

Cupertino Rotary Housing Corp. Meeting Minutes 01.08.2026

In attendance: Padma Chari, Orrin Mahoney, Kiran Rohra, Rod Sinks, Jennifer Shearin, Debbie Timmers. Charities Housing: Andy Leif; Housing Choices: Gia Pham; Community advocate: Janet Van Zoeren.

Meeting called to order at 11:10 am

Mary Avenue update

Recent City Council meetings and City staff proposal regarding a lease or buy agreement for a site were discussed. A mid-Dec meeting was delayed due to technical issues and ultimately disrupted when a council member removed themselves from the meeting and a Mary Ave vote. At new mayor Kitty Moore's first meeting the authorization to negotiate terms was approved by City Council though the exact date and details of the agreement remain unclear.

Meeting Plans and Presentation Support

An upcoming City Council meeting on February 3rd, will focus on the need for signs to support a council decision. Janet mentioned organizing a group to attend the City Council meeting on Jan 21st, specifically choosing this date because the Mary Avenue project would not be on the agenda, allowing for a more effective oral presentation.

Project Approval and Permit Progress

The team discussed the status of a development project, which has received final approval from various departments and is ready for permit issuance. Andy reported that building permit plans were submitted on December 19th, and a notice of plan development sign will be installed on the site by January 20th. The team is working on finalizing a Disposition and Development Agreement (DDA) with the city attorney, aiming to have it ready for approval by February 3rd.

Housing Project Support Strategy Meeting

The group discussed upcoming meetings and strategies for supporting a housing project. They planned for a January 21st meeting where they aim to show strong community support without taking up too much council time. Janet and Gia are coordinating efforts to get people from various organizations to attend and speak briefly in support of the project. Orrin is working on graphics and signs for the meeting. The group also discussed a February 3rd meeting where key decisions will be made, and they need to ensure council members are present for a quorum. They are reaching out to past mayors and city council members to support the project.

Minutes: lacking a quorum, approval of minutes for Nov, Dec and Jan will be considered at the Feb meeting. Meeting adjourned 11:42 am. Next meeting: Feb 12 at 11 AM on Zoom.

Cupertino Rotary Housing Corp. Meeting Minutes 12.18.2025

In attendance: Jayne Ham, Orrin Mahoney, Jennifer Shearin, Debbie Timmers, Peter Troop;
Charities Housing: Andy Leif, Kathy Robinson; Housing Choices: Gia Pham.

Meeting called to order at 11:10 am

Mary Avenue update

Earlier this week Vice Mayor Liang Chao joined Gia for a tour of Housing Choices' new Sunnyvale property. Meridian Sunnyvale, features a community room and shared services offices akin to what is planned for Mary Ave where Housing Choices and West Valley Community Services will work together to address resident needs. The Sunnyvale property has a preference for residents who live and work in Sunnyvale. Liang is interested in a similar preference for Cupertino residents at Mary Ave. Parking impacts continue as one of her key concerns.

Orrin is sending background detail and information to the City Council and city manager to keep them fully informed. Orrin has confirmed with DeAnza that free parking will remain available for weekend events at Memorial Park. (Weekday charges for student parking will begin in 2026.)

Charities plans to file for the building permit later today which will enable the project to be built under the 2022 building code. The City is allowing submission ahead of the full entitlement process being completed.

Funding updates... Apple will provide a \$2.9 million 2% loan that will allow for some savings in construction financing. Housing Choices has helped secure a \$1.5 million grant from the State Department of Developmental Services. All major funding is lined up except for the tax credit application which is due April 7th. There might be County money available for the IDD population. Andy will double-check on this.

The City attorney has told Charities that it will have a draft DDA to their attorneys in the next couple days. With a DDA and entitlements in-hand there could be a late January City Council meeting to consider approval. All technical reviews, including fire department and public works, have been completed, making the project ready for council approval.

The environmental cleanup application with the county Department of Environmental Health is still pending. The application has been with the City planning department since September. The City manager needs to sign it to enable the review to be added to DEH's work schedule. The DEH review could take several months, or more, to complete – needs to start ASAP.

Minutes: lacking a quorum, minutes for both Nov and Dec will be considered at the Jan meeting.

Meeting adjourned 11:40 pm. Next meeting: Jan 8 at 11 AM on Zoom.

Cupertino Rotary Housing Corp. Meeting Minutes 11.13.2025

In attendance: Kiran Rohra, Amy Chan, Padma Chari, Jayne Ham, Bill Kerr, Orrin Mahoney, Aarti Shrivastava, Debbie Timmers, Peter Troop, Sujatha Venkatraman; Charities Housing: Andy Leif; Housing Choices: Gia Pham; Community advocate: Janet Van Zoeren.

Meeting called to order at 11:03 am

Mary Avenue update

Orrin reported the city attorney is exploring selling the property to Charities instead of leasing it. The interim city manager, is working on authorizing negotiations between the city attorney and charities. Changing building codes are a concern for the architect. The Public Works Director, believes the changes won't be significant. With a building permit being granted in 2026 compliance with the new building code will be a requirement. The project still faces uncertainty regarding the timing of entitlements and the DDA.

The attorney's view on leasing versus selling the property will be addressed in a meeting with Charities attorneys. Selling the property to Charities is seen as a positive. Orrin emphasized that land must be acquired for a nominal amount. The city's contract attorneys, including outside counsel have advised against ground leases longer than 55 years and suggested land sales instead.

If a sale is made Andy explained that property taxes will need to be paid until completion. Planning has no input on the lease duration, which is now a city manager-level decision.

The new fact sheet addressing every item concern including details from the recent parking and traffic study. Glenbrook's issues with Westport seem to have led to their raising issues about traffic and parking.

The traffic study required by the City is complete. It showed minimal impact with a maximum of 15 trips per hour being generated by our project and cost \$20k.

Kiran will handle email communications and coordinate broader community support. Amy and Janet emphasized the importance of community representation at the council meeting. Andy noted the project is ready for entitlement approval pending resolution of the land sale or lease. The group aims to present to the City Council in December.

Minutes: Orrin moved to approved minutes for Sept and Oct. Aarti seconded. Approved unanimously.

Meeting adjourned 12:02 pm. Next meeting: Dec 11 at 11 AM on Zoom.