



2021 Affordable Housing Report

VTA Transit-Oriented
Development

March 2022

VTA Affordable Housing

Policy and Goals

In 2016, VTA adopted an Affordable Housing Policy that established a goal that 35% of all housing units on TOD sites should be affordable to households earning 60% of Area Median Income (AMI) and below. The policy also establishes that at least 20% of housing units in any TOD project should be affordable to households earning 60% of AMI and below, and half of all affordable units should be for households earning 50% of AMI and below.

To achieve this goal, the VTA TOD program is working with local jurisdictions and Santa Clara County to produce mixed-income and 100% affordable housing developments throughout our service area. VTA estimates that there is potential for over 1,700 affordable units in our real estate portfolio with supportive land use changes from local jurisdictions.



Fast Facts: A Bay Area Housing Crisis

- Santa Clara County was the fourth-most expensive housing market in the country in 2021, following Marin County, San Mateo County, and San Francisco County.

Source: *Out of Reach, Low Income Housing Coalition 2021*

- In 2021, a renter needed to earn over \$122,000 (\$58.67/hour) to afford an average two-bedroom unit in Santa Clara County, more than four times the state minimum wage of \$14/hour.

Source: *Out of Reach, Low Income Housing Coalition 2021*

- More than half of all renters in Santa Clara County spend more than one-third of their income on rent.

Source: *California Housing Partnership*

- Only 21% of households in Santa Clara County earned enough to afford the median house price in 2021, down from 36% in 2011.

Source: *Out of Reach, Low Income Housing Coalition 2021*

- In 2019, when the last Homeless Census took place in Santa Clara County, there were 9,706 unsheltered residents in the County, a 42% increase from the previous count in 2017.

Source: *Santa Clara County Homeless Census & Survey 2019*

2021 in a Snapshot

Completed Projects: 244 Affordable Units

Ohlone/Chynoweth

- 100% Affordable
- 194 Affordable Units
- Completed 1994

Almaden

- 20% Affordable
- 50 Affordable Units
- Completed 1999

Active Projects: 477 Affordable Units

Tamien

- 24% Affordable
- 135 Affordable Units

Blossom Hill

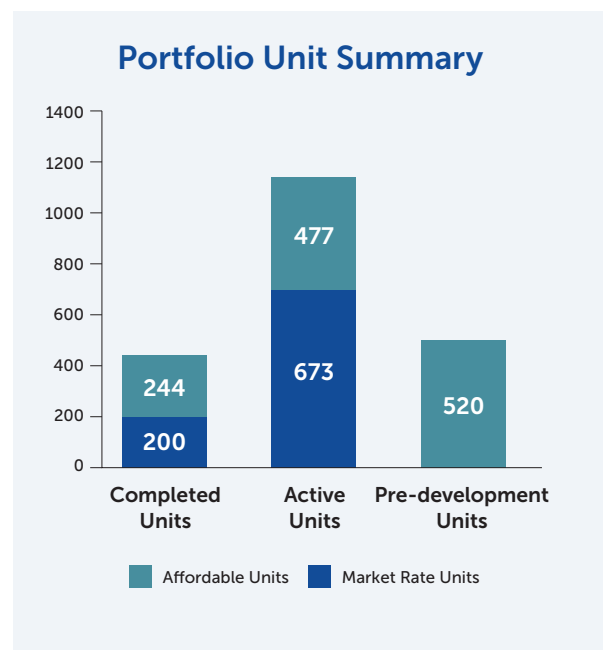
- 27% Affordable
- 89 Affordable Units

Evelyn

- 100% Affordable
- 188 Affordable Units

Curtner

- 100% Affordable
- 65 Affordable Units



Pre-Development Projects: 508 Affordable Units in Partnership with the Santa Clara County Office of Supportive Housing

Capitol

- 100% Affordable
- 200 Affordable Units

Berryessa

- 100% Affordable
- 150 Affordable Units

Branham

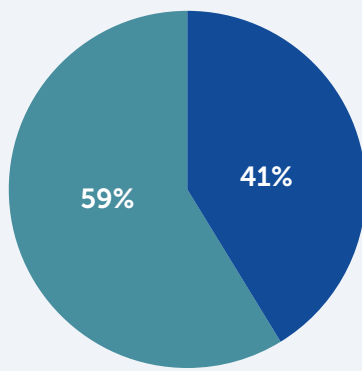
- 100% Affordable Homeownership
- 65 Affordable Units

