Community Engagement

Findings & Design Impact

A summary of community values and input gathered, and how this feedback has shaped design of Mixed Income Educator Workforce Housing at 10333 N Wolfe Road, Cupertino



/ by FORA and Eden, in partnership with The County of Santa Clara / April 2025



Community Engagement

Executive Summary



Executive Summary of Community Engagement

In early 2024, Eden Housing, Architects and Engage FORA were selected via a competitive RFP process by the County of Santa Clara to design 250-300 units of mixed-income housing at 10333 Wolfe Road in Cupertino, with a focus on educator workforce housing. Shortly after our selection, we launched into the community engagement process, with two concurrent objectives:

- Engage 15 School Districts throughout the West Valley of Santa Clara
 County Districts identified by the County Supervisor to understand how
 the project can best serve educators and school staff.
- Engage project neighbors and the broader Cupertino community to ensure the design reflects local values, incorporates community insights, and fosters neighborhood support.

/ Process Overview

Our engagement began in early 2024 with the *Connection Phase*, where we interviewed a broad range of Cupertino community members and School District leaders and educators. Next we began the public *Listening Phase*, where we collected feedback on priorities from educators and the Cupertino community at a variety of events. These insights informed the subsequent *Co-creation Phase* workshops and activities, in which community members were invited to shape the design in meaningful and relevant ways, based on those priorities.

During the Co-creation Phase, we confirmed the requirement for a distinct secondary emergency access to the site with the Santa Clara County Fire Department. Until this point, community members had not voiced any existential issues with the proposed project. However, discussions around a potential emergency connection at Auburn Drive through the wall along the shared property line raised concerns among neighbors, prompting heightened community interest.

In response, we held additional listening sessions with North Portal neighbors and postponed our final co-creation workshop to ensure these perspectives were fully considered. We largely heard that the neighbors did not support any connection through the wall. This input sparked an alternative call from the broader community for a public bike and pedestrian connection through the existing wall.

While this report does not resolve the discussions or decisions regarding secondary emergency access or bike-pedestrian connectivity through the wall, it provides a comprehensive account of community feedback on **key topics**, particularly design and programming, where strong support and consensus have emerged. The report is organized to highlight specific community input and demonstrate how it has directly influenced the project's design. A full list of these items can be found on pages 6–9.

Key Takeaways

Overall, the site organization, architectural and landscape design, amenities and programming, and unit design have been widely embraced by participants in our community engagement process. We've received multiple testimonials from neighbors and educators that they can see how their input has been incorporated and appreciate how much we've listened.

This report is a celebration of a community-driven design—one that integrates diverse perspectives and will better serve the future residents of 10333 N. Wolfe Rd as a result. Our team remains committed to working toward solutions for access concerns while ensuring the project continues to reflect the shared vision of the community.

Overview Of Community Engagement Process



Overview Of Community Engagement Process



Wider Community (WC)

Connections Phase

• WC.1 - Community Leaders Interviews

Listening Phase

- WC.2 Earth Day Listening Pop-up
- WC.3 Public Listening Workshop

Co-creation Phase

- <u>WC.4</u> Public Co-Creation Workshop (virtual)
- WC.5 Public Co-Creation Workshop (in-person)



School District Community (SD)

Connections Phase

• <u>SD.1</u> - District Leadership Intro Meeting

Listening Phase

<u>SD.2</u> - Educators Listening Workshop

Co-creation Phase

- <u>SD.3</u> -District Leadership Interviews
- <u>SD.4</u> Educator Co-creation Focus Group



Project Neighbors (PN)

Connections Phase

PN.1 - Block Leader Interviews

Listening Phase

- <u>PN.2</u> Virtual Neighbor Meeting
- PN.3 In-person Neighbor Meeting

Co-creation Phase

<u>PN.4</u> - Neighborhood Block Party

Engagement Statistics

30+

Interviewees

Including local Cupertino community leaders, Portal Block Leaders & West Valley School District Leadership

10

Pop-ups + Workshops

From neighbor meetings to formal workshops to tabling at local events

~400

participants

Sum of attendance of public events including neighbors, broader Cupertino community, and local educators

1100+

Invitations

Personalized mailers and/or flyers sent out on multiple occasions to project neighbors and community organizations

1900+

Website Views

With an average view time of 3 ½ minutes.

260+

People on email list

Community members who have signed up for our project interest mailing list

Community Engagement

Key Takeaways



Creating affordable educator and workforce housing in Cupertino is essential to maintaining a diverse community where teachers, service workers, and young professionals can live and thrive. High housing costs have made it difficult for many workers to remain in the area, impacting employee retention, school stability, and overall community diversity. This project aims to address these challenges, strengthening Cupertino's future as a connected, vibrant, well-educated, and thriving city. By incorporating extensive community input, the development ensures that the housing, amenities, and public spaces prioritize community values and preferences. The result of community engagement is thoughtfully designed homes, with a site layout and architectural style that reflect the Cupertino community, project neighbors, and educators serving West Valley school districts.

Community Support & Housing Needs

The Cupertino community highly values education, and thus, has expressed strong support for educator and workforce housing. Participants generally acknowledged the urgent need for affordable housing options. The project will provide 250-300 affordable homes, with a significant portion reserved for educators and school district employees who struggle to find housing.

Design & Housing Preferences

Community and educator feedback shaped the mix of rental housing types, ensuring a balance of unit sizes to meet diverse housing needs. Public-facing areas, including the Tamien trail and streetscape, have been carefully designed to integrate with the surrounding neighborhood and enhance walkability.

Access & Connectivity

Participants prefer alternative emergency access options via Wolfe Road or The Rise over a secondary emergency access gate through the Portal neighborhood. Opinions are divided on bike and pedestrian connectivity, with some favoring walkability while others worry about traffic, safety, and neighborhood character.

Site Design & Integration with the Neighborhood

Participants, particularly neighbors, emphasized the importance of buffering the new development from the Portal neighborhood. In response, our team provided a substantial setback, strategically locating the taller apartment buildings further from

the neighborhood. Smaller-scale buildings were placed in the narrower portion of the site to minimize visual and spatial impacts on neighbors. In addition, after hearing concerns on parking, we increased the setback even further to address neighbor concerns and improve parking availability for future residents.

Amenities & Community Spaces

The project includes flexible gathering spaces, pet-friendly areas, and kid-friendly play zones designed for social interaction and to promote well-being. Enclosed courtyards and outdoor seating areas will provide residents with safe, secure, and comfortable places to connect, relax, and recreate away from traffic and parking.

Architectural & Landscape Design

The design features earth-toned village of buildings that reflect favorite local buildings and architectural styles. Privacy-conscious layouts respect neighboring properties. Mature redwood trees will be preserved to the extent feasible, and natural landscaping will create inviting outdoor spaces of various sizes for future residents to enjoy.

Policies & Affordability

Rental policies prioritize school district employees while ensuring fair guidelines for those who transition out of eligible employment. Income eligibility criteria have been adjusted to align with local AMIs and educator salaries, ensuring the project will serve the intended populations and align with educator and School District goals.

Summary of Community Rooted-Values by Theme

The major themes of community feedback, along with their direct design impacts, have been organized into eight categories. Each category is summarized in the following tables, highlighting both community-rooted values and areas of influence on design. A more detailed breakdown, including workshop data and comprehensive diagrams, can be found in the appendix.



Program & Population

02

Secondary Emergency
Access



Bike & Walking Connections

04

Architectural Design

05

Landscape Design



Amenities & Style

07

Apartment Design



Policies



Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u>

Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall

Program & Population - Points of Community Consensus

- The Cupertino Community has overwhelmingly expressed support for workforce & educator housing at this site, acknowledging affordable housing options are very much needed.
- Educator participants expressed that it is very challenging to find affordable housing within a
 commutable distance to their school district and are attracted to future housing at this site due to its
 prime location and amenities.
- When asked who the affordable low-income portion of housing should serve, participants from the Cupertino and Educator communities both expressed high levels of support for young professionals, low-income families, and service workers.
 - The Cupertino community expressed interest in the site design as it relates to how the public will interact with the site in the future driving by, biking and walking on the trail, and seeing the neighborhood as a future mixed-use walkable neighborhood.

- The project's goal is to bring 250-300 affordable homes for low-income and middle-income residents with a large set-aside for educators and school district employees.
- → Feedback from the school district leadership interviews and the educator-focused events helped shape the needs of school district employees, as well as preferences for apartment types, apartment design, how to promote wellbeing, and what amenities to provide.
- Our team has designed the property and unit mix to reflect the needs of these populations, including 25% 3-brs, 25% 2brs, and the remainder as 1-brs or studios. The indoor amenities and outdoor landscape design will support these populations.
- → The design of public-facing portions of the development, such as the trailhead, have been carefully coordinated with city plans. The building massing along Wolfe Road scales up reinforcing this main road as a "Gateway" into Cupertino.

Secondary Emergency Access - Points of Community Consensus

- The majority of Portal neighbors do not want a secondary emergency access gate or any vehicular gate through the wall. If other alternatives are not possible, neighbors may be amenable to a solid, locked gate that only emergency services can operate.
- Neighbor concerns included neighborhood safety, preserving neighborhood character, and parking.
- Neighbors encouraged our team to pursue all other options for emergency access including at Wolfe Road or through The Rise.
- Neighbors cited a deep concern that a Fire Department emergency access could be used frequently as a
 primary access, and eventually could be opened to the public disrupting the quiet cul-de-sac quality of
 Auburn Drive
- Our team continues to prioritize the Wolfe Road secondary emergency access through Caltrans property and The Rise secondary emergency access options. The Auburn Drive connection is the last resort if all other options are not approved.
- Our team has organized the site and fire access roads to work with all three potential secondary emergency access options until a final options is secured.
- Our team confirmed with the Fire Department that secondary emergency access is only utilized if the primary access is blocked in the event of an emergency or the emergency is large enough warranting many vehicles responding.
- → Our team confirmed that any emergency access gate would be recorded within the deed restrictions of the property for emergency access only for perpetuity of the project.

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases

Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall

Bike & Pedestrian Connections - Points of Community Consensus & Contention

- There's a desire to shift from car-dependent transportation within the city toward a more active walking and biking culture.
- Pedestrian and Cyclist safety are top priority for the community.

- Supporters of an opening in the wall for bike-ped connections emphasized the benefits of walkability and connectivity - stating that a connection would promote the feeling of a united community and more direct access throughout the neighborhood.
- Cupertino community members have expressed it would be great for educators, families, and students to be able to walk back and forth to local schools.
- Opponents raised concerns about how a bike-ped connection opening in the wall would affect the neighborhood character, and raised safety, parking, and traffic concerns.
- Project neighbors feel like the access to local schools along the Tamien Innu trail is safe and sufficient.

- → Project will include the Tamien Innu Trail, a multi-use trail under development by the City. It will run along the eastern edge of the property connecting to segments north of the site and east under Wolfe Rd. The multi-use trail will become a vibrant community amenity.
- → Vehicular areas have been located away from the public trail and resident courtyards, ensuring vibrant outdoor spaces are sheltered from vehicles by the buildings.
- Project includes ample site lighting, secure entry system, and pedestrian walkways surrounding the buildings. Bike and pedestrian crossings over vehicular roads will be clearly marked.
- → Our team has documented feedback from the community including all viewpoints from a neutral stance. A final decision on this matter will be deferred to the Planning Commission and City Council to direct our team to include or exclude a pedestrian and bike connection through the wall.
- → Project will provide vehicle parking for residents with a goal of 1 parking space to 1 unit ratio. Based on community input, the parking design for Phase 1 of the project has been updated to incorporate more parking and reach the 1:1 ratio.
- → The design and operations of the project will encourage alternative modes of transit such as walking, biking, and public transit.

