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## **Groundbreaking Celebration for Transit-Oriented Affordable Housing**

*VTA's Transit-Oriented Development will add critical housing next to public transit*

**San Jose, CA** – Local leaders, housing partners, and community members celebrated as developers broke ground on **135 affordable family-oriented apartments** near VTA's Tamien Light Rail Station Wednesday, October 18, 2023.

**Tamien Station** is a mixed-income housing community developed in partnership with the Santa Clara Valley Transportation Authority (VTA), The Core Companies, and Republic Urban Properties. The units feature one, two, and three-bedroom units affordable to households earning between 30%-60% of Area Median Income with **67 of those units allocated for rapid rehousing.**

“VTA has a responsibility to contribute to the community’s wellbeing,” said Carolyn Gonot, VTA General Manager and CEO, “and we are proud to be part of the solution to Silicon Valley’s housing crisis.”

The 1.6-acre site was previously a parking lot owned by VTA. The property is being made available through a long-term lease to the **Urban Co Tamien LLC** which will bring in revenue to VTA to support transit service. The deal includes a requirement to provide affordable housing. In addition to supplying San Jose with 135 new affordable homes, the first phase of the project will also include a childcare center and an expanded transit plaza.

“Providing affordable housing in locations that capitalize on other necessary services such as daycare and public transit is critical in the housing equation,” said Santa Clara County Supervisor Cindy Chavez. “The Tamien Station Affordable Housing project is the gold standard when it comes to bringing all these elements together.”



Funding for the project comes from a variety of sources including the California Debt Limit Allocation Committee, Santa Clara County’s voter-approved Measure A, the City of San Jose, and Affordable Housing and Sustainable Communities.

“Tamien Station’s complex funding structure reflects the important opportunity Tamien Station provides to combine critically needed housing and daycare on a major transit hub,” said Vince Cantore, Vice President of The Core Companies. “Through the addition of housing and improvements to the nearby transit stations, Tamien Station also offers an important contribution to the long-term sustainability of transit in Santa Clara County.”

The Tamien development is among seven projects VTA has in the pipeline to create mixed-use, mixed-income neighborhoods connected by transit that better support pedestrians and bicycling. Others include a property next to the Berryessa Transit Center, which houses the BART station, Blossom Hill Station, Capitol Station, Branham Station, Winchester Station, and the prior Evelyn Station Park and Ride lot.

The VTA Board increased its Affordable Housing Policy goals to ensure that 40% of its residential Transit Oriented Development portfolio will be developed as affordable units (up from 35% previously.) In addition, the affordable set-aside in each market-rate project was increased from 20% to 25%.

“With over one-third of the Bay Area’s growth over the next 25 years projected to occur in the San Jose metro area, this is exactly the type of transit-oriented, affordable housing project we need to keep families of all incomes here while achieving our climate and mobility goals,” said Mayor Matt Mahan.

[A project rendering is available here.](#) Read more about [VTA’s Transit Oriented Communities.](#)

### **About The Core Companies**

*Established in 1989, The Core Companies is a vertically integrated real estate development and construction firm. Core’s mission is to create vibrant new home communities at all levels of affordability in transit-, job- and recreation-friendly locations throughout the San Francisco Bay Area, with a focus on enhancing the quality of life for our residents and continuing to play a positive role in the fabric of the neighborhoods we create. In addition to developing and constructing its own projects, Core also offers third-party pre-development, development management and construction services.*

### **About Valley Transportation Authority**

*Santa Clara Valley Transportation Authority (VTA) is an independent special district that is responsible for bus, light rail and paratransit operations, transportation planning, and serves as the county’s congestion management agency.*