertino; assesses the demand for housing for households at all income levels; and documents the demand for housing to serve special needs populations. The Housing Needs Assessment establishes the framework for defining the City's housing goals and formulating policies and strategies that address local housing needs.

A community's population characteristics can affect the amount and type of housing needed. Factors such as population growth, household type, and whether or not households are more likely to rent or buy their homes influence the type of housing needed.

## DEMOGRAPHIC TRENDS IN CUPERTINO AND THE REGION

### POPULATION

The City's population increased by 15 percent between 2000 and 2010, exceeding the growth rate of Santa Clara County (six percent), the San Francisco Bay area (five percent), and the State of California (10 percent) (see **Table HE-1**). During this period, Cupertino grew from 50,546 to 58,302 residents. A portion of this population growth can be attributed to the annexation of 168 acres of land between 2000 and 2008. Annexation of Garden Gate, Monta Vista, and scattered County "islands" added 1,600 new residents. After removing the population increases from these annexations, Cupertino experienced a 12-percent increase in its population during the previous decade.

## HOUSEHOLDS

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. In 2010, Cupertino was home to 20,181 households (see **Table HE-1**). The City added approximately 2,000 new households between 2000 and 2010, an increase of 11 percent. Approximately 600 of these households, however, resulted from annexations. After adjusting for household increases due to annexation, the number of households grew by only eight percent between 2000 and 2010. During the same time period, the number of households increased by 6.8 percent in Santa Clara County.

## HOUSEHOLD TYPE

Households are divided into two different types, depending on their composition. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups of unrelated individuals. Cupertino has a large proportion of family households. In 2011, family households comprised 77 percent of all households in the City, compared with 71 percent of Santa Clara County households (see **Table HE-1**).

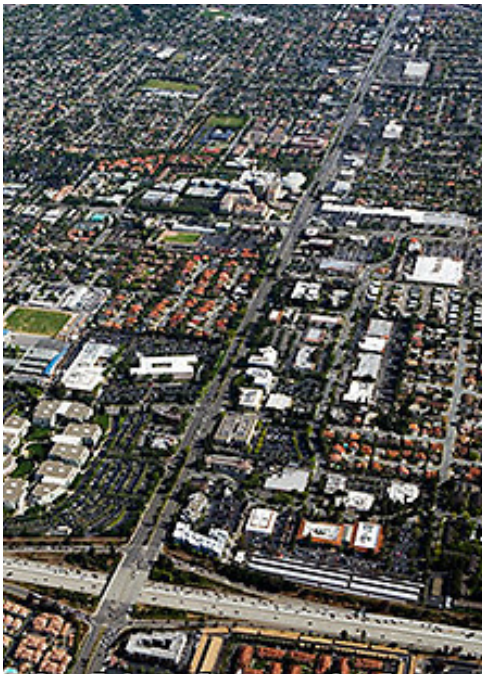
## HOUSEHOLD TENURE

Households in Cupertino are more likely to own than rent their homes. Approximately 63 percent of Cupertino households owned their homes in 2010. By comparison, 58 percent of Santa Clara County households owned homes (see **Table HE-1**).

### LONG-TERM PROJECTIONS

**Table HE-2** shows population, household, and job growth projections for Cupertino, Santa Clara County, and the nine-county Bay Area region between 2010 and 2040 and represents the analysis conducted by the Association of Bay Area Governments (ABAG) using 2010 Census data and a variety of local sources.

Between 2010 and 2040, Cupertino's population is expected to grow by 12,898 residents—from 58,302 to 71,200. This translates into an increase of 22 percent over 30 years. ABAG projects both Santa Clara County and the ABAG region will experience much larger growth over the same time period (36 percent and 31 percent, respectively). Cupertino's job growth is expected to continue to outpace population and household growth between 2010 and 2020, compounding the "jobs rich" nature of the City and the region. By 2020, Cupertino is anticipated to have a jobs-to-housing ratio of 1.40 (up from 1.29 in 2010, but mirroring the regional average of 1.40). Job growth in Cupertino is projected to level off after 2020 to a comparable pace with population and household growth. Similar trends are also projected for the County and the ABAG region as a whole.



## HOUSING STOCK CHARACTERISTICS

A community's housing stock is defined as the collection of all types of housing located within the jurisdiction. The characteristics of the housing stock—including condition, type, and affordability—are important in determining the housing needs for Cupertino.

### DISTRIBUTION OF UNITS BY STRUCTURE TYPE

A majority of housing units in Cupertino are single-family detached homes (57 percent in 2013). While still representing the majority house type, this represents a decrease from 2000, when 61 percent of all homes were single-family detached. In comparison, single-family detached homes in both Santa Clara County and the Bay Area comprised 54 percent of all homes in 2013.

Large multi-family buildings (defined as units in structures containing five or more dwellings) represent the second largest housing category in Cupertino (21 percent), followed by single-family attached dwellings (12 percent). Between 2000 and 2013, these two housing types experienced an increase of 24 and 26 percent, respectively.

## Table HE-1: Population and Household Trends, 2000-2010/2011

| | 2000 | 2010/2011 | Total Change 2000-2010 | Percent Change 2000-2011 |
|---|---|---|---|---|
| **City of Cupertino** | | | | |
| Population | 50,546 | 58,302 | 7,756 | 15.3% |
| Households | 18,204 | 20,181 | 1,977 | 10.9% |
| Average Household Size (a) | 2.75 | 2.83 | | |
| **Household Type (a)** | | | | |
| Families | 74.8% | 77.4% | | |
| Non-Families | 25.2% | 22.6% | | |
| **Tenure** | | | | |
| Owner | 63.6% | 62.6% | | |
| Renter | 36.4% | 37.4% | | |
| **Santa Clara County** | | | | |
| Population | 1,682,585 | 1,781,642 | 99,057 | 5.9% |
| Households | 565,863 | 604,204 | 38,341 | 6.8% |
| Average Household Size (a) | 2.92 | 2.89 | | |
| Household Type (a) | | | | |
| Families | 69.9% | 70.8% | | |
| Non-Families | 30.1% | 29.2% | | |
| **Tenure** | | | | |
| Owner | 59.8% | 57.6% | | |
| Renter | 40.2% | 42.4% | | |
| **Bay Area (b)** | | | | |
| Population | 6,783,760 | 7,150,739 | 366,979 | 5.4% |
| Households | 2,466,019 | 2,608,023 | 142,004 | 5.8% |
| Average Household Size (a) | 2.69 | 2.69 | | |
| **Household Type (a)** | | | | |
| Families | 64.7% | 64.8% | | |
| Non-Families | 35.3% | 35.2% | | |
| **Tenure** | | | | |
| Owner | 57.7% | 56.2% | | |
| Renter | 42.3% | 43.8% | | |
| **California** | | | | |
| Population | 33,871,648 | 37,253,956 | 3,382,308 | 10.0% |
| Households | 11,502,870 | 12,577,498 | 1,074,628 | 9.3% |
| Average Household Size (a) | 2.87 | 2.91 | | |
| **Household Type (a)** | | | | |
| Families | 68.9% | 68.6% | | |
| Non-Families | 31.1% | 31.4% | | |
| **Tenure** | | | | |
| Owner | 56.9% | 55.9% | | |
| Renter | 43.1% | 44.1% | | |