Architectural Design - Points of Community Consensus

- Neighbors and community members appreciated the earth tones and neutral palettes of the adjacent Portal neighborhood, as well as brick accents and pops of color. Educators favored design styles ranging from contemporary to farmhouse.
- → The design incorporates earthy-toned colors with variations of brown and taupe and soft green and pink accents, cladding such as vertical board and batten siding, traditional windows with divided lights, and gabled rooflines with narrow eaves as a fresh take on modern farmhouse.
- → The design language reflects favorite local precedents, such as The Hamptons, and has a "village" feel.
- Neighbors agree that privacy is important and do not want tall and long buildings with windows along the shared propertyline.
- → The project placed all exterior walkways and unit entries located away from shared property lines.
- Elevations with windows facing the shared property line are minimal and either setback at least 55' and/or screened by existing and new trees.



Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall			
Architectural Design - Points of Community Consensus (continued)				
 Neighbors prefer shorter buildings in general. Taller building are acceptable, as long as they are farther away from the Portal neighborhood. Neighbors prefer a larger setback along the shared property line. 	 → Building heights are tallest near Wolfe Road and the proposed The Rise development, where the site is widest and can provide the furthest setback. The building heights step down toward the middle and northern ends of the site where the setback narrows. → The project incorporates large setbacks from the Portal neighborhood, minimizing frontage along the shared property line, and reduced building heights adjacent to the Portal neighborhood. 			
 Educator Advisory Group expressed a preference for a mix of flats and two-story townhome units with distributed parking in addition to apartment unit types. 	 → In Phase 1, larger buildings were divided into smaller scale buildings and incorporate a variety of unit types that include 2-story townhome units. → Each unit features different building shapes, roof styles, and colors to create a smaller, village-like feel. 			
Landscape Design - Points of Community Consensus				
Neighbors value the preservation of the existing Coastal Redwood trees.	 → Irrigation concerns have been communicated to the current property owner. The current property owner has confirmed a robust irrigation and landscape maintenance plan is in place. → The Tamien Innu trail entry will be framed by preserved existing redwoods. → The design provides setbacks along the shared property line with the Portal Neighborhood in order to preserve and protect the existing mature redwoods. 			
 Participants felt most positively about more natural, organic, curvilinear, cool and cozy landscape design features. 	 → The landscape design concept is Rooted in Nature incorporating curvilinear pathways and natural materials. → Thoughtful building details such as curved edges and mural placements recognize that the property will serve as a key gateway into Cupertino. 			
 Community showed preference for vegetation and tall trees as privacy strategy. Consider no balconies facing the Portal neighborhood and sizing of windows. 	 → Lush greenery and trees (new and existing) screen the buildings from each other and from neighboring properties. → No walkways or balconies face the Portal neighborhood. Courtyards are surrounded by the buildings. 			

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall			
Landscape Design - Points of Community Consensus (continued)				
 Educator participants had a desire for a range of courtyard sizes and locations to promote choice in social connection and better suit a range of activity types 	→ Site organization and building massing has provided a range of courtyards types and sizes with different programming from large open areas to intimate seating areas to outdoor game areas.			
Amenities & Style - Points of Community Consensus				
 Educators highly value flexible spaces designed for social gatherings, wellness, and shared activities. Educators and the Cupertino community expressed there should be a range of seating types to accommodate large gatherings but also more secluded spaces for smaller conversations or individuals. 	 Project outdoor amenities include play areas, kitchens, patios, terraced seating, open turf, yard games, and outdoor work areas. Community rooms are designed to connect indoor and outdoor activities to expand flexibility of use, and empower the future residents to build community. 			
 Educators and the community prioritized safe, kid-friendly play areas, centrally located within the site. Play areas were in the top 3 amenity preferences for both groups. 	 → The site design includes play areas and kid-friendly recreation spaces protected and surrounded by the residential buildings creating safe and secure spaces. → Homes and walkaways overlook the courtyard providing layers of community safety. 			
 A top priority among educators was the incorporation of pet friendly amenities and open turf spaces. Educators expressed interest in outdoor sports. 	 The project incorporates a pet-friendly dog park near the trail and a open turf space for seating and gathering. Due to space constraints, the design includes smaller gaming activities throughout the site, such as ping pong, corn hole, and shuffleboard. 			
Neighbors appreciate spaces such as library, retail hubs, markets, parks, recreation and trails.	→ The project's location and entries promote use of and enhances to design of the city's trail network connecting civic and retail amenities throughout the City.			

Community-Rooted Values: What We Heard During Listening + 0	<u>Co-Creation</u>
Phases	

Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall

T Huses	Design Development and Froject Overall		
Apartment Design - Points of Community Consensus			
In-unit laundry was the overwhelming top priority.	 → The Phase 1 development that will have a preferences for educators and school district employees includes in-unit laundry washers and dryers. → The Phase 2 affordable low-income development will have centralized communal laundry rooms directly adjacent to indoor and outdoor amenity spaces. 		
Preference for flexible open floor plans, allowing residents to customize space with furniture.	→ The unit layouts feature open-concept kitchens and living spaces designed to accommodate furniture arrangements, including options for workspace areas.		
Desire for ample storage spaces and natural light.	 → The Phase 1 townhomes and flats are designed with windows along two sides of the home. → All units include thoughtful built-in storage spaces without sacrificing flexibility. 		
Desire for ample acoustical separation and privacy.	→ Our team will work with an acoustician to reduce noise transmission between apartments and reduce outdoor noise impacts (such as highway noise).		
Policies - Points of Community Consensus			
Desire of a system for resident governing and support.	 Eden Property Management team will work with future residents to collaborate on house rules. Ensure transparent communication about policies for eligibility. 		
 School District leaders stated that affordable housing options for young educators and classified staff will help with hiring and retention of qualified employees. 	 Income levels for eligibility have been adjusted to align with salaries for these employees. Unit mix includes a majority of one bedroom and two bedroom units with some three bedrooms to best align with our understanding of desirable unit sizes for these employees. 		
 School District leadership want to ensure the housing remains available for School District employees from the designated West Valley School Districts. Preference to strike balance of letting existing residents stay, while welcoming new residents. 	 Create policies for the scenario where resident employment with an eligible school district ends. Create grace periods, fair processes for income certification, policies for moving, retirement, marriage, etc. 		

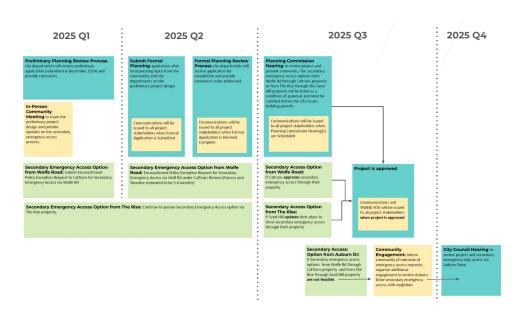
Continued Communication & Project Next Steps

Our team remains committed to transparent communication and will continue providing updates as the project progresses through the formal planning application and review process. The <u>project website</u> will remain active with updates, and **we welcome any questions or feedback** at info@wolferoadhousing.com.

The next key milestone is the submission of a Formal Planning application to the City of Cupertino and we are on target for submittal spring of 2025. In the meantime, we are actively incorporating valuable community feedback from our most recent co-creation workshop and meeting with City officials and staff to continue discussions on access and connections.

We will look to **City officials** for direction regarding the wall as it relates to **bike and pedestrian access**. We will also continue to provide our project interest list with updates regarding **secondary emergency access** options.

Once the formal planning application is posted on the City's website, we will notify everyone on our **project interest list** via email. We will also provided **additional updates** when the application is deemed complete, when public hearings are scheduled, and upon Formal Planning Approval of the project.



To everyone who has attended our workshops, and/or provided their invaluable feedback during this process –

Thank you!

- FORA, Eden Housing, and The County of Santa Clara

APPENDIX

/ Workshop Data and Design Impacts Sorted by Theme



Community-rooted Values /

Program & Population



Programming & Population Executive Summary

Throughout the community engagement process, the community has shown great support for educator workforce housing at this site. Community members were very receptive of the need for educator housing, school district employees expressed that housing is a major challenge and sorely needed, and school district leadership appreciated affordable housing as a way to attract and maintain both young educators and classified staff. Beyond educator housing, the community expressed the need for affordable housing for young professionals, low-income families, and service workers.

The project site has been well-received by the community, with most participants agreeing the location is ideal for local educators and families with children who may attend Cupertino schools. Its location has been widely endorsed for its accessibility—offering convenient highway access for commuters, proximity to the Tamien Innu Trail for recreation, and walkable dining and retail at The Rise in the future, providing for a lovely quality of life for future residents.

Community-Rooted Values: What We Heard During Listening + Co-Creation Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall The Cupertino Community has overwhelmingly expressed support for workforce & educator housing at The project's goal is to bring 250-300 affordable homes for low-income and middle-income residents this site, acknowledging affordable housing options are very much needed. with a large set-aside for educators and school district employees. Educator participants expressed that it is very challenging to find affordable housing within a Feedback from the school district leadership interviews and the educator-focused events helped shape commutable distance to their school district and are attracted to future housing at this site due to its the needs of school district employees, as well as preferences for apartment types, apartment design, prime location and amenities. how to promote wellbeing, and what amenities to provide. When asked who the affordable low-income portion of housing should serve, participants from the Our team has designed the property and unit mix to reflect the needs of these populations, including Cupertino and Educator communities both expressed high levels of support for young professionals. 25% 3-brs. 25% 2brs. and the remainder as 1-brs or studios. The indoor amenities and outdoor low-income families, and service workers. landscape design will support these populations. The Cupertino community expressed interest in the site design as it relates to how the public will The design of public-facing portions of the development, such as the trailhead, have been carefully interact with the site in the future - driving by, biking and walking on the trail, and seeing the coordinated with city plans. The building massing along Wolfe Road scales up reinforcing this main road neighborhood as a future mixed-use walkable neighborhood. as a "Gateway" into Cupertino.

Community Mapping



What's your favorite place in the neighborhood and what makes it special? ¿Cuál es su lugar favorito del barrio y qué lo hace especial? 您最喜欢附近的哪个地方? 它有何特别之处?

What are some opportunities for improvement in the neighborhood? ¿Cuáles son las posibilidades de mejora del barrio? 附近有哪些有待改善的机会?

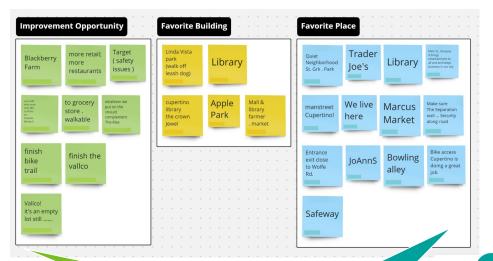
What is your favorite building in the neighborhood? ¿Cuál es su edificio favorito del barrio? 您最喜欢附 近的哪栋建筑?

