

# 2024 Affordable Housing Report

VTA Transit-Oriented Development





# VTA Affordable Housing Progress



## Partnerships are Key to VTA's TOD Success

VTA is leading the way in transforming underutilized land into vibrant, transit-connected communities. Through a strategic partnership with the Metropolitan Transportation Commission (MTC), the Association of Bay Area Governments (ABAG), and the Bay Area Housing Finance Authority (BAHFA), VTA is an active participant in the Priority Sites Program, a groundbreaking initiative that helps implement Plan Bay Area 2050.

This program is unlocking the potential of public land to catalyze new affordable homes across the income spectrum, ensuring they are located near essential services, amenities, and world-class transit. MTC has allocated \$6.8 million in predevelopment and technical assistance to support 28 sites regionwide. VTA is proud to announce it has secured funding for transit-oriented development (TOD) sites at the Great Mall (Milpitas), River Oaks, Hostetter, and Branham (San Jose). Capitol Station and Blossom Hill also received predevelopment loans through the Priority Sites Program.

These funds will pay for predevelopment costs, streamline planning, and position these sites for future development, reinforcing the power of regional partnerships to deliver climate-friendly, transit-oriented housing. By working together, VTA and regional agencies are making sustainable, affordable living a reality—right next to transit.

## Building the Future: 1,401 Affordable Units Completed or Underway

### Completed Projects

**Ohlone/Chynoweth:**

**Almaden:**

### 244 Affordable Units

194 affordable units

50 affordable units

### Under Construction

**Tamien:** (Fall 2025)

### 135 Affordable Units

### Active Mixed-Income

**Blossom Hill:**

**Tamien Phase 2:**

### 221 Affordable Units

89 affordable rental units

132 affordable rental units

### Active 100% Affordable

**Capitol:**

**Berryessa:**

**Winchester:**

**Evelyn:**

**Branham:**

### 801 Affordable Units

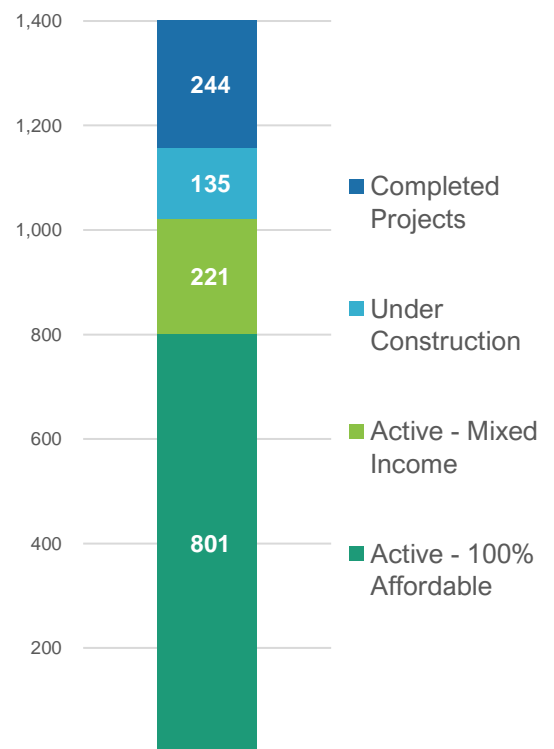
203 affordable rental units

195 affordable rental units

90 affordable rental units

268 affordable rental units

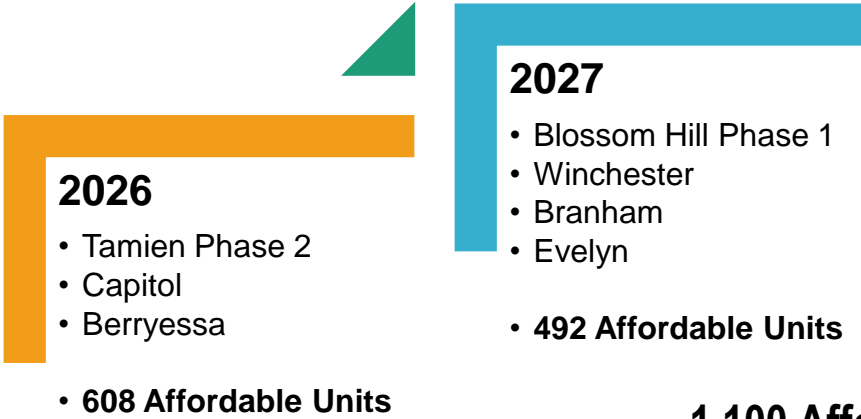
45 affordable ownership units



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## Groundbreaking 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.



**1,100 Affordable Units Constructed by 2029**



## Berryessa Tops ASHC Funding & Secures Major Investment

VTA's affordable housing project at Berryessa BART, led by Affirmed Housing, received a 2024 AHSC award. Berryessa was the highest-scoring AHSC application in its funding round, reflecting the strength of the collaboration between the City of San José and Affirmed Housing. This award secured \$9 million for the City's King Road Complete Streets program and \$29 million for Affirmed Housing's affordable project. This investment will advance TOD efforts, accelerate housing production, and support reductions in vehicle miles traveled and greenhouse gas emissions.

## Tamien Expands Affordable Commitment

Phase I of the Tamien affordable housing project is underway, with 135 affordable units set for completion in Fall 2025. In a key shift, Phase 2, originally planned as a market-rate project, will now deliver 132 affordable units, with financing and entitlements underway. This decision strengthens VTA's commitment to affordability, bringing it closer to its goal of making 40% of housing in its portfolio affordable while reinforcing its commitment to equitable, transit-oriented communities.





**For more information please visit:**

**<https://www.vta.org/TOC>**

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