*Notes:*
*(a) Average household size and household type figures from American Community Survey (ACS), 2007-2011.*
*(b) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.*
*Source: Association of Bay area Governments (ABAG), Housing Element Data Profiles, December 2013*

## INCOME AND MARKET CONDITIONS RELATED TO HOUSING COSTS

The cost of housing is dependent on a variety of factors, including underlying land costs, market characteristics, and financing options. In the Bay Area, the technology boom has increased the demand for new housing at all income levels, resulting in both lower-earning residents and well-paid area professionals competing for housing in an overcrowded and expensive market. High housing costs can price lower-income families out of the market, cause extreme cost burdens, or force households into overcrowded conditions. Cupertino has some of the highest housing costs in the region.

### TABLE HE-2: Population, Household, and Job Projections, 2010-2040

| | Years | | | | Percent Change | | |
|---|---|---|---|---|---|---|---|
| | 2010 | 2020 | 2030 | 2040 | 2010-2020 | 2020-2030 | 2030-2040 |
| **City of Cupertino** | | | | | | | |
| Population | 58,302 | 62,100 | 66,300 | 71,200 | 6.5% | 6.8% | 7.4% |
| Households | 20,181 | 21,460 | 22,750 | 24,040 | 6.3% | 6.0% | 5.7% |
| Jobs | 26,090 | 29,960 | 31,220 | 33,110 | 14.8% | 4.2% | 6.1% |
| **Santa Clara County** | | | | | | | |
| Population | 1,781,642 | 1,977,900 | 2,188,500 | 2,423,500 | 11.0% | 10.6% | 10.7% |
| Households | 604,204 | 675,670 | 747,070 | 818,400 | 11.8% | 10.6% | 9.5% |
| Jobs | 926,270 | 1,091,270 | 1,147,020 | 1,229,520 | 17.8% | 5.1% | 7.2% |
| **Bay Area (a)** | | | | | | | |
| Population | 6,432,288 | 7,011,700 | 7,660,700 | 8,394,700 | 9.0% | 9.3% | 9.6% |
| Households | 2,350,186 | 2,560,480 | 2,776,640 | 2,992,990 | 8.9% | 8.4% | 7.8% |
| Jobs | 3,040,110 | 3,579,600 | 3,775,080 | 4,060,160 | 17.7% | 5.5% | 7.6% |

*a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.*
*Source:*
*Association of Bay Area Governments (ABAG), Housing Element Data Profiles, December 2013.*

## RENTAL MARKET CHARACTERISTICS AND TRENDS

A review of rental market conditions in Cupertino was conducted for this Housing Element by reviewing advertised apartment listings. The survey found that market-rate rents averaged:

- $1,608 per month for studio units
- $2,237 per month for one-bedroom units
- $2,886 per month for two-bedroom units
- $3,652 per month for three-bedroom units

Rental prices in Cupertino ranged from $1,400 for a studio unit to $5,895 for a five-bedroom unit. As can be expected, smaller units are generally more affordable than larger units. The overall median rental price for all unit sizes surveyed was $2,830, and the average price was $2,919.

## HOME SALE TRENDS

While other areas of the State and nation experienced downturns in the housing market during the national recession that began in 2008, Cupertino home values have continued to grow. During the depth of the housing market crash (between 2008 and 2010), the median home price in Cupertino held steady at around $1,000,000. Since 2011, home prices in Cupertino have increased substantially. The 2013 median home sales price of $1,200,000 in Cupertino was nearly double that of the County median price ($645,000), and prices continued to rise in 2014.

### HOUSING AFFORDABILITY

According to the federal government, housing is considered "affordable" if it costs no more than 30 percent of a household's gross income. Often, affordable housing is discussed in the context of affordability to households with different income levels. Households are categorized as very low income, low income, moderate income, or above moderate income based on percentages of the area median income established annually by the California Department of Housing and Community Development (HCD). In 2014, the area median income for Santa Clara County was $105,500 for a family of four.

## SPECIAL HOUSING NEEDS

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income-earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or they may live in overcrowded residences. Housing Element law specifically requires an analysis of the special housing needs of the elderly, the disabled, female-headed households, large families, farmworkers, and homeless persons and families. **Table HE-3** summarizes demographics for these special needs groups in Cupertino.

### SENIORS

Many senior residents face a unique set of housing needs, largely due to physical limitations, fixed incomes, and health care costs. Affordable housing cost, unit sizes and accessibility to transit, family, health care, and other services are critical housing concerns for seniors.

In 2010, 20 percent of Cupertino householders were 65 years old or older, slightly higher than the proportion of senior households in Santa Clara County (18.5 percent). A large majority of these senior households owned their homes; 86 percent of elderly households were homeowners, compared to only 58 percent of householders under 64 years old.

Cupertino's elderly renter households are more likely to be lower income than elderly owner households. Approximately 62 percent of elderly renter households earned less than 80 percent of the area median income compared to 42 percent of senior homeowners. Elderly households also tend to pay a larger portion of their income on housing costs than do other households.