WC.2 / Earth Day Listening Pop-up

WC.3 - Public Listening Workshop



Community Mapping / Areas to Improve





Areas to improve: Vallco, safety, walkability, retail & grocery access Library, retail hubs, markets, parks, recreation and trails = big hit

Library, retail hubs, restaurants



Site Interactions - Current



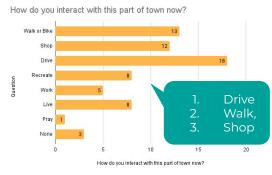


SD.2 / Educator Listening Workshop



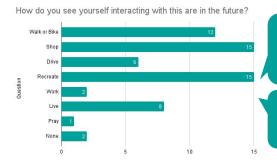
WC.3 - Public Listening

Workshop





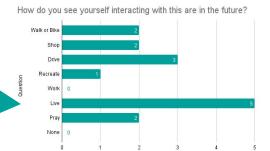




→ Shift towards and shopping (+3)

→ Shift away from driving (-12)

Minor shift away from driving and shopping (could be due to less participation compared the prior question)

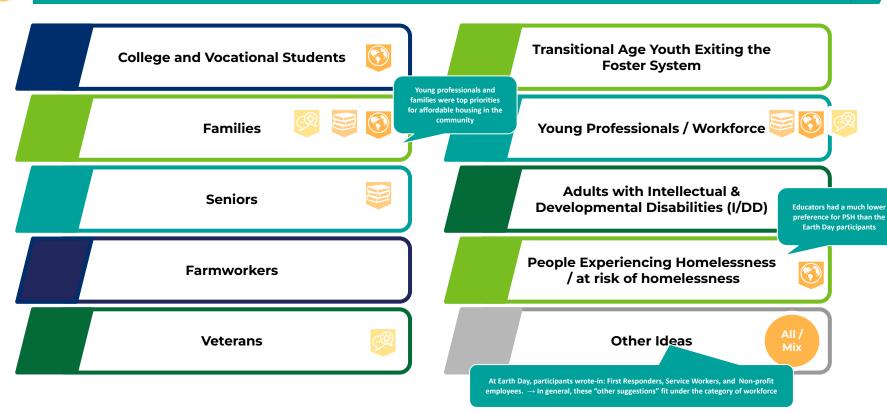




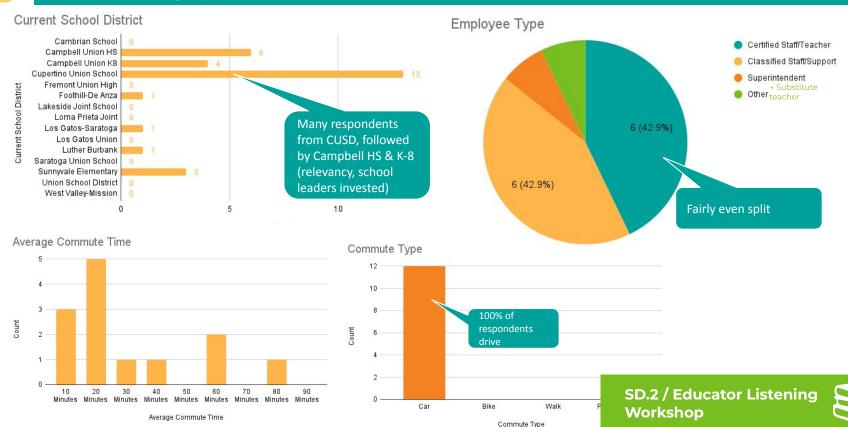




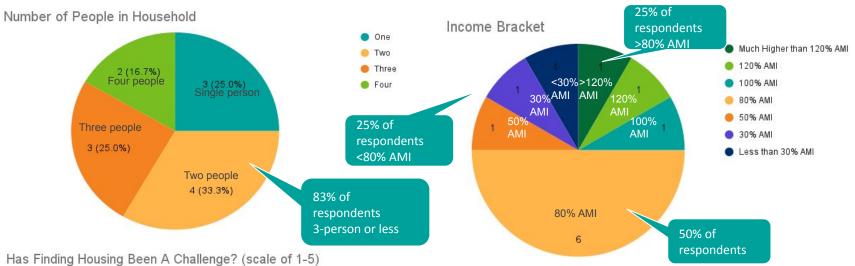
Affordable Housing Populations - Community Input



Educator Demographics



Educator Demographics & Input





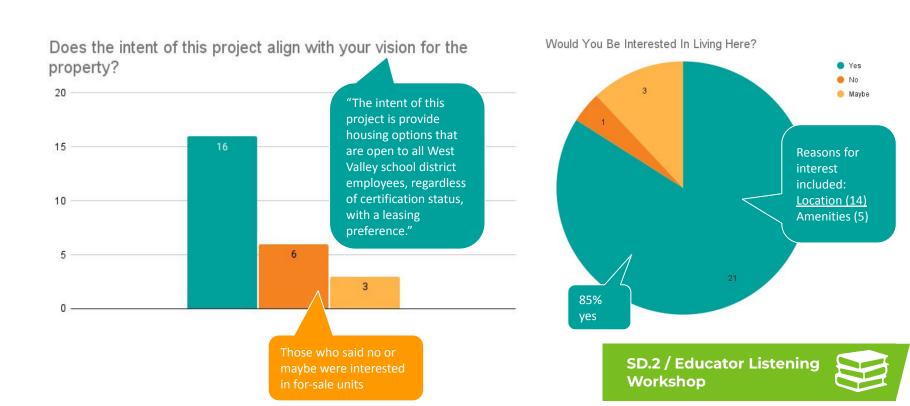
Challenges faced with housing while employed at your current district:

- Too expensive (21)
- Long / Bad commute (8)
- Required to cohabitate (3)
- Bad BMR experience (2

SD.2 / Educator Listening Workshop



Housing Stories - Educators (cont.)



Humanizing Affordable Housing

Who benefits from affordable housing at this site? Everyone!



Communities thrive when all members have affordable, safe, and stable housing. This project will bring much-needed affordable housing to educators and school district staff from 15 local West Valley school districts. In addition, this project will bring much-needed affordable housing to young professionals, families, and other community members such as first responders and government employees who earn 80% of the area median income or less

See below for potential examples of our future residents:

			Number of People in Household					
-		Income Level	One	Two	Three	Four	Five	
elligibilty	ľ	40% Income Level	\$51,640	\$59,000	\$66,360	\$73,720	\$79,640	
Attordable (60% Income Level	\$77,460	D \$88,500	\$99,540	\$110,580	\$119,460	
Affordable	ľ	80% Income Level	\$103,280	\$118,000	\$132,720	E \$147,440	\$159,280	
	Ī	Area Median Income	B \$129,100	\$147,500	\$165,900	\$184,300	\$199,100	
		120% Income Level	\$154,920	A \$177,000	\$199,080	\$221,160	\$238,920	

Source: 2024 Income Limits for Santa Clara County published by the California Tax Credit Allocation Committee











Source: Indeed Salaries in Cupertino, CA, 2024.

We shared about who this housing is intended to serve (West Valley School Districts educators and staff, young professionals, essential workers, families) and showed examples of professions and incomes to humanize affordable housing.

We received a lot of support for the future residents.



Community-rooted Values /

Secondary Emergency Access



Secondary Emergency Access Executive Summary

During the Co-creation Phase, we confirmed the requirement for a distinct secondary emergency access to the site with the Santa Clara County Fire Department. Until this point, community members had not voiced any existential issues with the proposed project and participation in community engagement events had began to dwindle. However, discussions around a potential connection at Auburn Drive through the wall along the shared property line with the Portal neighborhood raised concerns among neighbors, prompting heightened community interest. In response, we held additional listening sessions with North Portal neighbors and postponed our final co-creation workshop to ensure these perspectives were fully considered.

We largely heard that the neighbors did not support any connection through the wall. Concerns were largely centered around neighborhood safety – with fears that the Fire department may use it as a primary entrance, and eventually the City would open this connection up to the public. The neighbors encouraged us to explore other options such as a connection from Wolfe Road (through CalTrans right of way) or through The Rise. Our team continues to pursue these options.

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases

- The majority of Portal neighbors do not want a secondary emergency access gate or any vehicular gate through the wall. If other alternatives are not possible, neighbors may be amenable to a solid, locked gate that only emergency services can operate.
- Neighbor concerns included neighborhood safety, preserving neighborhood character, and parking.
- Neighbors encouraged our team to pursue all other options for emergency access including at Wolfe Road or through The Rise.
- Neighbors cited a deep concern that a Fire Department emergency access could be used frequently as a
 primary access, and eventually could be opened to the public disrupting the quiet cul-de-sac quality of
 Auburn Drive.

Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall

- → Our team continues to prioritize the Wolfe Road secondary emergency access through Caltrans property and The Rise secondary emergency access options. The Auburn Drive connection is the last resort if all other options are not approved.
- → Our team has organized the site and fire access roads to work with all three potential secondary emergency access options until a final options is secured.
- → Our team confirmed with the Fire Department that secondary emergency access is only utilized if the primary access is blocked in the event of an emergency or the emergency is large enough warranting many vehicles responding.
- → Our team confirmed that any emergency access gate would be recorded within the deed restrictions of the property for emergency access only for perpetuity of the project.

Virtual Meeting with Portal Neighbors to Discuss Secondary Emergency Access

Primary Concern - Avoidance of Auburn Drive Secondary Emergency Access:

- Neighbors strongly oppose using Auburn Drive as a secondary emergency access, expressing concerns about maintaining the wall's integrity and minimizing neighborhood disruption.
- Immediate concerns for Fire Department vehicle use of the gate include:
 - a. Trucks opting for this gate as primary emergency access
 - b. Trucks crossing through school zones
- Neighbors worry about the potential for the gate's usage to expand beyond secondary emergency access purposes, citing a deep distrust in a long-term enforcement of its limited use. Several neighbors expressed that driving through the neighborhood may be more convenient than going around to Steven's Creek, so the Fire Department might want to use it more.
- Concerns for the future use of the gate include that it might one day be opened and thus:
 - a. Increase traffic through neighborhood,
 - b. Cause neighborhood to be used for parking, and
 - c. Cause concern for pedestrian safety

Demand for Alternative Options:

- Neighbors requested prioritization and updates on other secondary access options, including the Wolfe Road and The Rise property options.
- Some neighbors insist Auburn Drive should only be considered as a last resort and want the priority order of options to reflect this sentiment. (Options were previously listed in terms of feasibility rather than priority)
 - a. Many neighbors insist this option should not be considered at all.
- Neighbors requested to be looped into efforts of support for the non-Auburn Drive access options in any way possible, including: writing letters or signing petitions to authorities having jurisdiction over the other options.

If Auburn Drive access is unavoidable, neighbors want assurances that:

- The gate remains solid, closed, and aesthetically consistent with the wall.
- The design prevents pedestrian access.
- Legal guarantees or contracts restrict its use solely to emergency in perpetuity.



Virtual Meeting with Portal Neighbors to Discuss Secondary Emergency Access

Communications and Notifications

- Many neighbors felt in-adequately informed about the project and its implications to the Portal neighborhood, suggesting ¼ mile notification boundaries is too narrow. One neighbor provided a neighborhood map to consider notifying for upcoming workshops.
- They call for expanded outreach, including physically delivered or mailed flyers, to ensure better awareness among affected residents.
- Neighbors appreciate opportunities to provide feedback.
- Call for continued transparency and documentation of their concerns → website, meeting notes, recordings, reports.

Broader Urban Planning Concerns

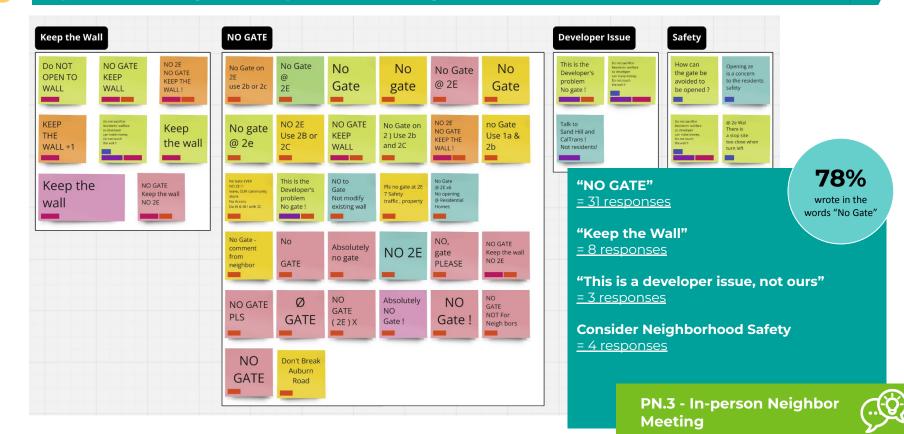
- Some neighbors question the suitability of the site for the planned density and wonder if scaling down the project could eliminate the secondary access requirement.
- They want clarity on timelines for approvals, particularly for Wolfe Road and The Rise access options, and how those align with the overall project schedule.
 - → Project team to host in-person workshop to discuss

Project Team Next Steps:

- Continue pursuing and prioritizing non-Auburn Drive access options, providing progress updates to neighbors.
- Address communication concerns with broader notifications radius, door hangers or flyering in addition to mailed postcards, and host an in-person meeting with just neighbors prior to broader community workshop.
- Continue to share meeting recordings, transcripts, and comprehensive notes with the community to ensure their input is documented.



