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TRANSMITTED VIA EMAIL

City of Cupertino, Community Development Department
Attention: Piu Ghosh, Principal Planner
10300 Torre Avenue
Cupertino, CA 95014

Re: Vallco Special Area Specific Plan - Recirculated EIR Amendment

In July 2018, the City of Cupertino received the Draft Environmental Impact Report which evaluates the proposed Vallco Special Area Specific Plan, as required by California Air Quality Act. The DEIR explored four alternative projects for the 70 acre Vallco Special Area. During this period an Amendment to the Draft EIR was completed which added a "Housing Rich Alternative," with 3,250 residential units at least 15% of which will be affordable, as a fifth option for environmental review. This letter is a formal comment on the Recirculated Amendment to the Draft Environmental Impact Report.

Silicon Valley at Home has been following the progression of the Vallco area development process for a number of years. We believe that there is finally consensus that the area provides a unique and essential opportunity to invest in the housing resources available in the City of Cupertino, and to simultaneously optimize the number of affordable homes.

As the Amendment documents, the Housing Rich alternative does not substantially change the analysis, and has only minor effects on the impacts already identified in the original Draft EIR. We would point out that the area with the clearest differential impact relates to transit services for the surrounding area. We believe these transit challenges are manageable in the long term, and further highlight the need for the City to step up its engagement with the VTA as local demand for services increases appreciably.

We believe the current Housing Rich Alternative, of 3,250 units with a set aside of 15% for low- and very-low income households, augmented with a set aside of 15% for moderate-income households, will best serve the varied interests of Cupertino. This approach will do a better job of addressing the jobs-to-housing imbalance that exacerbates the region's housing crisis. Our version of the Housing Rich Alternative provides opportunity for significant community benefits that will help in developing consensus around the proposal. And, most importantly, this approach will produce 975 desperately needed affordable homes for Cupertino – homes to house lower-wage workers and technology workers alike.

Sincerely,



Pilar Lorenzana
Deputy Director