## Table HE-3: Special Needs Groups in Cupertino

| Special Needs Group | Person or Household | Renter | Owner | Percent of Total |
|---|---|---|---|---|
| Senior-Headed Households | 3,983 | 785 (19.7%) | 3,198 (80.3%) | 19.7% |
| Households with a Senior Member | 5,069 | n/a | n/a | 25.1% |
| Seniors Living Alone | 1,612 | 516 (32.0%) | 1,096 (68.0%) | 8.0% |
| Large Households | 1,883 | 619 (32.9%) | 1,264 (67.1%) | 9.3% |
| Single-Parent Households | 883 | n/a | n/a | 4.4% |
| Female Single-Parent Households | 667 | n/a | n/a | 6.9% |
| Persons with Disabilities (a) | 3,445 | n/a | n/a | 5.9% |
| Agricultural Workers (b) | 36 | n/a | n/a | <1% |
| Persons living in Poverty (b) | 2,330 | n/a | n/a | 4.0% |
| Homeless (c) | 112 | n/a | n/a | <1% |

*Notes:*
*(a) 2010 Census data not available for persons with disabilities. Estimate is from the 2008-2012 ACS. Estimate is for persons 5 years of age and older.*
*(b) 2010 Census data not available. Estimate is from the 2007-2011 ACS.*
*(c) 2010 Census data not available. Estimate is from 2013 Santa Clara County Homeless Point-In-Time Census and Survey Comprehensive Report. Of the 112 homeless persons counted in Cupertino in 2013, 92 persons were unsheltered and 20 were sheltered.*
*Sources: Association of Bay Area Governments (ABAG), Housing Element Data Profiles, December 2013; U.S. Census, American Community Survey (ACS), 2008-2012; 2013 Santa Clara County Homeless Point-In-Time Census and Survey Comprehensive Report*

## LARGE HOUSEHOLDS

Large households are defined as those with five or more members. Large households are identified as a special needs group because of limited opportunities for adequately sized and affordable housing. Cupertino has a smaller proportion of large households than Santa Clara County as a whole (9.3 percent in Cupertino compared to 15 percent in Santa Clara County). In the City, large households are more likely to be homeowners (67 percent) than renters (33 percent). Approximately 64 percent of the housing units in Cupertino have three or more bedrooms and can accommodate large households.

## SINGLE-PARENT HOUSEHOLDS

Single-parent households often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed single-parent households with children, in particular, tend to have a higher need for affordable housing than other family households in general. In addition, these households are more likely to need childcare since the mother is often the sole source of income in addition to being the sole caregiver for the children in the household. In 2010, 667 female-headed single-parent households with children under 18 years of age lived in Cupertino, representing 3.3 percent of all households in the City. A significant proportion of these households were living in poverty (21 percent).

## PERSONS WITH DISABILITIES

A disability is a physical or mental impairment that limits one or more major life activities. Persons with disabilities generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities. Approximately six percent of Cupertino residents and eight percent of Santa Clara County residents had one or more disabilities in 2010.

## RESIDENTS LIVING BELOW THE POVERTY LEVEL

Families with incomes below the poverty level, specifically those with extremely low and very low incomes, are at the greatest risk of becoming homeless and often require assistance in meeting their rent and mortgage obligations in order to prevent homelessness. Census data suggest that four percent of all Cupertino residents were living below the poverty level in 2010. Specifically, about three percent of family households and two percent of families with children were living below the poverty level. These households may require specific housing solutions such as deeper income targeting for subsidies, housing with supportive services, single-room occupancy units, or rent subsidies and vouchers.

## HOMELESS

Demand for emergency and transitional shelter in Cupertino is difficult to determine given the episodic nature of homelessness. Generally, episodes of homelessness among families or individuals can occur as a single event or periodically. The county-wide 2013 Santa Clara County Homeless Census & Survey reported a point-in-time count of 7,631 homeless people on the streets and in emergency shelters, transitional housing, and domestic violence shelters throughout the County. This estimate includes 112 homeless individuals in Cupertino. The count, however, should be considered conservative because many unsheltered homeless individuals may not be visible at street locations, even with the most thorough methodology.

## REGIONAL HOUSING NEEDS ALLOCATION

Pursuant to California Government Code Section 65584, the State, regional councils of government (in this case, ABAG), and local governments must collectively determine each locality's share of regional housing need allocation (RHNA). In conjunction with the State mandated housing element update cycle that requires Bay Area jurisdictions to update their elements by January 31, 2015, ABAG has determined housing unit production needs for each jurisdiction within the Bay Area. These allocations set housing production goals for the planning period that runs from January 1, 2014 through October 31, 2022 (**Table HE-4**).

**Table HE-4: RHNA, Cupertino, 2014-2022**

| Income Category | Projected Need | Percent of Total |
|---|---|---|
| Extremely Low/Very Low (0-50% of AMI) | 356 | 33.5% |
| Low (51-80% of AMI) | 207 | 19.5% |
| Moderate (81-120% of AMI) | 231 | 21.7% |
| Above Moderate (over 120% AMI) | 270 | 25.4% |
| Total Units | 1,064 | 100.0% |

*Source: ABAG Regional Housing Needs Assessment, 2014.*

## PROGRESS TOWARD THE REGIONAL HOUSING NEEDS ALLOCATION

The City of Cupertino may count housing units constructed, approved, or proposed since January 1, 2014 toward satisfying its RHNA goals for this planning period. Between January 1 and May 31, 2014, building permits for 14 single-family housing units and three second units were approved in Cupertino. In addition, six single-family homes and seven apartments received Planning approvals. Also included in the RHNA credits are 32 second units projected to be developed within the planning period. This projection is based on historical approvals of second units during the past Housing Element planning period. With these credits, the City has a remaining RHNA of 1,002 units: 356 extremely low/very low-income units, 207 low-income units, 196 moderate-income units, and 243 above moderate-income units.

# HOUSING RESOURCES

## OVERVIEW OF AVAILABLE SITES FOR HOUSING

The purpose of the adequate sites analysis is to demonstrate that a sufficient supply of land exists in the City to accommodate the fair share of the region's housing needs during the RHNA projections period (January 1, 2014 – October 31, 2022). The Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment"((Section 65583[a][3]). It further requires that the Element analyze zoning and infrastructure on these sites to ensure housing development is feasible during the planning period.

