

2018 Cupertino City Council Candidate Questionnaire

Silicon Valley at Home (SV@Home) is an affordable housing policy and advocacy organization working to ensure housing affordability for all who work and live in Silicon Valley. As a candidate running for office, we invite you to participate in a survey regarding affordable housing. Responses to this survey will be shared widely with community members, and SV@Home members and partner agencies.

Please complete the survey by September 17th, 2018

Email address *

Candidate name

Darcy Paul

A. What are your housing priorities?

1) Balance between jobs and housing of 1.5 to 1, at the most; 2) Creating extremely low-income units for developmentally disabled residents; and 3) Delivering housing stock.

B. To date, Cupertino has failed to meet any of its state mandated housing goals. Earlier this year, the Legislature considered a proposal to allow higher default densities around transit corridors in an effort to create more opportunities for housing and affordable housing across our neighborhoods. Do you support or oppose this type of state intervention around the housing crisis?

I oppose it as it creates a disincentive for communities to support mass-transit fixes. I also believe that local control is critical to democracy and that jurisdictions that have been balanced about their development should be recognized for that balance. Jurisdictions that have been incredibly imbalanced shouldn't be lauded for now delivering a few units or entitlements that haven't been made. If Cupertino were unique or particularly a bad actor insofar as housing goes, then it would have made it onto the list of SB35 jurisdictions that only require 10 percent affordable housing units to qualify for such a project. The truth of the matter is that Cupertino is not any worse than essentially any other jurisdiction in the state insofar as this metric is concerned. State-mandated housing goals impose affordability requirements without explaining how jurisdictions and the development community are supposed to pay for them. Housing non-profits should be helping us figure that out rather than helping create straw men or advocate for development interests at the sacrifice of balance, which then worsens the housing crisis.

C. Do you support and will you advocate for Measure-A funded projects in your jurisdiction? If yes, how will you work with your community to ensure support and acceptance of supportive housing for the homeless and families earning less than \$30,000 a year?

Yes I will. We have about 150 homeless in Cupertino. Non-profits like West Valley Community Services provide services. Our churches step up as well. Supportive housing and services are going to be needed most here when extreme weather conditions occur. We should support plans to encourage the allocation of Measure A funds to support services when weather conditions get extreme, particularly in the weather when it's very cold, but also more and more these days during extremely hot days.

D. How many homes do you think are appropriate as part of the Vallco Specific Plan? How many of these homes should be affordable to lower-income households? And how many of them should be affordable to moderate-income households?

We need a balance of homes such that they are in proportion to the number of jobs delivered. Our inclusionary zoning requirement requires a significant number of below market rate units. After the Palmer fix, the challenges with the development industry as I've seen it are two-fold. First, you have to get developers to agree to deliver BMR units in their plans. Second, you have to convince them to build them in an inclusionary manner. Those are the actual, on-the-ground challenges in Cupertino when one steps away from the game of just supporting developers' interests insofar as acting as a support service for obtaining entitlements.

E. Do you support amending the zoning code to allow additional multi-family and mixed-use zones in Cupertino? If so, where do you think these uses are appropriate?

No, not at this time. Our Heart of the City plan considered where our community, including our planning department, believes that multi-family and mixed-use areas are appropriate. There are significant areas available for this.

I will not be seeking the endorsement of your organization. I am open to keeping a conversation going. If you enter the conversation of jobs-housing balance publicly then I'll be more likely to believe that your organization's motivations are not inappropriately aligned with the profit-seeking interests of development, as opposed to solving the housing crisis. I was the only person on the City Council of Cupertino advocating for a Palmer fix for three years. I would welcome a coherent and honest ally in the effort to solve our housing-related problems.

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