



September 17, 2018

Honorable Mayor Paul and Members of the City Council
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Dear Mayor Paul, Vice Mayor Sinks, and Councilmembers Chang, Scharf, and Vaidhyanathan:

We are in the midst of a crippling housing shortage. In light of the severity of the crisis, many see housing and affordable housing as critical to stabilizing our communities and thus the most valuable public benefit that can be achieved through a major development.

On behalf of the undersigned organizations, we write you with our concerns and recommendations related to the draft Vallco Specific Plan and draft Developer Agreement.

Unfortunately, the land use proposals laid out under the draft Specific Plan and draft Developer Agreement do not adequately reflect the community's identified housing principles or the Council's direction. The current version of the Specific Plan includes a lower amount of homes than the studied "housing-rich" alternative and significantly fewer deed-restricted units than the proposed SB35 project. During their September 4th deliberations, the Cupertino Planning Commission had a meaningful dialogue about how additional homes and affordable homes could be included in the Plan, including development of new homes for residents formerly experiencing homelessness. The Commissioners unanimously ranked housing as one of the highest community benefits.

In order to bring to fruition the community's and Council's priorities to substantially address the community's housing shortage and serious affordability issues, we urge the City Council to push for a higher level of housing and diversity of affordability options along these lines:

- 3,250 new homes, 30% of which should be affordable including:
 - Half (488 homes) for households earning less than \$95,000 per year (Low, Very Low, and Extremely Low incomes), including:
 - 40 homes for people with intellectual and developmental disabilities (ELI) and
 - One Permanent Support Housing development

- Half (487 homes) for households earning between \$95,000 and \$125,000 per year
(Moderate income)

We urge you to take the action necessary to ensure that the Vallco Specific Plan creates the best possible outcome for people of all incomes and abilities who need a place to live in Cupertino. The City has a deserved reputation for innovation and audacious creativity. Let's harness that energy to build Housing for All.

Sincerely,

Pilar Lorenzana, Deputy Director, Silicon Valley at Home

Jan Stokley, Executive Director, Housing Choices

Josh Selo, Executive Director, West Valley Community Services

Kevin Zwick, Chief Executive Officer, Housing Trust Silicon Valley

Kiyomi Honda Yamamoto, South Bay Regional Representative, Greenbelt Alliance

South Bay YIMBY