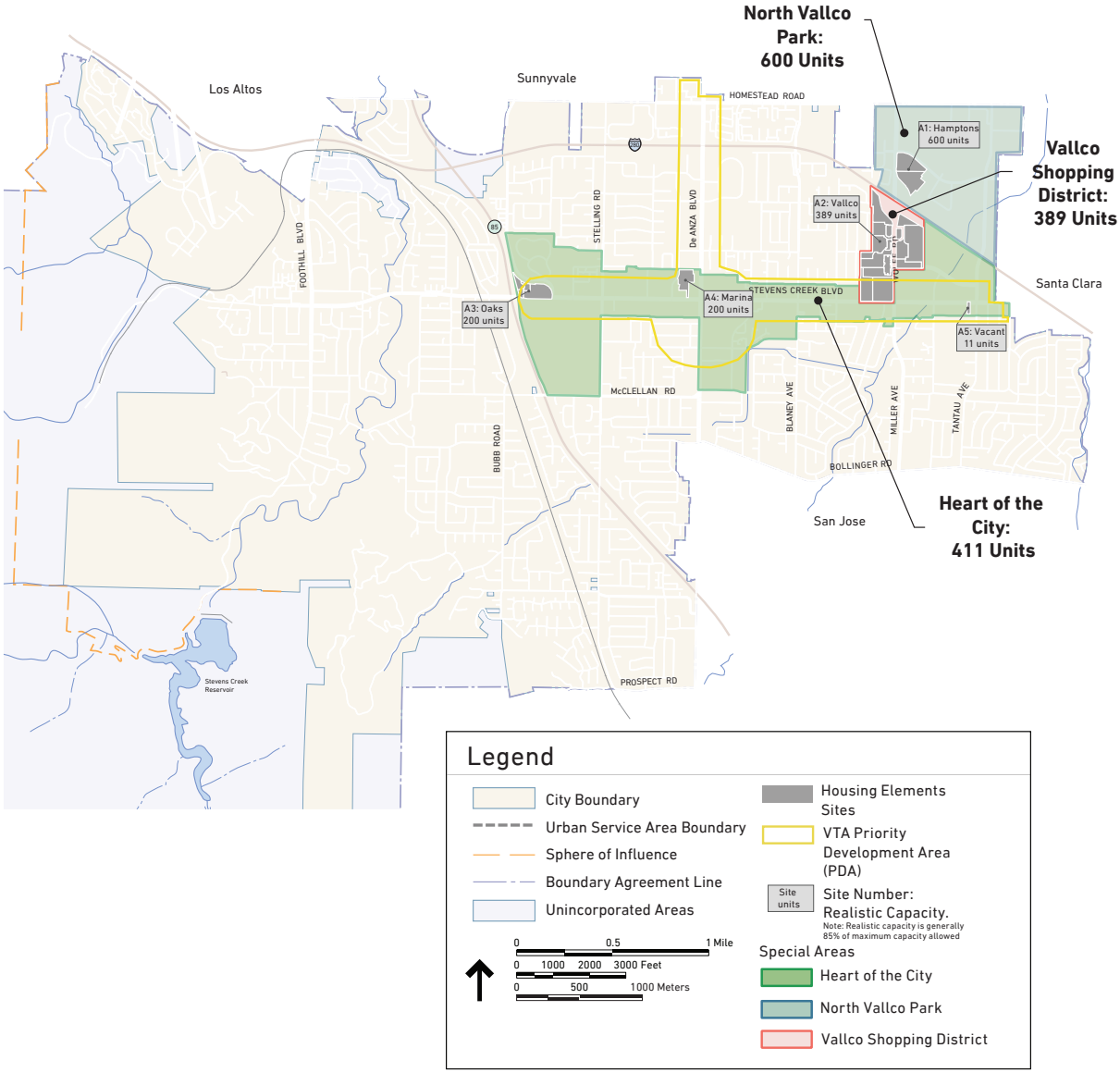
**Figure HE-1** indicates the available residential development opportunity sites to meet and exceed the identified regional housing need pursuant to the RHNA. The opportunity sites can accommodate infill development of up to 1,400 residential units on properties zoned for densities of 20 dwelling units to the acre or more. The potential sites inventory is organized by geographic area and in particular, by mixed use corridors. As shown in **Table HE-5**, sites identified to meet the near-term development potential lie within the North Vallco Park Special Area, the Heart of the City Special Area, and the Vallco Shopping District Special Area.

One particular site will involve substantial coordination for redevelopment (Vallco Shopping District, Site A2). Due to the magnitude of the project, the City has established a contingency plan to meet the RHNA if a Specific Plan is not approved within three years of Housing Element adoption. This contingency plan (called Scenario B and discussed further in General Plan Appendix B), would involve the City removing Vallco Shopping District, adding more priority sites to the inventory, and also increasing the density/allowable units on other priority sites.

# FIGURE HE-1
# HOUSING ELEMENT: SITES TO MEET THE RHNA

## Priority Housing Element Sites: Scenario A

Applicable if Vallco Specific Plan is adopted by May 31, 2018
If Vallco Specific Plan is not adopted by May 31, 2018, the designated Priority Housing Element Sites will be as shown in General Plan Appendix B, Section 5.5: Residential Sites Inventory - Scenario B.



## Table HE-5: Summary of PRIORITY HOUSING ELEMENT SITES To Meet the RHNA - Scenario A

| Site | Adopted General Plan/ Adopted Zoning | Special Area | Max Density (DUA) | Max Height | Realistic Capacity (units) |
|---|---|---|---|---|---|
| Site A1 (The Hamptons) | High Density P(Res) | North Vallco Park | 85 | 75 ft; or 60 ft in certain locations*; | 600 net |
| Site A2 (Vallco Shopping District) | RS/O/R P(Regional Shopping) & P(CG) | Vallco Shopping District | 35 | height to be determined in Vallco Shopping District Specific Plan | 389 |
| Site A3 (The Oaks Shopping Center) | C/R P(CG, Res) | Heart of the City | 30 | 45 ft | 200 |
| Site A4 (Marina Plaza) | C/O/R P(CG, Res) | Heart of the City | 35 | 45 ft | 200 |
| Site A5 (Barry Swenson) | C/O/R P(CG, Res) | Heart of the City | 25 | 45 ft | 11 |
| | | | | Total | 1,400 |

Notes: Zoning for Site A2 (Vallco) will be determined by Specific Plan to allow residential uses. Site A1 (Hamptons) height limit of 60 feet is applicable for buildings located within 50 feet of property lines abutting Wolfe Rd, Pruneridge Ave. & Apple Campus 2 site. Site A2 (Vallco) height will be determined by Specific Plan. For more detail on height limits, see Land Use and Community Design Element, Figure LU-2.