In-person Listening Workshop with Portal Neighbors to discuss Broader Values

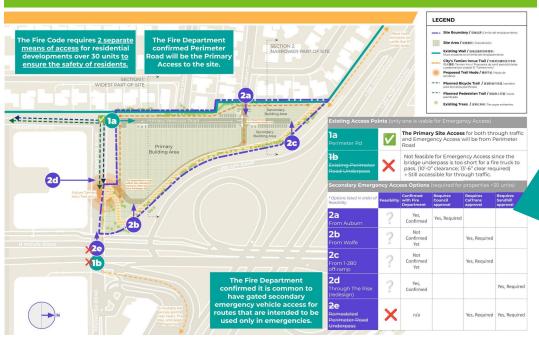


Secondary Emergency Access Connections

Secondary Emergency Access Options Options currently being evaluated for feesibility







We shared all of the options we are actively exploring for secondary emergency access points.

Most neighbors favored any option that doesn't require a connection through Auburn Drive.

Many participants stated they would support Options 2b/2c and 2d by writing letters to CalTrans and The Rise.

See next slide for an alternative perspective raised by a few participants.

PN.2 - Virtual Neighbor Meeting



Secondary Emergency Access Design Feedback

Secondary Emergency Access Design Options

In case Option 2a is the only viable option, please help inform the design









What we've heard:

→ We hear you that the wall is importan The Wall will remain in place. This connection is one of many solutions we a exploring.



What we've heard:

while most neighbors preferred no connection, some neighbors were interested in a bike/ped connection as well

choose from in the case a secondary mergency access connection at Auburn is the only viable option.



What we've heard: community members greatly value

→ Fire Access is important to ensure the life safety of all community members.

thus emograp justice in place for country and coding (surface) as confident or confidence).

Feedback from Majority of Neighbors

If a secondary emergency access connection at Auburn Drive is required, most participants would prefer a solid gate. Some participants noted that Merritt Drive is a more active street through the neighborhood and would be a preferred option over Auburn Drive if absolutely required.

We heard concerns from the neighbors that a Fire Department emergency access could be used frequently as a primary access to the new development and disrupt the quiet cul-de-sac quality of Auburn Drive. We heard fears that the emergency access connection could be changed to a more broadly used connection (ie: for cars, pedestrians, bikes) years down the road.



PN.4 - Neighborhood Block Party



Secondary Emergency Access Design Feedback

Secondary Emergency Access Design Options What we've heard: Secondary Emergency Access - Fire Department Use Only - Solid Gate painted to match wall X al & o **95**% ✓ Vote here! Secondary Emergency Access - Fire Department Use Only - See-through Gate Secondary Emergency Access + Public Bike & Pedestrian Connection - Series of Bollards **12** What we've heard:

Feedback from few youth participants

In contrast to the concerns about a secondary emergency access connection through Auburn Drive, we heard from several youth and young professional participants that pedestrian and bike access through this connection could serve the new residents and neighborhood well.

They expressed concern that if children in the new development and the existing neighborhood all go to the same school, it would be odd to have a wall between them and beneficial for children walking or biking to Collins Elementary School and Lawson Middle School.

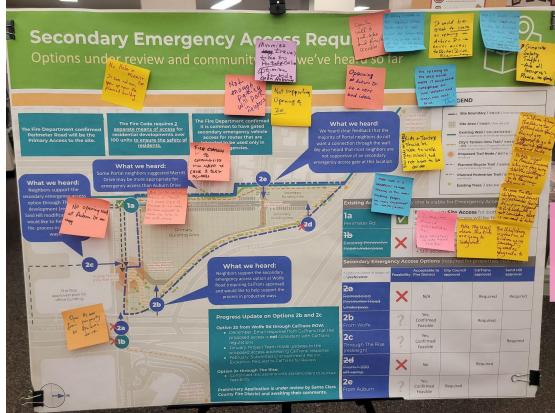




PN.4 - Neighborhood Block Party



Secondary Emergency Access Update + Comments



We presented the secondary emergency access requirements and updates on the remaining potentially feasible options.

This is an important topic for many of the project stakeholders and we continued to receive many comments in opposition to a secondary emergency access point at Auburn Dr with a few in support.

On a related topic, participants provided comments in support of or in opposition to pedestrian and bike connections through the wall- more information on this topic on next few slides.

Not Supporting Opening of

2e

Hole in the wall on Auburn or Merritt will break CC&E of this area.

schools

It will make the area vulnerable to crime. No

holes in the

wall please.

Fire Station to

Community

will need to

cross 2 busy

Open the wall to ped, bike, and fire/ emergency access..

WC.5 - Public Co-Creation Workshop



Community-rooted Values /

Biking and Walking Connections



Bike & Pedestrian Connection Executive Summary

This amount of input regarding the secondary emergency access sparked an alternative call from the broader community for a bike and pedestrian connection through the existing wall. This input has largely been received via an email campaign.

Our team has received input from opposing viewpoints primarily from 1) neighbors who do not want us to open the wall to maintain the strong neighborhood boundary, and 2) community members who believe a bike-ped connection would have great benefits for future project residents and the community at-large. Their supporting arguments for and against a connection can be found on pages 35-40 of this document.

Our team has done our best to remain a neutral party in facilitating these conversations. Our next step is to present the differing viewpoints on this topic raised during the Community Engagement process in meetings with City Council members. We will look to them to provide guidance on the best solution for all constituents.

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases

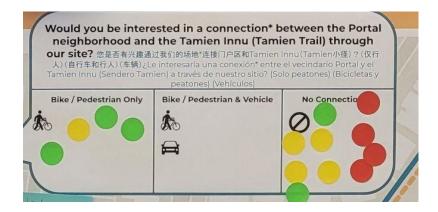
- There's a desire to shift from car-dependent transportation within the city toward a more active walking and biking culture.
- Pedestrian and Cyclist safety are top priority for the community.

- Supporters of an opening in the wall for bike-ped connections emphasized the benefits of walkability and connectivity - stating that a connection would promote the feeling of a united community and more direct access throughout the neighborhood.
- Cupertino community members have expressed it would be great for educators, families, and students to be able to walk back and forth to local schools.
- Opponents raised concerns about how a bike-ped connection opening in the wall would affect the neighborhood character, and raised safety, parking, and traffic concerns.
- Project neighbors feel like the access to local schools along the Tamien Innu trail is safe and sufficient.

Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall

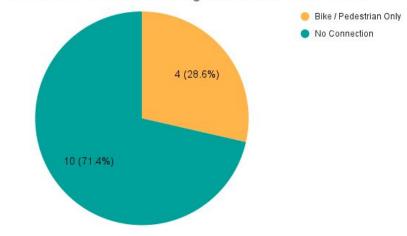
- → Project will include the Tamien Innu Trail, a multi-use trail under development by the City. It will run along the eastern edge of the property connecting to segments north of the site and east under Wolfe Rd. The multi-use trail will become a vibrant community amenity.
- → Vehicular areas have been located away from the public trail and resident courtyards, ensuring vibrant outdoor spaces are sheltered from vehicles by the buildings.
- → Project includes ample site lighting, secure entry system, and pedestrian walkways surrounding the buildings. Bike and pedestrian crossings over vehicular roads will be clearly marked.
- → Our team has documented feedback from the community including all viewpoints from a neutral stance. A final decision on this matter will be deferred to the Planning Commission and City Council to direct our team to include or exclude a pedestrian and bike connection through the wall.
- Project will provide vehicle parking for residents with a goal of 1 parking space to 1 unit ratio. Based on community input, the parking design for Phase 1 of the project has been updated to incorporate more parking and reach the 1:1 ratio.
- The design and operations of the project will encourage alternative modes of transit such as walking, biking, and public transit.

Connections and The Wall

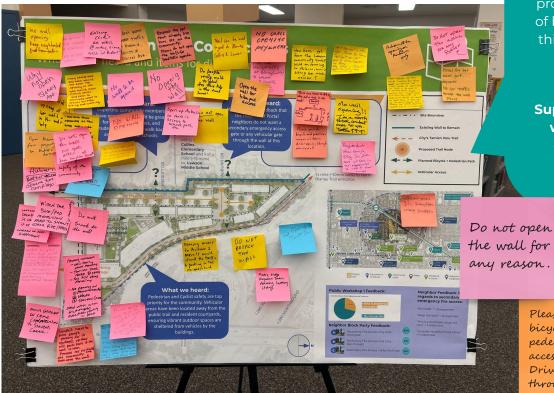








Site Circulation and Connection Board



We presented the vehicular, bike, and pedestrian site circulation pathways on the site and around the site.

Based on previously gathered feedback provided in opposition to and in support of bike and pedestrian connections from this site to Auburn and Merritt Road, we provided space for participants to comment on the pro's and con's.

Supporters emphasized the benefits of walkability and connectivity, while opponents raised concerns about safety, parking, and traffic.

Many people bike and walk around the area. The opening in the wall would make it much easier and safer to those who want to through biking and walking.

Respect the ppl that already live here. We are the community. Please do not open the wall for Sandhill's agenda. It will make the area vulnerable to crime. No holes in the wall please.

Open the wall to ped, bike and fire access.

Portal Ave has school, park, day cares. No car traffic through the wall Please.

Opening access to Auburn & Merritt would flood the traffic & parking in the neighborhood

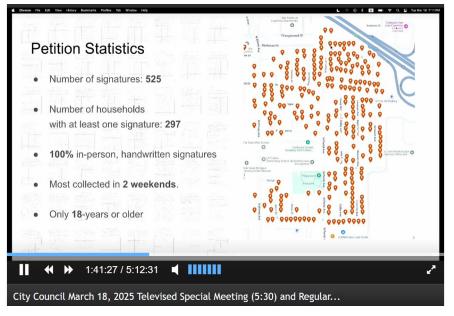
Please provide bicycle and pedestrian access at Auburn Drive - opening through masonry wall.

WC.5 - Public Co-Creation Workshop



Portal Neighbors Petition & City Council Presentation

On March 18, 2025, Portal neighbors brought forward and presented a <u>petition</u> (page 8) to Cupertino City Council, signed by over 500 community members, opposing any proposal to open the Sound Wall separating N. Portal from Wolfe Road Housing development and The Rise. Below is a summary of the petition. Though speakers from the neighborhood support this project, they are concerned with any possibility of an opening due to the density of development across the wall and the traffic, noise pollution, parking overflow, and security impacts and opening could cause. The council recording can be found at <u>this link</u>, with the presentation beginning at 1:38:48.





Email Communications received

Through the month of February, our team received a flood of emails from community members in support of a connection through the wall. Supporters primarily Families, teachers, and students can easily walk or bike to Collins Elementary and Lawson Middle School, and to create more walking and biking connections for recreation, and to reduce the car impacts of the new developments.

"YES, create a connection"

47 emails

I am writing in support of keeping an opening in the fence near the planned educators housing complex on Wolfe Road

I would like to offer a little Cupertino history lesson. Twenty-five years or so ago, there was a proposal to create an opening in the then newly installed fencing on Scenic Blvd surrounding Black Berry Farms

The Scenic Blvd neighbors were in an immediate uproar citing almost the exact same objections as are now being raised. The opening was eventually installed and it turned out to be a great asset to the whole neighborhood.

Let me address each of your issues with an eye on that history.

PARKING

Concern: New residents will park on the streets of the current neighborhood

WBC RESPONSE: A new permit parking zone can be created in the neighborhood.

My HISTORY: This same objection was raised by residents of Scenic Blvd./Circle. Permit parking was established and there has been no issues

SAFETY

CONCERN: The development will bring 100's of new residents with access to the current neighborhood. WBC RESPONSE: The new residents will be educators and school district employees. They are already deeply integrated into our community.

My HISTORY: Based on Scenic Circle experience, the current objecting residents will be greatly surprised by how little volume there actually will be. Beyond that, these are your teachers and their families. It is almost inconceivable to me that any one of good will could possibly object to local teachers and their families walking and biking through their neighborhood.

QUIET

CONCERN: New residents walking or biking through their neighborhood will cause increased noise and activity. RESPONSE: There will be more bikes and walkers, but fewer cars. This reduces pollution and traffic. My HISTORY: Once again, the current objecting residents will be greatly surprised by how little volume there actually will be. The occasional sound of school children in the morning and afternoons should be a joy, not a concern.