Winchester

- 100% Affordable
- 105 Affordable Units



Current Portfolio



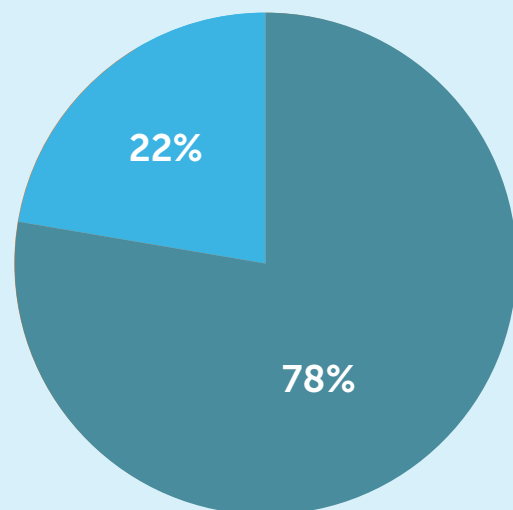
■ Affordable Units ■ Market Rate Units

What's to Come in 2022

- Release of solicitations for Winchester Light Rail Station
- Developer selection for Capitol, Berryessa, and Winchester sites
- Updates to the VTA Affordable Housing Policy
- Pursuit of new affordable housing initiatives including
 - Affordable homeownership
 - Agency partnerships
 - Neighborhood and workforce preferences
- Production of permanent supportive housing and rapid rehousing for unhoused individuals and families

Affordable Unit Breakdown in Pre-Development Projects

A 2022 priority for the Transit-Oriented Development team is adding supportive housing units to our affordable housing portfolio. In partnership with the Santa Clara County Office of Supportive Housing, three of our pre-development projects (Capitol, Berryessa, and Winchester) will include supportive housing units as at least 25% of the total unit count. Supportive housing is for individuals and families who are experiencing or at risk of homelessness and includes two types of housing: Permanent Supportive Housing, which provides housing combined with on-site services, including healthcare, substance abuse treatment, and employment assistance, for chronically homeless people; and Rapid Rehousing, which provides short-term (two-year) housing and services for individuals and families who are unhoused or at risk of immediate homelessness. All the units in our pre-development projects are affordable, and 22% of those units are designated for supportive housing.



■ Affordable Units ■ Supportive Housing Units

For more information, please visit:

vta.org/business-center/transit-oriented-development

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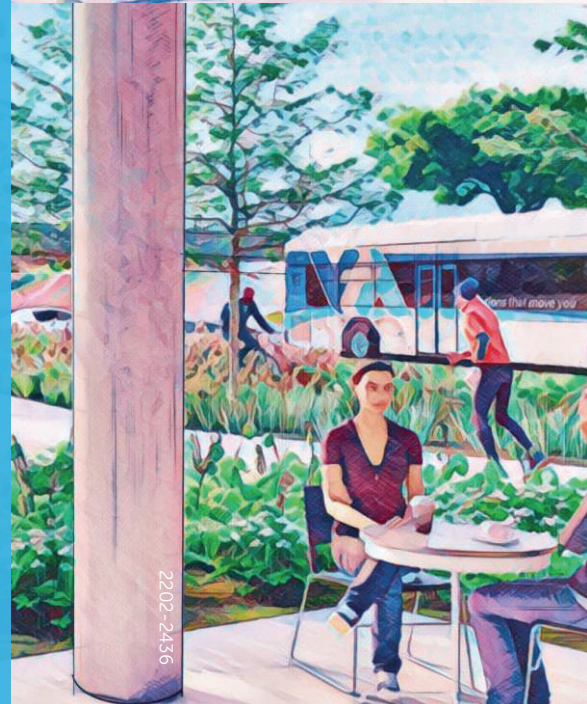
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Images by Mithun



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