## HOUSING PLAN

This section presents the quantified objectives for new housing unit construction, conservation, and rehabilitation during the 2014-2022 projections period, as well as the policies and strategies to meet these objectives and address local housing needs. Policies and strategies are grouped into the following goals:

- **Goal HE-1:** An Adequate Supply of Residential Units for all Economic Segments
- **Goal HE-2:** Housing that is Affordable for a Diversity of Cupertino Households
- **Goal HE-3:** Enhanced Residential Neighborhoods
- **Goal HE-4:** Energy and Water Conservation
- **Goal HE-5:** Services for Extremely Low-Income Households and Special Needs Neighborhoods
- **Goal HE-6:** Equal Access to Housing Opportunities
- **Goal HE-7:** Coordination with Regional Organizations and Local School Districts

This section also identifies the responsible party and timeline for each implementation strategy.

## QUANTIFIED OBJECTIVES

**Table HE-6** outlines the proposed housing production, rehabilitation, and conservation objectives for the eight-year Housing Element planning period.

**Table HE-6: Quantified Objectives**

| Income Category | New Construction (RHNA) | Rehabilitation | Conservation |
|---|---|---|---|
| Extremely Low | 178 | 10 | 8 |
| Very Low | 178 | 10 | - |
| Low | 207 | 20 | - |
| Moderate | 231 | - | - |
| Above Moderate | 270 | - | - |
| Total | 1,064 | 40 | 8 |

*Source: City of Cupertino, 2014*

# GOAL HE-1

## An adequate supply of residential units for all economic segments

**POLICY HE-1.1: PROVISION OF ADEQUATE CAPACITY FOR NEW CONSTRUCTION NEED**

Designate sufficient land at appropriate densities to accommodate Cupertino's Regional Housing Needs Allocation of 1,064 units for the 2014-2022 planning period.

**POLICY HE-1.2: HOUSING DENSITIES**

Provide a full range of densities for ownership and rental housing.

**POLICY HE-1.3: MIXED-USE DEVELOPMENT**

Encourage mixed-use development near transportation facilities and employment centers.

**STRATEGIES:**

**HE-1.3.1: Land Use Policy and Zoning Provisions.**

To accommodate the Regional Housing Needs Allocation (RHNA), the City will continue to:

- Provide adequate capacity through the Land Use Element and Zoning Ordinance to accommodate the RHNA of 1,064 units while maintaining a balanced land use plan that offers opportunities for employment growth, commercial/retail activities, services, and amenities.
- Monitor development standards to ensure they are adequate and appropriate to facilitate a range of housing in the community.
- Monitor the sites inventory and make it available on the City website.
- Monitor development activity on the Housing Opportunity Sites to ensure that the City maintains sufficient land to accommodate the RHNA during the planning period. In the event a housing site listed in the Housing Element sites inventory is redeveloped with a non-residential use or at a lower density than shown in the Housing Element sites inventory,

ensure that the City has adequate capacity to meet the RHNA by making the findings required by Government Code Section 65863 and identifying alternative site(s) within the City if needed.

Priority Housing Sites: As part of the Housing Element update, the City has identified five priority sites under Scenario A (**see Table HE-5**) for residential development over the next eight years. The General Plan and zoning designations allow the densities shown in **Table HE-5** for all sites except the Vallco Shopping District site (Site A2). The redevelopment of Vallco Shopping District will involve significant planning and community input. A specific plan will be required to implement a comprehensive strategy for a retail/office/residential mixed use development. The project applicant would be required to work closely with the community and the City to bring forth a specific plan that meets the community's needs, with the anticipated adoption and rezoning to occur within three years of the adoption of the 2014-2022 Housing Element (by May 31, 2018). The specific plan would permit 389 units by right at a minimum density of 20 units per acre.

If the specific plan and rezoning are not adopted within three years of Housing Element adoption (by May 31, 2018), the City will schedule hearings consistent with Government Code Section 65863 to consider removing Vallco as a priority housing site under Scenario A, to be replaced by sites identified in Scenario B (see detailed discussion and sites listing of "Scenario B" in Appendix B - Housing Element Technical Appendix). As part of the adoption of Scenario B, the City intends to add two additional sites to the inventory: Glenbrook Apartments and Homestead Lanes, along with increased number of permitted units on The Hamptons and The Oaks sites. Applicable zoning is in place for Glenbrook Apartments; however the Homestead Lanes site would need to be rezoned at that time to permit residential uses. Any rezoning required will allow residential uses by right at a minimum density of 20 units per acre.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/Planning Division |
| **Time Frame** |
| Ongoing; Adopt Specific Plan and rezoning for Vallco by May 31, 2018; otherwise, conduct public hearings to consider adoption of "Scenario B" of sites strategy. |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| 1064 units (178 extremely low-, 178 very low-, 207 low-, 231 moderate- and 270 above moderate- income units) |

**HE-1.3.2: Second Dwelling Units.**
The City will continue to implement the Second Dwelling Unit Ordinance and encourage the production of second units.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| Four second units annually for a total of 32 units over eight years |

**HE-1.3.3: Lot Consolidation.**
To facilitate residential and mixed use developments, the City will continue to:

- Encourage lot consolidation when contiguous smaller, underutilized parcels are to be redeveloped.
- Encourage master plans for such sites with coordinated access and circulation.
- Provide technical assistance to property owners of adjacent parcels to facilitate coordinated redevelopment where appropriate.
- Encourage intra- and inter-agency cooperation in working with applicants at no cost prior to application submittal for assistance with preliminary plan review.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-1.3.4: Flexible Development Standards.**
The City recognizes the need to encourage a range of housing options in the community. The City will continue to:

- Offer flexible residential development standards in planned residential zoning districts, such as smaller lot sizes, lot widths, floor area ratios and setbacks, particularly for higher density and attached housing developments.
- Consider granting reductions in off-street parking on a case-by-case basis for senior housing.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-1.3.5: Heart of the City Specific Plan.** To reduce constraints to housing development, and in order to ensure that the designated sites can obtain the realistic capacity shown in the Housing Element, the City will review revisions to the Heart of the City Specific Plan residential density calculation requirement, to eliminate the requirement to net the non-residential portion of the development from the lot area.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

# GOAL HE-2
## Housing is affordable for a diversity of Cupertino households

### POLICY HE-2.1: HOUSING MITIGATION
Ensure that all new developments—including market-rate residential developments—help mitigate project-related impact on affordable housing needs.