I think if you were to ask the residents of Scenic Blvd today they would all agree that the opening in the fence to Blackberry is a real asset to the whole neighborhood.

"NO, don't open the wall"

5 emails

I, like other N. Blaney/N. Portal neighbors attended the 2-12-2025 community meeting at Collins Elementary. There were many, many post its/comments saving "Don't open the wall". Here are some of the reasons for these statements:

Inadequate parking across the entire (all projects) on west side of Wolfe. This tack of parking problem grows. It's cumulative! a. The Eden Housing Project
 has plans for Phase 1 (teacher housing) with .8 spaces per unit. That's 80% of the units. Where will the other 20% of teachers park assuming they only have 1 car. They will come from all over the south bay!
b. The Tamien Trailhead
i. Has NO PARKING!
c. The Rise
 i. Has inadequate parking for their huge commercial and residential project.
No overflow street parking available - ALL the streets in and around the west side of Wolfe Rd have NO STREET PARKING!
a. No street parking on Wolfe Rd. b. No street parking on Stevens Creek Blvd. c. No street parking on Stevens Creek Blvd. d. This means NO OVERFLOW STREET PARKING is available at all!
There are other trails available for pedestrians and bikes.
a. The Tamien Trail has a trailhead right at your project property! This is a multi-use trail that goes east and west. Users can travel safely. This is a multi-million dollar trail!
 Stevens Creek Blvd has separated, protected Class IV bike lanes. This too is a multi-million dollar Class IV trail!
Accessing schools
a. We have been told that the kids will attend Sedgewick Elementary and Hyde Middle School, NOT Collins and Lawson!
i. Sedgewick and Hyde are in the opposite direction of the wall!
b. Also, even if they were attending Collins and Lawson, the Tamien Trail has an opening at N. Blaney and Lucille Ave. where there is a huge flow of kids and parents going to and from Collins and Lawson. The Tamien Trail would be safer.
Loss of trust
a. At all the meetings up until last night, the issue was the secondary fire access. b. The preferred secondary access we were told was the Wolfe Road off-ramp.
b. The preferred secondary access we were told was the worle road on-ramp. A Neighbors were re-accured that there would be no other reach to be well

Sense of Community → Distinct Opposing Viewpoints

"NO, don't open the wall"

 Neighborhood Boundaries: Some project neighbors say the existing separation preserves the neighborhood's close-knit feel and security. They worry that opening the wall would disrupt established boundaries and believe existing routes and planned Tamien Innu tral provide sufficient connectivity.





Community Unification: Some Cupertino community members say
opening Auburn Drive would strengthen community ties, making it
easier for new residents to connect with neighbors, schools, trails, and
parks. Walkability and bike access would encourage social interaction
and integration.

"YES, create a connection"



Parking → Distinct Opposing Viewpoints

"NO, don't open the wall"

Parking Shortages & Overflow Impact: Some project neighbors worry
that adding a bike + ped connection or vehicular connection would
further strain parking for nearby neighbors, who already face limited
street parking on Portal Neighborhood streets. The concern is overflow
parking from the educator workforce housing as well as people
accessing the Tamien Innu trail or future amenities in The Rise.





- Reduced Car Dependence: Some Cupertino community members who support opening the wall for pedestrians and bikes argue that promoting walkability and cycling helps reduce vehicle usage, traffic congestion, pollution, and carbon footprints.
- Permit Parking: They also advocate for residential parking zones to prevent overflow issues and protect neighborhood parking availability.

Viewpoints

"NO, don't open the wall"

• Increased Traffic: Some Project neighbors say having a connection will increase vehicular traffic in their neighborhood along with emissions. They argue that redirecting pedestrians and cyclists to existing routes would be a more sustainable option without altering the neighborhood.





Increased Walkability: Some Cupertino community members say that
a opening encourages walking and biking, reducing car dependency,
traffic congestion, and carbon emissions. They believe better
pedestrian and bike infrastructure aligns with long-term city planning
goals for a greener, more connected community.

"YES, create a connection"



Safety → Distinct Opposing Viewpoints

"NO, don't open the wall"

- **Neighborhood Safety:** Some Project Neighbors fear that allowing unrestricted pedestrian access could compromise security by enabling anyone to walk through the neighborhood.
- Residents believe the future Tamien Innu Trail offers a better and safer route for children walking to school.





• Safer Route: Some Cupertino Community members state that the connection will provide shortest and safest route to schools for students and teachers, avoiding longer routes via the Tamien Trail or congested routes via Wolfe Rd/Stevens Creek Blvd.

Circulation Connectivity - Distinct Opposing Viewpoints

"NO, don't open the wall"

 Unnecessary connection with little benefit: Some project neighbors believe children living in the Educator/Affordable Housing development will attend school at Sedgwick Elementary and Hyde Middle School (East of this site) and there is no need for a connection through the wall to Collins Elementary and Lawson Middle School (West of this site).





Community benefits with little impact: Some Cupertino community
members stated that past opposition to similar projects (e.g.,
Blackberry Farm, Mary Ave Bike Bridge) did not result in expected
issues. They argued that initial resistance faded as residents benefited
from improved connectivity.

Community-rooted Values /

Architectural Design



Architectural Design Executive Summary

Educator Advisory Group expressed a preference for a mix of flats and two-story townhome units with

distributed parking in addition to apartment unit types.

Overall, the architectural design has been a collaborative process between our team and educators, neighbors, and the wider Cupertino Community. In terms of exterior facade design, we have gathered impactful feedback - from favorite local buildings, to Portal neighborhood character, to color and material preferences. Overall, the community preferred the look and feel of places like The Hamptons with materials that contained earthtones, textures including siding and brick, and traditional-style windows.

In terms of building shape and size, neighbors and educators had a huge influence. The design steps down towards the Portal neighborhood edge, and incorporates a large setback at the majority of the property. It steps up in scale towards The Rise and Wolfe Road, in order to comply with City-required density and creating a new "gateway" into Cupertino. The buildings are organized around a central courtyard with a amenity spaces for future school district employees and families to enjoy.

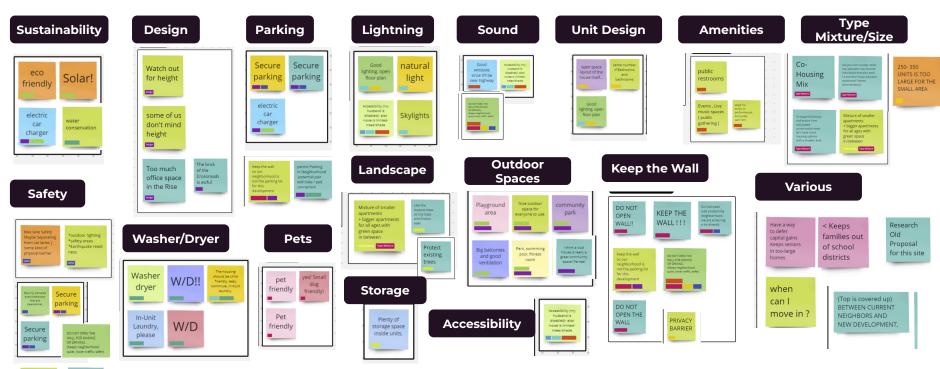
Community-Rooted Values: What We Heard During Listening + Co-Creation Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall Neighbors and community members appreciated the earth tones and neutral palettes of the adjacent The design incorporates earthy-toned colors with variations of brown and taupe and soft green and pink Portal neighborhood, as well as brick accents and pops of color. Educators favored design styles ranging accents, cladding such as vertical board and batten siding, traditional windows with divided lights, and from contemporary to farmhouse. gabled rooflines with narrow eaves as a fresh take on modern farmhouse. The design language reflects favorite local precedents, such as The Hamptons, and has a "village" feel. Neighbors agree that privacy is important and do not want tall and long buildings with windows along The project placed all exterior walkways and unit entries located away from shared property lines. Elevations with windows facing the shared property line are minimal and either setback at least 55' the shared propertyline. and/or screened by existing and new trees. Neighbors prefer shorter buildings in general. Taller building are acceptable, as long as they are farther Building heights are tallest near Wolfe Road and the proposed The Rise development, where the site is away from the Portal neighborhood. Neighbors prefer a larger setback along the shared property line. widest and can provide the furthest setback. The building heights step down toward the middle and northern ends of the site where the setback narrows. The project incorporates large setbacks from the Portal neighborhood, minimizing frontage along the shared property line, and reduced building heights adjacent to the Portal neighborhood.

In Phase 1, larger buildings were divided into smaller scale buildings and incorporate a variety of unit

Each unit features different building shapes, roof styles, and colors to create a smaller, village-like feel.

types including 2-story townhomes...

If you were designing this project, what would your priorities be?







Workshop









Visual Preference Survey Key



Nineteen800 Apartments



Westport Senior Housing



CityGate Apartments



The Towers



The Rise



Main Street Cupertino Lofts



Shadow Oaks



The Hamptons



The Veranda



Stevens Creek Villas



The Arroyo



1655 South De Anza

Architecture "This or That"

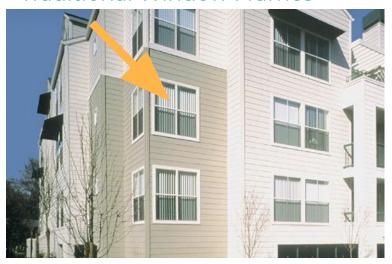
Participants felt most positively about these two architectural features. Other features received evenly divided preferences.

Architectural Design - Color StrategyAll Neutral Colors



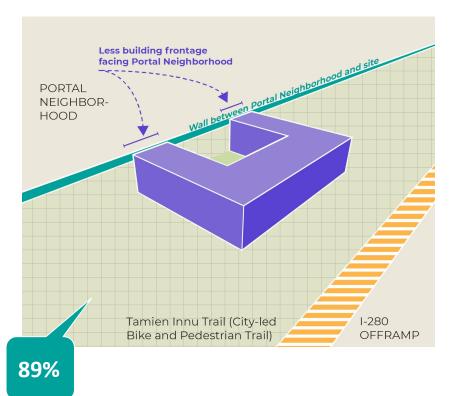
Thicker frames, lighter/neutral color Symmetrical/centered window layout

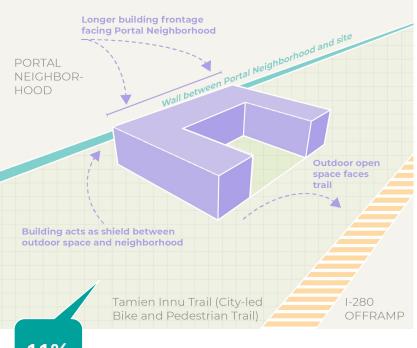
Architectural Design - WindowsTraditional Window Frames





Courtyard Size and Arrangement - Public Workshop

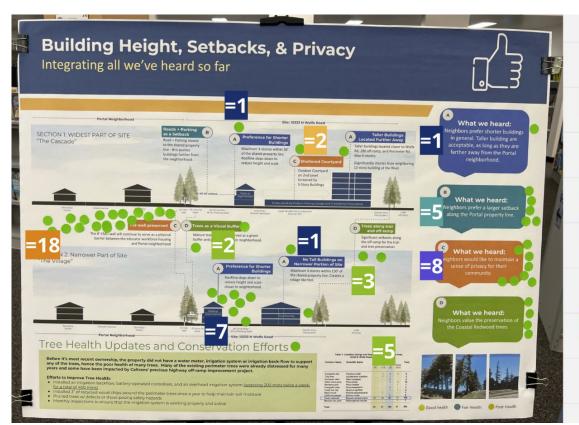




11%



In-person Listening Workshop with Portal Neighbors to discuss Broader Values



Preserve the Wall =18

Shorter Buildings Preferred =10

Preserve the Trees =10

Maintain Sense of Privacy =8

Large Setbacks = 5

Sheltered Courtyards =2



In-person Listening Workshop with Portal Neighbors to discuss Broader Values



Safe for Kids

Quiet

Non-congestive

Walkable area with less cars

Neighborhood Character Winners:

Pop of Color = 5

Brick Material = 4

Neutral Colors + Earthtones = 4

Columns at Entries = 4



Neighborhood Character

Neutral colors / earth tones

12

Votes



Variety of shallow and steep roof pitches

5

Votes



Columns at entries

4

Votes





Design Style Preferences

Design Style Preferences:



Rustic / Farmhouse Style











(6) Maximal / Lux Design with 3 votes

(5) Vibrant / Contemporary Design with 2 votes



(4) Rustic / Farmhouse Style was the winner with 6 votes







Vibrant / Contemporary Design

Maximal / Lux Design





























Key takeaways from design topics discussion

-1	Building Shape + Height	Preference for larger setback away fro building is acceptable, as long as it's fa		line. Taller	
2	Traffic + Safety	Do not support connection through Au emergency access gate at Merritt and I			
3	Neighbor Privacy	Preference for vegetation and tall trees window positioning and angling.	as privacy strategy	/. Consider	
4	Open Space + Amenities	Balance privacy for children and families living at development, while providing accessibility to public and trail users.			
5	Rooflines + Architecture	Did not discuss.		Will there be supportive housing with robust on-site	
6	Site Trees + Sustainability	Open to tree replacement, supports wa trees now. Redwoods important to the community.	atering existing PN.2 - Virtual	services?	

