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Transmitted via email [citycouncil@cupertino.org](mailto:citycouncil@cupertino.org)

November 18, 2017

Cupertino City Council  
10300 Torre Avenue  
Cupertino, CA 95014

Mayor Vaidhyathan and members of the Cupertino City Council.

**Re: GPA-2017-04, Z-2017-02 (EA-2013-03)**

On behalf of our members, I write to voice SV@Home's opposition to the proposal to amend Cupertino's Housing Element and General Plan, which would shift housing away from the Vallco mixed-use site. This hasty action, being undertaken without dialogue and discourse typical of such a significant land use decision, is disappointing, disheartening, and a step in the wrong direction in the face of growing concern and action to respond to the Bay Area's housing crisis.

It has been reported that the quick action is being considered in an effort to undermine new laws signed by Governor Brown barely one month ago-- including Senate Bill 35 (Wiener), Assembly Bill 1397 (Low) and Assembly Bill 1515 (Daly). These bills were approved by the Legislature to ensure that all local jurisdictions are held accountable for providing needed housing for their workers, including middle- and lower-income households, as well as vulnerable populations like seniors and the homeless.

The addition of 12,000 new jobs at the Apple Campus, with no housing, has had an extreme impact on Cupertino housing prices. This morning's paper came with the headline "Silicon Valley Teardown Sells For \$2 Million In Just One Day," reporting on a house that just sold near the new Cupertino Apple Campus. These astronomical housing costs are the result of adding jobs, but not adding the homes where those jobs will live. When compared to its Santa Clara County peers, Cupertino has the 2<sup>nd</sup> highest number of low wage workers (14) competing for each affordable home in the City.

Vallco is an ideal location for a transit-served, mixed-use development with a significant housing component. Environmental impact studies consistently show that adding housing near jobs is an effective strategy for curbing traffic and congestion. Located 1.6 miles from the new Apple campus, residential uses on the Vallco site would provide housing options for these new workers and reduce

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the pressure on prices caused by the lack of nearby housing. The City's poor jobs-housing balance would worsen if the Vallco site includes employment uses and no new housing.

The underlying zoning regulations allow for a well-designed mixed-use and mixed-income development on the Vallco site. Sand Hill Property Company has signaled its desire to move forward with a development that meets these regulations and is poised and ready to begin community outreach and engagement.

We strongly urge the City Council to rethink this action, and to move forward with a transparent, collaborative, and well-informed planning process that involves community input not only from Cupertino residents, but from those who work in the City, who grew up in the City but are now priced out, or whose rents are rising in nearby areas due to the jobs-housing imbalance in Cupertino.

We also urge the City Council to ensure that it considers the need to balance the creation of new job producing uses with the need for new homes, particularly homes that are affordable to lower- and middle-income households.

Sincerely,



Pilar Lorenzana  
Deputy Director, SV@Home

Cc:

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