### POLICY HE-2.2: RANGE OF HOUSING TYPES
Encourage the development of diverse housing stock that provides a range of housing types (including smaller, moderate cost housing) and affordability levels. Emphasize the provision of housing for lower- and moderate-income households including wage earners who provide essential public services (e.g., school district employees, municipal and public safety employees, etc.).

### POLICY HE-2.3: DEVELOPMENT OF AFFORDABLE HOUSING AND HOUSING FOR PERSONS WITH SPECIAL NEEDS
Maintain and/or adopt appropriate land use regulations and other development tools to encourage the development of affordable housing. Make every reasonable effort to disperse units throughout the community but not at the expense of undermining the fundamental goal of providing affordable units.

**STRATEGIES:**

**HE-2.3.1: Office and Industrial Housing Mitigation Program.**
The City will continue to implement the Office and Industrial Housing Mitigation Program. This program requires that developers of office, commercial, and industrial space pay a mitigation fee, which will then be used to support affordable housing in

the City of Cupertino. These mitigation fees are collected and deposited in the City's Below Market-Rate Affordable Housing Fund (BMR AHF).

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| BHR AHF |
| **Quantified Objectives** |
| N/A |

**HE-2.3.2: Residential Housing Mitigation Program.**
The City will continue to implement the Residential Housing Mitigation Program to mitigate the need for affordable housing created by new market-rate residential development. This program applies to new residential development. Mitigation includes either the payment of the "Housing Mitigation" fee or the provision of a Below Market-Rate (BMR) unit or units. Projects of seven or more for-sale units must provide on-site BMR units. Projects of six units or fewer for-sale units can either build one BMR unit or pay the Housing Mitigation fee. Developers of market-rate rental units, where the units cannot be sold individually, must pay the Housing Mitigation fee to the BMR AHF. The BMR program specifies the following:

- Priority. To the extent permitted by law, priority for occupancy is given to Cupertino residents, Cupertino full-time employees and Cupertino public service employees as defined in Cupertino's Residential Housing Mitigation Manual.
- For-Sale Residential Developments. Require 15% for-sale BMR units in all residential developments where the units can be sold individually (including single-family homes, common interest developments, and condominium conversions or allow rental BMR units as allowed in (d) below).
- Rental Residential Developments: To the extent permitted by law, require 15% rental very low and low-income BMR units in all rental residential developments. If the City is not permitted by law to require BMR units in rental residential developments, require payment of the Housing Mitigation Fee.

- Rental Alternative. Allow rental BMR units in for-sale residential developments, and allow developers of market-rate rental developments to provide on-site rental BMR units, if the developer: 1) enters into an agreement limiting rents in exchange for a financial contribution or a type of assistance specified in density bonus law (which includes a variety of regulatory relief); and 2) provides very low-income and low-income BMR rental units.
- Affordable Prices and Rents. Establish guidelines for affordable sales prices and affordable rents for new affordable housing and update the guidelines each year as new income guidelines are received;
- Development of BMR Units Off Site. Allow developers to meet all or a portion of their BMR or Housing Mitigation fee requirement by making land available for the City or a nonprofit housing developer to construct affordable housing, or allow developers to construct the required BMR units off site, in partnership with a nonprofit. The criteria for land donation or off-site BMR units (or combination of the two options) will be identified in the Residential Housing Mitigation Manual.
- BMR Term. Require BMR units to remain affordable for a minimum of 99 years; and enforce the City's first right of refusal for BMR units and other means to ensure that BMR units remain affordable.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| BHR AHF |
| **Quantified Objectives** |
| 20 BMR units over eight years |

**HE-2.3.3: Below Market-Rate (BMR) Affordable Housing Fund (AHF).**
The City's BMR AHF will continue to support affordable housing projects, strategies and services, including but not limited to:

- BMR Program Administration
- Substantial rehabilitation
- Land acquisition
- Acquisition of buildings for permanent affordability, with or without rehabilitation

- New construction
- Preserving "at-risk" BMR units
- Rental operating subsidies
- Down payment assistance
- Land write-downs
- Direct gap financing
- Fair housing

The City will target a portion of the BMR AHF to benefit extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled, including persons with developmental disabilities), to the extent that these target populations are found to be consistent with the needs identified in the nexus study the City prepares to identify the connection, or "nexus" between new developments and the need for affordable housing.

To ensure the mitigation fees continue to be adequate to mitigate the impacts of new development on affordable housing needs, the City will update its Nexus Study for the Housing Mitigation Plan by the end of 2015.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing/annually publish RFPs to solicit projects; update Nexus Study by the end of 2015 |
| **Funding Sources** |
| BHR AHF |
| **Quantified Objectives** |
| N/A |

**HE-2.3.4: Housing Resources.** Cupertino residents and developers interested in providing affordable housing in the City have access to a variety of resources administered by other agencies. The City will continue to provide information on housing resources and services offered by the County and other outside agencies. These include, but are not limited to:

- Mortgage Credit Certificate (MCC) – Santa Clara County Housing and Community Development Department.
- First-Time Homebuyer Assistance and Developer Loans for Multi-Family Development - Housing Trust Silicon Valley (HTSV).
- Housing Choice Vouchers (Section 8) - Housing Authority of Santa Clara County (HASCC).
- Affordable housing development

- Santa Clara County HOME Consortium.

The City will also continue to explore and pursue various affordable housing resources available at the local, regional, state, and federal levels that could be used to address housing needs in the community.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

- Evaluate the feasibility of developing special housing for teachers or other employee groups on the surplus properties.

Research other jurisdictions' housing programs for teachers for their potential applicability in Cupertino.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division |
| **Time Frame** |
| Ongoing; evaluate housing programs for teachers in 2015 |
| **Funding Sources** |
| BHR AHF |
| **Quantified Objectives** |
| N/A |

**HE-2.3.5: Surplus Properties for Housing.** The City will explore opportunities on surplus properties as follows:

- Work with local public agencies, school districts and churches, to identify surplus properties or underutilized properties that have the potential for residential development.
- Encourage long-term land leases of properties from churches, school districts, and corporations for construction of affordable units.

**HE-2.3.6: Incentives for Affordable Housing Development.** The City will continue to offer a range of incentives to facilitate the development of affordable housing. These include:

- Financial assistance through the City's Below Market-Rate Affordable Housing Fund (BMR AHF) and CDBG funds.
- Partner with CDBG and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing

funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bonds.