Meeting

In the Building

4

How might we ensure safety and security for residents?

Access control: keycards & coded doors

> Adequate lighting and wide hallways

Cleanliness and good sanitation

How might we design indoor to outdoor spaces? Multi-use Drought community Sliding room / resistant doors/walls, clubhouse landscaping, continuous living walls flooring between Adequate shade in spaces exterior spaces

> SD.4 / Educator Co-creation Group



	40 40014014	s from How Might We.	2012 A Chinaidean
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	Control of the state of the sta		

1	In the Homes	Multiple requests for resident storage outside units; Maximize in-unit storage. Open flexible spaces, multi-functional .	Noise reduction & privacy important		
2	In the Building	Safety and security is important Access control for floors and parking garage	Provide well-designed indoor to outdoor spaces Desire for a multi-use community room		
3	On Site & in the Community	Outdoor shared spaces are very important Multiple requests for sport courts	Heavy support for a dog park		
4	In Policy	Important to strike balance of letting existing residents stay, while welcoming	System for resident governing and support		
		new residents	SD.4 / Educator Co-creation Group		

Key takeaways influencing site design

1. Educators prefer Townhomes, then Apartments

- → 86% of participants marked **Townhomes** as their 1st or 2nd choice (57% as 1st).
- → 65% of participants marked Apartments as their 1st or 2nd choice (57% as 2nd).
- → One participant voiced preference for **combination** of townhomes and apartments.
- → Walkups were least preferred.

2. Educators noted that outdoor shared spaces is important and that green space should be maximized

- → Many participants asked for **sports amenities**, such as pickleball courts, basketball courts, table tennis, grass fields for sports.
- → A variety of small and large **outdoor seating** areas is important.
- → Participants voiced heavy support for a dog park.

3. Neighbors prefer greater setback of building away from Portal neighborhood

- → Privacy is a priority: **reduce views** from new development into neighborhood.
- Participants suggested a **1:1 setback** (wedding cake tiered building, where building height increases along with distance from neighborhood). Note: this conflicts with previous data on preferred building styles, as this style was not preferred by community.

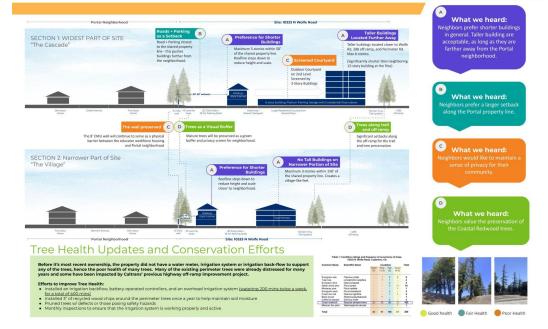
4. Neighbors strongly object to Fire Department Only access through Auburn Drive

- → Concern that Fire Department will frequently drive through connection
- Participants asked for all alternative options to be explored prior to Auburn Drive connection
- → Participants asked for another community meeting to ensure that other neighbors can provide feedback
- Three participants voicing objections noted that they didn't receive notice postcards, meaning they may live over 1/4 mile away

What We've Heard and Design Concept

Building Height, Setbacks, & Privacy Integrating all we've heard so far





We shared what we've heard so far as the neighbor's highest priorities (maintain the wll, preserve trees, equal height to setback ratio) and our site organization and building form design concept based on these priorities.

We received a lot of support for this design direction.

We provided updates on tree health and irrigation measures.

Participants reinforced the importance of the trees.

WC.5 - Public Co-Creation Workshop



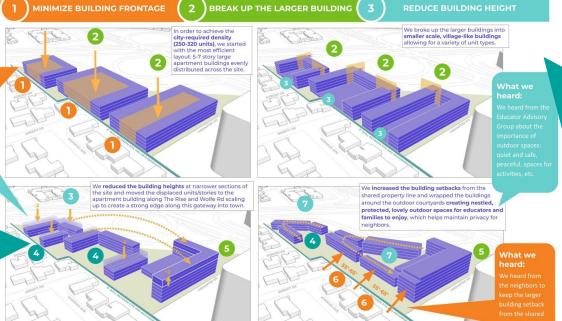


Overall Design Feedback - Architectural

What we heard:

What we heard:

with distributed



We shared what we've heard so far as the neighbor's highest priorities (maintain the wall, preserve trees, equal height to setback ratio) and our site organization and building form design concept diagrams based on these priorities.

We received a lot of support for this design direction, with several participants expressing verbally or writing "thank you for listening" on their sticky notes.



Still work to be done, but very Impressive. Thoughtful changes were made.

I agree with these adjustments. Thank you for listening to the community in this regard.

Higher is ok against freeway, it blocks

sound.

WC.5 - Public Co-Creation Workshop

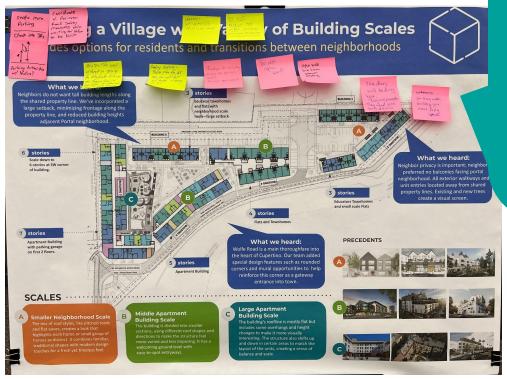


CREATE SMALL SCALE VILLAGE

SCALE UP ALONG WOLFE RD. 6

INCREASE SETBACKS

Overall Design Feedback - Site Layout & Parking



At this board, we shared how the building scales situated themselves on the site in reaction to feedback heard at earlier workshops.

One of the primary concerns we heard from participants at this station (and workshop overall) is the need for more parking.

People expressed that the teachers and families will require cars, especially at this location, noting the < 1:1 ratio does not feel sufficient for this location. Some expressed the need for greater connectivity for the future residents, and adding that any parking concerns in the adjacent neighborhood could be remediated with a permit system.

Open Wall but have permit parking

> Parking Concern -Please plan for 1.5 cars per unit but not below 1.0 spaces per unit.

PARKING AT LEAST 1.5 SPOTS PER UNIT

Teachers
will be living
here.
They are people
They need bike
trails access

Needs more parking.



Community-rooted Values /

Landscape Design



Landscape Design Executive Summary

Many features of the landscape design were influenced by community feedback. From the wider Cupertino community, we heard the desire to preserve as many of the existing redwood trees as possible. We also heard the call for kid-friendly spaces and safety. Overall the educator community valued spaces for social gathering, outdoor recreation and fitness, and pet-friendly spaces. Additionally, we asked educators for preferences on how large the different outdoor spaces should be; participants opted for a range of sizes from small to large.

In response, our team created a site plan with a mix of spaces, including a large central courtyard protected from parking and traffic noise. We also asked both the educators and wider community for their aesthetic preferences. Natural and warm materials, cozy tones, and curvilinear forms were preferred. Our landscape team has incorporated these ideas, drawing from the concept of being "rooted in nature."

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall			
Neighbors value the preservation of the existing Coastal Redwood trees.	 → Irrigation concerns have been communicated to the current property owner. The current property owner has confirmed a robust irrigation and landscape maintenance plan is in place. → The Tamien Innu trail entry will be framed by preserved existing redwoods. → The design provides setbacks along the shared property line with the Portal Neighborhood in order to preserve and protect the existing mature redwoods. 			
 Participants felt most positively about more natural, organic, curvilinear, cool and cozy landscape design features. 	 The landscape design concept is Rooted in Nature incorporating curvilinear pathways and natural materials. Thoughtful building details such as curved edges and mural placements recognize that the property will serve as a key gateway into Cupertino. 			
 Community showed preference for vegetation and tall trees as privacy strategy. Consider no balconies facing the Portal neighborhood and sizing of windows. 	 → Lush greenery and trees (new and existing) screen the buildings from each other and from neighboring properties. → No walkways or balconies face the Portal neighborhood. Courtyards are surrounded by the buildings. 			
Educator participants had a desire for a range of courtyard sizes and locations to promote choice,	→ Site organization and building massing has provided a range of courtyards types and sizes with different programming from large open areas to intimate seating areas to outdoor game areas.			

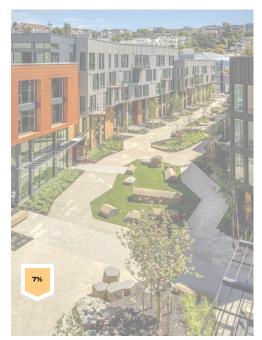


Courtyard Size and Arrangement - Educators

Large Community Courtyard with multiple uses

Smaller series of courtyards on multiple levels

A mix of both







SD.2 / Educator Listening Workshop



On Site & in the Community

6

How might we provide **outdoor** shared spaces for building community? On-site composting & Sport courts recycling and grass Space for fields farmer's market, Mix of small growing and large and/or outdoor lounge Multi-use accessing spaces areas healthy food

How might we design a dog park? Dog wash or splash area Spaces in different sizes/shapes: skinny Functional running track, large vs. items: trash Trees & small dog spaces can, drinking sniffables fountain & bowls, bag dispenser Gated SD.4 / Educator

Co-creation Group







Landscape Visual Preferences

Participants felt most positively about these landscape features.

Forms Organic & Curvilinear







Materials Natural & Warm



Children's Play Areas





Workshop

Overall Design Feedback - Architectural + Landscape



Based on input from Educators and community, the landscape design includes outdoor amenities, and conservation efforts to preserve trees.

The vast majority of participants verbally affirmed that they enjoyed the village-feel of the design and earthy/homey materials, and could see the relation to the community-favored precedents.

People enjoyed the mural locations as well. We received a few comments about preferred plant & tree types, and excitement for the connection to the trail.

Shrubs like manzanita ceanothus, add herbaceous perennials like milkweeds, salvias, cayote mint, monkey flower, lupines

Decorative lamps, cobblestone native plants.

Having a trail adds value to the property

Birds friendly glass to reduce bird mortality.

WC.5 - Public Co-Creation Workshop

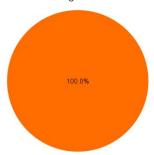


What we heard:

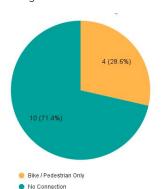
Neighbors prefer shorter buildings in general. Taller building are acceptable, as long as they are farther away from the Portal neighborhood.

Preserving the Trees

How Important are the trees around the edge of the site?



Connection between Portal Neighborhood and Tamien Innu





Tree Health Updates and Conservation Efforts

Before it's most recent ownership, the property did not have a water meter, irrigation system or irrigation back-flow to support any of the trees, hence the poor health of many trees. Many of the existing perimeter trees were already distressed for many years and some have been impacted by Caltrans' previous highway off-ramp improvement project.

