

Affordable Housing Progress Report

VTA Transit-Oriented Development

2025



VTA Affordable Housing Progress 2025

VTA Innovates Across the Housing Continuum

VTA is demonstrating how transit agencies can be creative partners by activating public land for housing. In 2025, the agency opened Tamien Phase I, the first VTA TOD project in over 20 years. Looking back, VTA has built meaningful momentum, and looking ahead, an ambitious pipeline of over 1,900 units signals even more impactful projects to come.

VTA continues to advance innovative strategies to fill gaps in the housing system. Branham, an affordable homeownership project serving households earning 30 to 120% of Area Median Income, will expand transit-accessible ownership and wealth-building opportunities in one of the region's highest-cost markets. VTA has also leased sites for interim housing for people experiencing homelessness, creating immediate public benefit and supporting transition to permanent housing. The agency is also advancing an employee housing initiative to ensure its workforce can live affordably near where they work. Together, these initiatives are reimagining how VTA can deliver integrated transit and housing solutions that strengthen communities.



Building Momentum: 2025 VTA Achievements in Affordable Housing:

- ✓ **Lease-up** of Tamien Phase 1 project (135 affordable rental units)
- ✓ **Low Income Housing Tax Credit Award** for Berryessa project (195 affordable rental units)
- ✓ **AHSC Grant Award** for Capitol project (203 affordable rental units)
- ✓ **AHSC Grant Award** for Mountain View Evelyn site (268 affordable rental units)
- ✓ **VTA Board Approval** of partnership with Santa Clara Housing Authority for Hostetter (190 affordable rental units)
- ✓ **Selection** of EBALDC to develop Milpitas Great Mall site (398 affordable rental units)
- ✓ **Selection** of Eden Housing to develop River Oaks Phase 1 (328 affordable rental units)



Images courtesy of (L to R): Architects FORA, Dahlin Group, Mithun

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Image courtesy of Dahlin Group

VTA Leverages AHSC Grant Awards

VTA continues to build on its success in leveraging the State's Affordable Housing and Sustainable Communities (AHSC) program to align transit investments with affordable housing and climate goals. This year, both the Capitol and Evelyn projects received AHSC awards, building on the successful Berryessa AHSC award secured in 2024.

Together, these awards illustrate the role AHSC plays in supporting new fleet acquisition and multimodal investments. To support future projects, VTA is collaborating with Enterprise Community Partners and investing in an AHSC-focused multimodal strategic plan to more intentionally coordinate transit investments with affordable housing projects. The two projects awarded this year are expected to generate approximately \$28 million for transit improvements and deliver 471 new affordable homes, reinforcing VTA's role as a model for integrating transportation, housing, and climate policy.

VTA + Partners Spearhead Affordable Homeownership at Branham Station

VTA and the Santa Clara Office of Supportive Housing (OSH) have been working closely with Charities Housing to develop a 45-unit affordable home ownership project serving households between 30% to 120% of Area Median Income, including 10 units serving the lowest end of this range. Funded by CalHOME, Destination HOME, Santa Clara County, and the City of San Jose, this project will enable families to build equity through a long-term VTA ground lease, recycling wealth-building opportunities for future generations. Several units will incorporate junior ADUs, providing flexibility for intergenerational living.



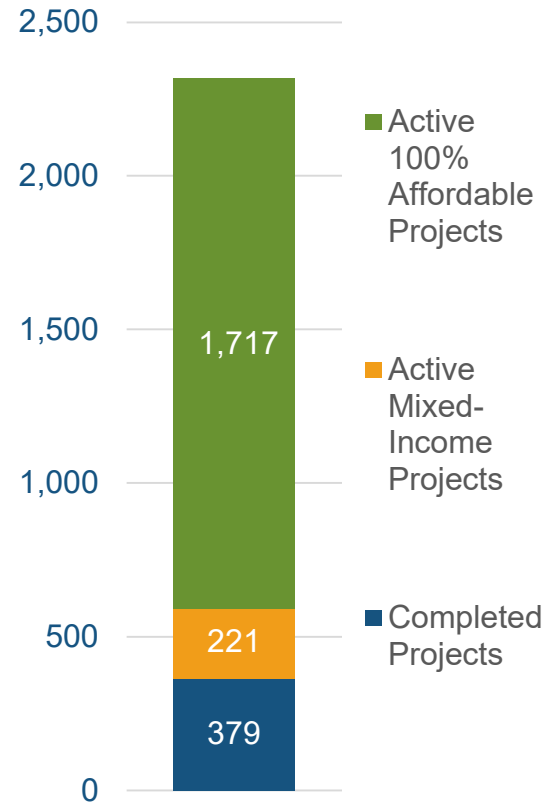
Rendering is an artistic interpretation of the proposed design.

Image courtesy of Dahlin Group.

VTA Affordable Housing Progress 2025

Over 2,300 Affordable Units Completed or Underway

Active 100% Affordable	1,717 Affordable Units
Capitol	203 affordable units
Berryessa	195 affordable units
Winchester	90 affordable units
Evelyn	268 affordable units
Branham	45 affordable units
Great Mall Phases 1-3	398 affordable units
River Oaks Phase 1	328 affordable units
Hostetter	190 affordable units
Active Mixed-Income	221 Affordable Units
Blossom Hill	89 affordable units
Tamien Phase 2	132 affordable units
Completed Projects	379 Affordable Units
Ohlone/Chynoweth	194 affordable units
Almaden	50 affordable units
Tamien Phase 1	135 affordable units
Total	2,317 Affordable Units



Groundbreaking Timeline for Active Affordable Projects (estimated)

Exact timing will depend on availability of funding.



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VTA Transit Oriented
Development
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For more information please visit: www.vta.org/TOC

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