- Density bonus incentives (see Strategy HE-2.3.7).
- Flexible development standards
- Technical assistance.
- Waiver of park dedication fees and construction tax.
- Parking ordinance waivers.
- Expedited permit processing.

The City joined the Santa Clara County HOME Consortium so that HOME funds for eligible affordable housing projects within the City of Cupertino are available beginning federal fiscal year 2015.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing incentives (annually publish RFPs to solicit projects); joined HOME Consortium in 2014 |
| **Funding Sources** |
| BMR AHF; CDBG; HOME; General Fund |
| **Quantified Objectives** |
| N/A |

**HE-2.3.7: Density Bonus Ordinance.** The City will encourage use of density bonuses and incentives, as applicable, for housing developments which include one of the following:

- At least 5 percent of the housing units are restricted to very low income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.
- The project donates at least one acre of land to the city or county large enough for 40 very low income units; the land has the appropriate general plan designation, zoning, permits, approvals, and access to public facilities needed for such housing; funding has been identified; and other requirements are met.

A density bonus of up to 20 percent must be granted to projects that contain one of the following:

- The project is a senior citizen housing development (no affordable units required).
- The project is a mobile home park age restricted to senior citizens (no affordable units required).

For projects that contain on-site affordable housing, developers may request one to three regulatory concessions, which must result in identifiable cost reductions and be needed to make the housing affordable.

The City will update the density bonus ordinance as necessary to respond to future changes in State law.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required. |
| **Quantified Objectives** |
| N/A |

**HE-2.3.8: Extremely Low-Income Housing and Housing for Persons with Special Needs.**

The City will continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled, including persons with developmental disabilities). Specifically, the City will consider the following incentives:

- Provide financing assistance using the Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant funds (CDBG).
- Allow residential developments to exceed planned density maximums if they provide special needs housing and the increase in density will not overburden neighborhood streets or hurt neighborhood character.
- Grant reductions in off-street parking on a case-by-case basis.
- Partner with and/or support the funding application of qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bond.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| BMR AHF; CDBG; HOME |
| **Quantified Objectives** |
| N/A |

**HE-2.3.9: Employee Housing.**
The City permits employee housing in multiple zoning districts. Pursuant to the State Employee Housing Act, any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located. The Employee Housing Act also specifies that housing for six or fewer employees be treated as a residential use. The City amended the Zoning Ordinance to be consistent with the State law in 2014 and will continue to comply with the Employee Housing Act where it would apply.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

# GOAL HE-3
## Stable and physically sound residential neighborhoods

### POLICY HE-3.1: HOUSING REHABILITATION
Pursue and/or provide funding for the acquisition/rehabilitation of housing that is affordable to very low-, low-, and moderate-income households. Actively support and assist non-profit and for-profit developers in producing affordable units.

### POLICY HE-3.2: MAINTENANCE AND REPAIR
Assist lower-income homeowners and rental property owners in maintaining and repairing their housing units.

### POLICY HE-3.3: CONSERVATION OF HOUSING STOCK
The City's existing multi-family units provide opportunities for households of varied income levels. Preserve existing multi-family housing stock by preventing the net loss of multi-family housing units in new development and the existing inventory of affordable housing units that are at risk of converting to market-rate housing.

**STRATEGIES:**

**HE-3.3.1: Residential Rehabilitation.**
The City will continue to:

- Utilize its Below Market-Rate Affordable Housing Fund (BMR AHF) and Community Development Block Grant (CDBG) funds to support residential rehabilitation efforts in the community. These include:
  - Acquisition/rehabilitation of rental housing.
  - Rehabilitation of owner-occupied housing.
- Provide assistance for home safety repairs and mobility/accessibility improvements to income-qualified owner-occupants using CDBG funds. The focus of this strategy is on the correction of safety hazards.
- Partner with and/or support the funding application of

qualified affordable housing developers for regional, state, and federal affordable housing funds, including HOME funds, Low Income Housing Tax Credits (LIHTC), and mortgage revenue bonds.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Housing Division; West Valley Community Services |
| **Time Frame** |
| Ongoing/annually publish RFPs to solicit projects |
| **Funding Sources** |
| BMR AHF; CDBG; HOME |
| **Quantified Objectives** |
| Rehabilitate five units per year for a total of 40 units over eight years |

**HE-3.3.2: Preservation of At-Risk Housing Units.**

One housing project – Beardon Drive (eight units) – is considered at risk of converting to market-rate housing during the next ten years. The City will proactively contact the property owner regarding its intent to remain or opt out of the affordable program. In the event the project becomes at risk of converting to market-rate housing, the City will work with the property owner or other interested nonprofit housing providers to preserve the units. The City will also conduct outreach to the tenants to provide information on any potential conversion and available affordable housing assistance programs.

The City will continue to monitor its entire portfolio of affordable housing for-sale and rental inventory annually. The City will monitor its affordable for-sale inventory by requiring Below Market-Rate (BMR) homeowners to submit proof of occupancy such as utility bills, mortgage loan documentation, homeowner's insurance, and property tax bills. The City will further monitor its affordable for-sale inventory by ordering title company lot books, reviewing property profile reports and updating its public database annually. The City will monitor its affordable rental inventory by verifying proof of occupancy and performing annual rental income certifications for each BMR tenant. The City records a Resale Restriction Agreement against each affordable BMR for-sale unit and a Regulatory Agreement for BMR rental units to help ensure long-term affordability. To help further preserve the City's affordable housing stock, the City may consider providing assistance to rehabilitate and upgrade the affordable units as well.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Housing Division |
| **Time Frame** |
| Annually monitor status of affordable projects; contact property owner of at risk project at least one year in advance of potential conversion date. |
| **Funding Sources** |
| BMR AHF; CDBG; HOME |
| **Quantified Objectives** |
| N/A |

**HE-3.3.3: Condominium Conversion.** The existing Condominium Conversion Ordinance regulates the conversion of rental units in multi-family housing development in order to preserve the rental housing stock. Condominium conversions are not allowed if the rental vacancy rate in Cupertino and certain adjacent areas is less than five percent at the time of the application for conversion and has averaged five percent over the past six months. The City will continue to monitor the effectiveness of this ordinance in providing opportunities for homeownership while preserving a balanced housing stock with rental housing.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development/ Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-3.3.4: Housing Preservation Program.** When a proposed development or redevelopment of a site would cause a loss of multi-family housing, the City will grant approval only if:

- The project will comply with the City's Below Market-Rate Program;
- The number of units provided on the site is at least equal to the number of existing units; and
- Adverse impacts on displaced tenants, in developments with more than four units, are mitigated.