Efforts to Improve Tree Health:

- Installed an irrigation backflow, battery-operated controllers, and an overhead irrigation system (watering 200 mins twice a week, for a total of 400 mins)
- Installed 3" of recycled wood chips around the perimeter trees once a vear to help maintain soil moisture
- Pruned trees w/ defects or those posing safety hazards
- Monthly inspections to ensure that the irrigation system is working properly and active

Table 1: Condition ratings and frequency of occurrence of trees. 10333 N. Wolfe Road, Cupertino, CA

Common Name	Scientific Name	Condition			Total	
		Dead	Poor	Fair	Good	
		(0)	(1-2)	(3)	(4-5)	
					. ,	
Evergreen ash	Fraxinus uhdei	-	1	5	2	8
Tulip tree	Liriodendron tulipifera	-	1	1	-	2
European olive	Olea europaea	-	-	3	-	3
Italian stone pine	Pinus pinea	-	-	5	11	16
Monterey pine	Pinus radiata	-	-	-	1	1
Evergreen pear	Pyrus kawakamii	-	-	3	-	3
Coast live oak	Quercus agrifolia	-	-	1	1	2
Black locust	Robinia pseudoacacia	-	7	-	-	7
California pepper	Schinus molle	-	-	2	-	2
Coast redwood	Sequoia sempervirens	20	42	86	15	163
Mexican fan palm	Washingtonia robusta	-	-	-	1	1
Total		20	51	106	31	208

What we heard: Neighbors prefer a larger setback along the Portal property line.

What we heard. C

What we heard:



















WC.5 - Public Co-Creation Workshop



Questions & Comments



This station was created as a "parking board" for any questions / comments not related to the posters presented.

The main comments left by community members included the incorporation of safety features such as lighting and coordination with The Rise as it's built-out, more comments on parking, and further concerns on a wall opening.

1. Parking Issue

Road:

Should the timeline steps include Housing Commission input prior to Planning Commission?

DON'T OPEN THE WALL

AT LEAST 1.5 PARKING SPOTS PER UNIT + OVERFLOW PARKING AREA

2. Security of Keep Perimeter Neighborhood No Lights Safe-Don't open wall

> Project is for young families not senior homeowners. Prioritize school age children access.

Parking for Residents Gate will make

NOT

Enough

Existing Neighborhood The Additional Parking No GATE

wall to give Worried about safety of to Merritt & future residents. Auburn especially women and children, who might need to walk along W Perimeter Road to

Stevens Creek Blvd.

Lighting out of peoples yards

Do not support

opening the

access

WC.5 - Public Co-Creation Workshop



Community-rooted Values /

Amenities & Aesthetics



Amenity Preferences Executive Summary

Our approach to amenities was twofold: for outdoor amenities, we asked both the Cupertino Community and School District stakeholders, and for indoor amenities, we only asked School District educators and employees. For outdoor amenities, both groups preferred play spaces, which have been incorporated at multiple locations. The Cupertino public enjoyed the idea of a plaza and open turf. Our team has integrated our design with the future trail entrance of the Tamien Innu trail amongst the redwoods as a public benefit. Educators also called for fitness and recreation spaces, spaces for social gathering, and pet-friendly spaces. We incorporated a variety of seating, barbecue, patio, and co-working spaces for social gathering; we incorporated a dog park for both small and large dogs at the trailhead, and lawn games from ping pong to shuffleboard.

For indoor amenities, we've incorporated a variety of community rooms for social gathering, multi-purpose / flex spaces for yoga fitness or social gathering. Family lounges have also been incorporated for future residents.

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall
 Educators highly value flexible spaces designed for social gatherings, wellness, and shared activities. Educators and the Cupertino community expressed there should be a range of seating types to accommodate large gatherings but also more secluded spaces for smaller conversations or individuals. 	 Project outdoor amenities include play areas, kitchens, patios, terraced seating, open turf, yard games, and outdoor work areas. Community rooms are designed to connect indoor and outdoor activities to expand flexibility of use, and empower the future residents to build community.
 Educators and the community prioritized safe, kid-friendly play areas, centrally located within the site. Play areas were in the top 3 amenity preferences for both groups. 	 → The site design includes play areas and kid-friendly recreation spaces protected and surrounded by the residential buildings creating safe and secure spaces. → Homes and walkaways overlook the courtyard providing layers of community safety.
 A top priority among educators was the incorporation of pet friendly amenities and open turf spaces. Educators expressed interest in outdoor sports. 	 The project incorporates a pet-friendly dog park near the trail and a open turf space for seating and gathering. Due to space constraints, the design includes smaller gaming activities throughout the site, such as ping pong, corn hole, and shuffleboard.
Neighbors appreciate spaces such as library, retail hubs, markets, parks, recreation and trails.	→ The project's location and entries promote use of and enhances to design of the city's trail network connecting civic and retail amenities throughout the City.







Outdoor Amenities Survey Key



Outdoor Plaza



Outdoor Kitchen / BBQ



Open Turf Space



Play Areas



Sport Courts



Outdoor games (e.g. ping-pong)



Outdoor Theatre



Outdoor Workstations



Traffic Garden



Fire pit



Dog Run / Park



Roof Deck







Landscaping Elements Survey Key







Variety of Seating Types



Pedestrian + Bike Pathways



Community Garden Beds



Meditation Gardens



Sensory Gardens



Art / Sculpture Gardens



Pollinator Gardens & Habitat Restoration



Indoor Amenities Survey Key - Educators Only



Community Room



Community Kitchen



Fitness + Yoga Room



Flexible Multipurpose Space



Lounges / Library



Computer / Coworking Lab



Homework Club



Game Room



Theatre Room



Pet wash / Spa



Bike Storage



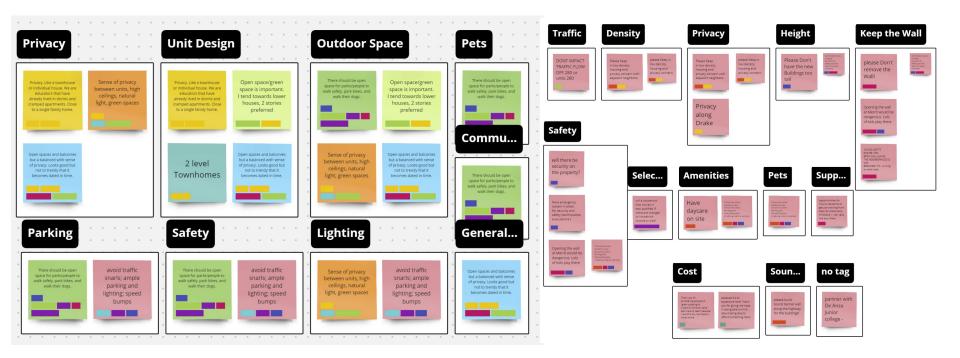
Storage Rooms







Other Considerations





Overall Design Feedback - Amenities



We shared what we've heard so far as the educators and community highest priorities for indoor and outdoor amenities.

Participants expressed support for the proposed amenities and locations on this property. One comment suggested adding a library space.

We received feedback regarding the addition of more artistic features at human scale and decorative lamps.

Art disguised as playground

> Add a library book sharing space.

Visual interest at human

scale.

Dog park is cool

WC.5 - Public Co-Creation Workshop



Community-rooted Values /

Apartment Design



Apartment Design Executive Summary

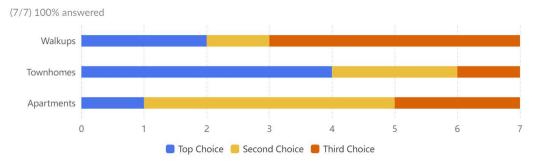
We consulted our educator advisory group to learn how to best design living spaces to serve educators. First, we heard a strong preference for townhomes from this community, which had a huge impact on the site and building design. The educator townhomes have been located closer to the adjacent single family neighborhood to achieve a village-scale feel.

Some of the top priorities for inside the home we heard, included in-unit laundry, natural light, open and flexible floorplans that are spacious yet efficient, and a lot of storage. The design of the apartments in the educator housing directly respond to these preferences. For natural light, the educator apartments are oriented along single-loaded corridors so that they all have natural light from at least two sides. We also hear that educators would like to have ample acoustical separation between apartments; our team is working with acoustical experts to achieve this across the entirety of the property.

Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall		
In-unit laundry was the overwhelming top priority.	 The Phase 1 development that will have a preferences for educators and school district employees includes in-unit laundry washers and dryers. The Phase 2 affordable low-income development will have centralized communal laundry rooms directly adjacent to indoor and outdoor amenity spaces. 		
Preference for flexible open floor plans, allowing residents to customize space with furniture.	→ The unit layouts feature open-concept kitchens and living spaces designed to accommodate furniture arrangements, including options for workspace areas.		
Desire for ample storage spaces and natural light.	 → The Phase 1 townhomes and flats are designed with windows along two sides of the home. → All units include thoughtful built-in storage spaces without sacrificing flexibility. 		
Desire for ample acoustical separation and privacy.	→ Our team will work with an acoustician to reduce noise transmission between apartments and reduce outdoor noise impacts (such as highway noise).		

Building typology

1. Which building type would serve school district staff best? Please rank the following options: (Rank order)



Options	Top Choice	Second Choice	Third Choice	Total \$
Apartments	1 (14%)	4 (57%)	2 (29%)	7
Townhomes	4 (57%)	2 (29%)	1 (14%)	7
Walkups	2 (29%)	1 (14%)	4 (57%)	7

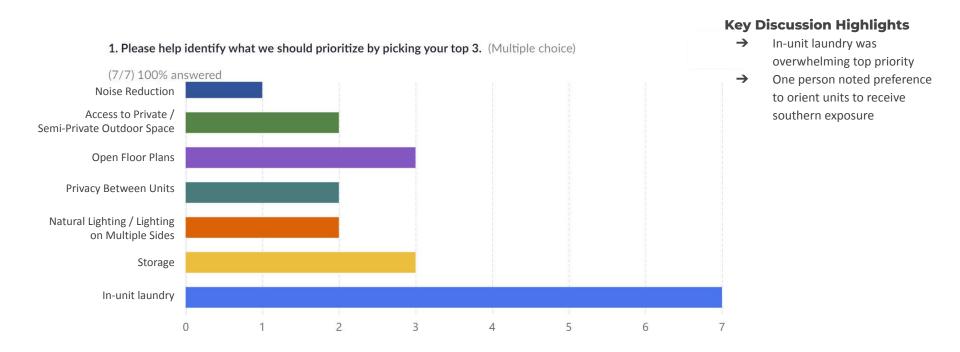
Key Discussion Highlights

- → One person noted preference for a mixture of Townhomes and Apartments
- → One person heavily emphasized secure parking benefit of Apartments
- → One person noted the general safety of Apartments as a benefit





Apartment Features



In the Homes

2

How might we create spacious, yet efficient, homes?

Resident storage outside of units

Flexible open floor plan, allowing residents to customize space w / furniture Built-in, hidden, and multi-use storage How might we **control noise** and **ensure privacy** for residents?

Noise reduction material for walls, floors

Locate louder outdoor amenities farther from

units

Intentional door and window placement

> High quality windows & window treatments

SD.4 / Educator Co-creation Group





Overall Design Feedback - Apartments

Educator Preferences: Apartment Design Feature Winners



2-Bed Apt





Townhome 3-Bed Townhome 2-Bed

LOWER LEVEL

1053 SF

LOWER LEVEL

1307 SF







Studio Apt.

1-Bed Apt.



We shared how the unit types and design features incorporates what we heard from the educators as highest priorities within their homes.

We received comments supporting in-unit laundry & natural light.

A comment suggested having a bedroom in lower floor of townhomes, as well as adding 2bed-2bath apts. One comment highlighted the need add more common laundry rooms.

Consider
different
number of
common
laundry rooms.
More is better.

Love the natural light, I think a community garden would be a good amenity since the soil microbiome is mentally stimulating for children. Love having in unit laundry.

I would love 2 baths 2 bedrooms.

Can we have a bedroom in the lower level in the tower townhomes?

