



2022

Affordable Housing Report

VTA Transit-Oriented Development

March 2023



VTA Affordable Housing Progress



VTA Board Increases Affordable Housing Goals

In June 2022, the VTA Board increased its Affordable Housing Policy goals to ensure that 40% of its residential TOD development portfolio will be developed as affordable units. Also, the Board increased its affordable set-aside in market-rate projects to 25%. All of VTA's affordable units must serve households earning 60% of Santa Clara County's Area Median Income (AMI) or below, and half of VTA's affordable units must serve households earning 50% of AMI or below.

To achieve these goals, the VTA TOD program is working with Santa Clara County, local jurisdictions, and the development community to produce mixed-income and 100% affordable housing projects throughout our service area. VTA's recently updated projections indicate that our active current pipeline and future development sites will create approximately 2,600 affordable units.

2022 Snapshot: 1,209 Affordable Units Completed or Underway

Completed Projects:

Ohlone/Chynoweth:

Almaden:

244 Affordable Units

194 affordable units

50 affordable units

Active

Mixed-Income Projects:

Tamien:

Blossom Hill:

Evelyn:

412 Affordable Units

135 affordable rental units

89 affordable rental units

188 affordable rental units

Active

100% Affordable Projects:

Capitol:

Berryessa:

Winchester:

Branham:

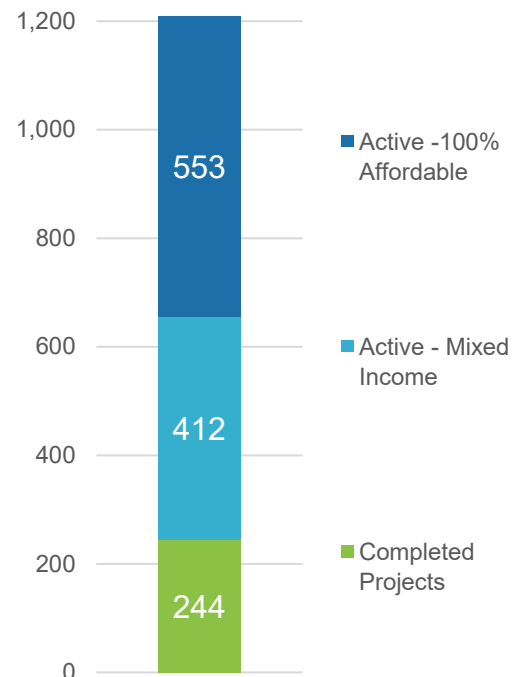
553 Affordable Units

203 affordable rental units

195 affordable rental units

90 affordable rental units

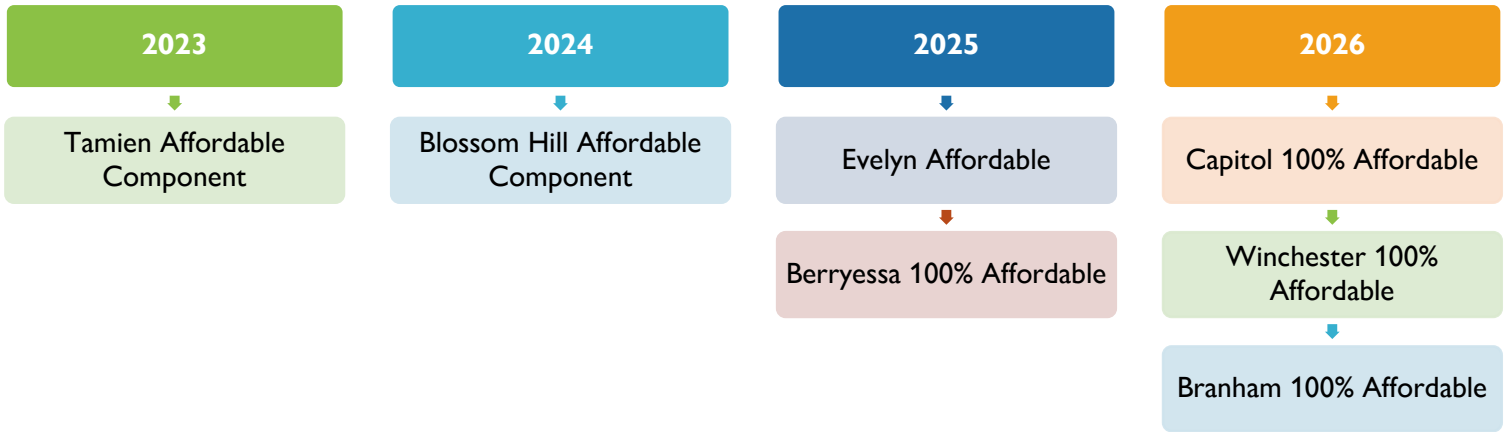
65 affordable ownership units



VTA Affordable Housing Progress

Timeline for Active Affordable Projects

The graphic below illustrates estimated groundbreaking for construction of active affordable housing projects on VTA sites; exact timing will depend on availability of funding.



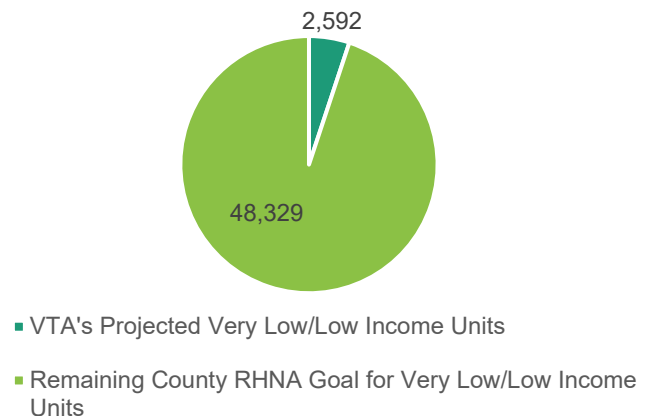
VTA's Focus on Maximizing Affordability

VTA's active pipeline of affordable housing spans a range of income levels served, including extremely low, very low, and low incomes. Through our partnership with Santa Clara County, funding for ground leases on VTA sites ensures that up to 160 units at 4 sites will be built primarily as Permanent Supportive Housing (serving 40% or less of Area Median Income) or Rapid Rehousing (serving 50% or less of Area Median Income). Both of these types of housing support those who are unhoused or face severe housing insecurity..

VTA Plays Important Role in Meeting Housing Goals for Local Jurisdictions

Santa Clara County communities are engaged in planning and implementing an increased number of affordable housing units to meet the current housing crisis. In the 2023–2031 Housing Element cycle, County jurisdictions must facilitate the construction of 50,921 affordable units serving very-low / low-income households (up to 80% AMI). VTA's estimated affordable housing unit yield on its active TOD sites plus remaining portfolio will create 2,592 affordable units or 5.1% of total Santa Clara County goals.

VTA's Role in County RHNA
For Very-Low / Low Income 2023-2031



For more information please visit:

<https://www.vta.org/transitorientedcommunities>

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