In addition, indirect displacement may be caused by factors such as increased market rents as areas become more desirable. The City will participate, as appropriate, in studies of regional housing need and displacement, and consider policies or programs to address the indirect displacement of lower income residents as appropriate.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development/ Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-3.3.5 Neighborhood and Community Clean-Up Campaigns.**
The City will continue to encourage and sponsor neighborhood and community clean-up campaigns for both public and private properties.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| General Funds |
| **Quantified Objectives** |
| N/A |

# GOAL HE-4
## Energy and water conservation

### POLICY HE-4.1: ENERGY AND WATER CONSERVATION

Encourage energy and water conservation in all existing and new residential development.

**STRATEGIES:**

**HE-4.1.1: Enforcement of Title 24.** The City will continue to enforce Title 24 requirements for energy conservation and will evaluate utilizing some of the other suggestions as identified in the Environmental Resources/ Sustainability element.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development Department/Building Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-4.1.2: Sustainable Practices.** The City will continue to implement the Landscape Ordinance for water conservation and the Green Building Ordinance (adopted in 2013) that applies primarily to new residential and nonresidential development, additions, renovations, and tenant improvements of ten or more units.

To further the objectives of the Green Building Ordinance, the City will evaluate the potential to provide incentives, such as waiving or reducing fees, for energy conservation improvements at affordable housing projects (existing or new) with fewer than ten units to exceed the minimum requirements of the California Green Building Code. This City will also implement the policies in its climate action plan to achieve residential-focused greenhouse gas emission reductions and further these community energy and water conservation goals.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Planning Division and Building Division |
| **Time Frame** |
| Ongoing; consider further incentives in 2015 to encourage green building practices in smaller developments |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

# GOAL HE-5
## Special services for lower-income and special needs households

### POLICY HE-5.1: LOWER-INCOME AND SPECIAL NEEDS HOUSEHOLDS

Support organizations that provide services to lower-income households and special need households in the City, such as the homeless, elderly, disabled and single parent households.

**STRATEGIES:**

**HE-5.1.1: Emergency Shelters.**
The City will continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the "BQ" Quasi-Public zoning district. The City will subject emergency shelters to the same development standards as other similar uses within the BQ zoning district, except for those provisions permitted by State law and provided in the Zoning Ordinance for emergency shelters.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development/ Planning Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

**HE-5.1.2: Supportive Services for Lower-Income Households and Persons with Special Needs.**
The City will continue to utilize its Below Market-Rate Affordable Housing Fund, Community Development Block Grant (CDBG) funds, and General Fund Human Service Grants (HSG) funds to provide for a range of supportive services for lower-income households and persons with special needs.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Housing Division |
| **Time Frame** |
| Annually through the Action Plan funding application process allocate CDBG and HSG to organizations that cater to the needs of lower income and special needs households |
| **Funding Sources** |
| BMR AHF; CDBG; HSG |
| **Quantified Objectives** |
| N/A |

**HE-5.1.3: Rotating Homeless Shelter.**
The City will continue to support the operation of a Rotating Homeless Shelter program.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development/ Housing Division; Faith in Action |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None required |
| **Quantified Objectives** |
| N/A |

# GOAL HE-6
## Equal access to housing opportunities

### POLICY HE-6.1: HOUSING DISCRIMINATION

The City will work to eliminate on a citywide basis all unlawful discrimination in housing with respect to age, race, sex, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all persons can obtain decent housing.

**STRATEGY:**

**HE-6.1.1: Fair Housing Services.**

The City will continue to:

- Provide fair housing services, which include outreach, education, counseling, and investigation of fair housing complaints.
- Retain a fair housing service provider to provide direct services for residents, landlords, and other housing professionals.
- Coordinate with efforts of the Santa Clara County Fair Housing Consortium to affirmatively further fair housing.
- Distribute fair housing materials produced by various organizations at public counters and public events.

| Responsible Agencies |
|---|
| Cupertino Department of Community Development/ Housing Division; Santa Clara County Fair Housing Consortium; Eden Council for Hope and Opportunity (ECHO) |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| BMR AHF; CCDBG |
| **Quantified Objectives** |
| N/A |

# GOAL HE-7
## Coordination with regional organizations and local school districts

### POLICY HE-7.1: COORDINATION WITH LOCAL SCHOOL DISTRICTS

The Cupertino community places a high value on the excellent quality of education provided by the three public school districts which serve residents. To ensure the long-term sustainability of the schools in tandem with the preservation and development of vibrant residential areas, the City will continue to coordinate with the Cupertino Union School District (CUSD), Fremont Union High School District (FUHSD), and Santa Clara Unified School District (SCUSD).

### POLICY HE-7.2: COORDINATION WITH REGIONAL EFFORTS TO ADDRESS HOUSING-RELATED ISSUES

Coordinate efforts with regional organizations, including ABAG and the Bay Area Air Quality Management District (BAAQMD), as well as neighboring jurisdictions, to address housing and related quality of life issues (such as air quality and transportation).

### POLICY HE-7.3: PUBLIC-PRIVATE PARTNERSHIPS

Promote public-private partnerships to address housing needs in the community, especially housing for the workforce.

**STRATEGY:**

**HE-7.3.1: Coordination with Outside Agencies and Organizations**.

The City recognizes the importance of partnering with outside agencies and organizations in addressing local and regional housing issues.

These may include, but are not limited to, the following:

- School districts
- Housing providers
- Neighboring jurisdictions
- Association of Bay Area Governments (ABAG)
- Air Quality Management District
- Housing Trust Silicon Valley

- Santa Clara County Fair Housing Consortium
- Santa Clara County HOME Consortium
- Santa Clara County Continuum of Care (COC)
- Housing Authority of Santa Clara County (HASCC)
- Valley Transportation Authority (VTA)

Specifically, the City will meet with these agencies/organizations periodically to discuss the changing needs, development trends, alternative approaches, and partnering opportunities.

| Responsible Agencies |
| --- |
| Cupertino Department of Community Development Planning Division and Housing Division |
| **Time Frame** |
| Ongoing |
| **Funding Sources** |
| None Required |
| **Quantified Objectives** |
| N/A |