WC.5 - Public Co-Creation Workshop



Community-rooted Values /

Policies



Policies Executive Summary

We worked with school district educators and employees as well as school district leadership to begin defining policies for the future housing. One of the most important items we discussed was income and eligibility. Our outreach helped us define who the target population for educator housing should include; we heard that young teachers and classified staff would be most interested in rental housing at this site. This helped inform the income levels and AMI percentages for the rental units.

We also discussed processes such as income certification, requirements to maintaining eligibility as school district employees, and a grace period after employment ends.

In terms of property operations, educators and school staff in our advisory group were most interested in exploring: "How might we create a system for resident governing?" and "How might we achieve a balance of letting existing residents stay, while welcoming new residents?" Eden's property management team will consider and build upon these topics down the line closer to completion of construction.

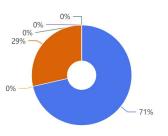
Community-Rooted Values: What We Heard During <u>Listening + Co-Creation</u> Phases	Areas of Influence: Moments Where Community Input Strengthened the Design Development and Project Overall		
Desire of a system for resident governing and support.	 Eden Property Management team will work with future residents to collaborate on house rules. Ensure transparent communication about policies for eligibility. 		
 School District leaders stated that affordable housing options for young educators and classified staff will help with hiring and retention of qualified employees. 	 Income levels for eligibility have been adjusted to align with salaries for these employees. Unit mix includes a majority of one bedroom and two bedroom units with some three bedrooms to best align with our understanding of desirable unit sizes for these employees. 		
 School District leadership want to ensure the housing remains available for School District employees from the designated West Valley School Districts. Preference to strike balance of letting existing residents stay, while welcoming new residents. 	 Create policies for the scenario where resident employment with an eligible school district ends. Create grace periods, fair processes for income certification, policies for moving, retirement, marriage, etc. 		

Attendee Demographics - School District / Educators

Cambrian School District	1/8 (13%)
Campbell Union High School District	1/8 (13%)
Campbell Union School District	0/8 (0%)
Cupertino Union School District	2/8 (25%)
Fremont Union High School District	3/8 (38%)
Foothill-De Anza Community College District	0/8 (0%)
Lakeside Joint School District	0/8 (0%)
Loma Prieta Joint Union School District	0/8 (0%)
Los Gatos-Saratoga Union High School District	0/8 (0%)
Los Gatos Union School District	0/8 (0%)
Luther Burbank Elementary School District	0/8 (0%)
Saratoga Union School District	0/8 (0%)
Sunnyvale Elementary School District	0/8 (0%)
Union School District	0/8 (0%)
West Valley-Mission Community College District	1/8 (13%)

2. What type of employee are you? (Multiple choice)

(7/8) 88% answered



■ Certificated Staff / Teacher ■ Certificated Staff / Non-teaching ■ Classified Staff / Support ■ Superint



Monthly Rent by Group - Results

		Unit Size			
= less than current rent	Group	Studio	1-Bed	2-Bed	3-Bed
= more than current rent	Group A	\$ 1,245	\$ 1,330	\$ 1,585	\$ 1,755
	Group B	\$ 1,890	\$ 2,020	\$ 2,415	\$ 2,780
= not eligible	Group C	\$ 2,535	\$ 2,700	\$ 3,240	\$ 3,740
	Group D	\$ 2,850	\$ 3,050	\$ 3,650	\$ 4,220
	Group E	Not eligi	ble to live in	this developr	nent



How might we achieve a balance of letting existing residents stay, while welcoming new residents?

Dependent on income and number of years in district

Ensure transparent communication with a clear transition plan Matrix of eligibility with scores

How might we create a system for resident governing?

HOA board with diverse tenancies

Communication system

Management and renters' liaison boards

Respect & understanding of common social contract

SD.4 / Educator Co-creation Group

Cimited time & terms

Not an HOA board, but something that can support each other



Additional Questions Raised by Participants

Is Eden Housing actually a non-profit housing developer?

How are the percentages of units for each AMI bracket determined?

Will this project consider bringing these topics forward at a joint Planning Commission + City Council study session?

How many of the units will be reserved for supportive housing? What type of supportive housing?

What will the buildings look like?

How will we mitigate ongoing graffiti on the wall - specifically along the highway?

Some participants were not aware of the City's plans for the Tamien Innu trail.

SD.4 / Educator Co-creation Group



Where is the need?

1. Younger teachers

- → Especially singles without second-income earners
- → Often have student loan debt
- → Share housing or live with parents
- → Employees new to the area (don't have parents, friends to room with)
- → <u>All teachers</u> in lower paying districts (AMI as an equity filter across districts)

2. Classified Staff

- → Much lower wages
- → Many are part-time
- → Resourceful "make it work" mindset
- → Less likely to participate in surveys / engagement (families, longer commutes, second jobs)
- → More likely to have families

3. Financially pressured

- → Staff with children (also want to be close to kids schools)
- Those looking to save to buy new homes (becoming less feasible, seeing more lifetime renters)

4. Employees with Long Commutes

- → Employees can community from Hollister, Santa Cruz, etc
- → Some don't mind the commute since owning is more feasible in these areas, especially older staff

LESS NEED

Senior / Experienced Teachers

 Generally face fewer housing issues, possibly due to established living arrangements (Trend of entire West Valley)



District Goals

ATTRACT:

1. Affordable Housing as an Incentive

- → Housing challenges have led to some applicants turning down job offers after being hired
- → Housing could serve as a bonus to make the district more competitive in hiring
- → Especially need to attract new employees in those districts with high rates of retirement (several reported)
- → Equity vs Equality of this housing benefitting the lower-funded districts

2. Some districts are more competitive than others hiring new/younger staff

→ Especially important to those districts with high rates of retirement

3. Challenges in Hiring Specialized Roles

→ Districts struggle to hire specialized roles, such as <u>special education and para educators</u> and school <u>psychologists</u>, who are critical to supporting children of all abilities and the whole child

RETAIN:

1. New / Younger teachers

- → At lower-paying districts, employees often jump to higher paying districts after a few years of experience
- → Employees can't handle the cost of living burdens and move

2. Classified Staff

→ Often face greater housing challenges due to lower wages, longer commutes

Disclaimer: there was a lack of data on household sizes; these reflect general trends that respondents are aware of

Household Demographics & Sizes

1. Younger teachers

- → Often single, couples, or two adults as roommates, with a preference for smaller units like 1 or 2 bedrooms
- → Studios: <u>Less demand for studio apartments</u>, as they are typically less practical for employees
- → <u>Less demand for 3-bedrooms</u> due to demographics noted above

2. Classified Staff

→ More likely to have families, making them more inclined towards larger units, such as 2 or 3 bedrooms

Design Considerations

General

→ <u>CONVENIENCE</u> as overall trend (teachers are BUSY)

Parking

- → Between commutes and supplies carried to and from cars, best to have convenient and sufficient parking
- → Walkability and Accessibility

Amenities

- → Modern Kitchens and Bathrooms
- → In-Unit Laundry
- → Pet-Friendly Options validated
- → Fitness and Recreation validate

Study and Work Spaces:

- → For continuing education
- → Wifi

Overall lack of specific feedback, most agreed with findings from ducator Workforce Listening Event



1. School district leadership were mostly satisfied with AMI levels presented

- → Districts estimated that most teachers fell into the 80-120% AMI range based on their salaries (typically in \$130,000 to \$140,000 range or around 100% AMI for 1-person household)
- → In some school districts, starting salaries were lower around \$70,000/year (60% AMI level for 1-person household)
- → Districts estimate that most classified staff would qualify under low-income levels (i.e. \$50,000-65,000 salary range)
- \rightarrow

2. Most districts had 30-40% of staff as classified and 60-70% of staff as certificated

This breakdown roughly aligns with initial financial models we have tested

3. Received data from Campbell Union High School District on employee pay

→ Mostly aligned with anecdotal evidence from school districts

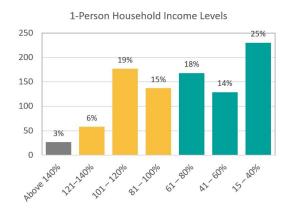
Household Incomes and AMIs

Household Size

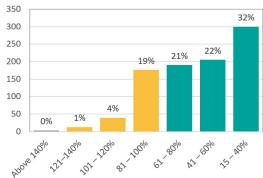
Income Level	One Person	Two Person	Three Person	Four Person	Five Person
140% of AMI	\$180,740	\$206,500	\$232,260	\$258,020	\$278,740
120% of AMI	\$154,920	\$177,000	\$199,080	\$221,160	\$238,920
Area Median Income	\$129,100	\$147,500	\$165,900	\$184,300	\$199,100
80% of AMI	\$103,280	\$118,000	\$132,720	\$147,440	\$159,280
60% of AMI	\$77,460	\$88,500	\$99,540	\$110,580	\$119,460
40% of AMI	\$51,640	\$59,000	\$66,360	\$73,720	\$79,640

Source: 2024 Income Limits for Santa Clara County published by the California Tax Credit Allocation Committee

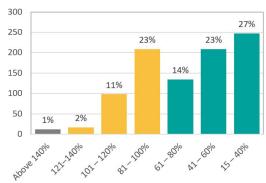
Campbell Union High School District: Gross Income Breakdown Assuming Single Earner



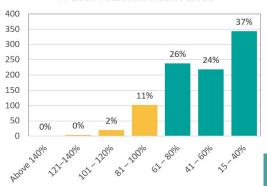
3-Person Household Income Levels



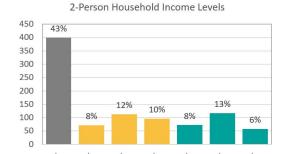
2-Person Household Income Levels



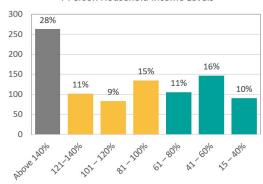
4-Person Household Income Levels



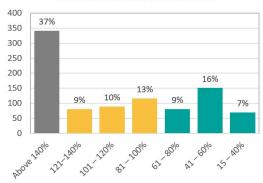
Income Breakdown Assuming Second Earner



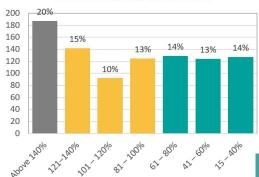
4-Person Household Income Levels



3-Person Household Income Levels



5-Person Household Income Levels



Note: Assumes second earner in household with the same gross pay



Unit Type	Market Rate Rent	90% AMI Rent	Discount to Market Rate	60% AMI Rent	Discount to Market Rate
Studio	\$3,050	\$2,857	-6.3%	\$1,890	-38.0%
1-Bed	\$3,693	\$3,057	-17.2%	\$2,021	-45.3%
2-Bed	\$4,746	\$3,658	-22.9%	\$2,415	-49.1%
3-Bed	\$5,818	\$4,221	-27.4%	\$2,783	-52.2%

Market rate comparable properties: Nineteen800, The Hamptons, Main Street Cupertino Lofts

Policy Preferences

1. Income certification

- → Districts were comfortable with income qualification at lease-up and then ability for income to increase
- Households will need to re-qualify if they want to move to a larger unit
- → Some districts were more concerned about indefinite tenancies but most wanted to promote stability and not place limits

2. Maintaining eligibility as school district employee

- → All districts agreed that tenants should have requirement to vacate after employment ends
- → No clear direction on what FTE is needed to qualify
- → Question raised about how long employees can be on leave

3. Grace period after employment ends

- → All districts agreed that tenants should have requirement to vacate after employment ends
- → Slightly more support for 3-month than 6-month grace periods
- → 3-month period seems to align with school calendar and hiring practices

4. Some districts raised concerns about discrepancies in funding and teacher salaries across West Valley area

→ Most districts still comfortable with lottery system described



Populations In Need	Desire to target?	Demographic trends	Desired Unit Sizes	Incomes
Young / new Teachers	YES Attract and retain	Singles Couples Roommates	 One-bedrooms Two-bedrooms (studios not practical, three-bedrooms less needed) 	More likely to fit in middle-income AMI brackets (80%-120%)
Classified Staff	YES Attract and retain	More likely to have larger families	 Three-bedrooms Two-bedrooms (large family portion of development) 	More likely to fit in TCAC AMI ranges (80% AMI and below)