

Interpretation Services

- Today we are joined by interpreters who can help folks who want to listen to today's presentation in Spanish, Mandarin, or Vietnamese. We will ask them to quickly introduce themselves.
 - Spanish- Aldo Ruiz Rivero
 - Mandarin- Junting Tan
 - Vietnamese- Quinn Doan



RISE

- A 195-Home Affordable Apartment Development
- Presented by: Affirmed Housing, HA Builder Group, LLC and the VTA



Project Overview

- RISE is a 195-home affordable apartment development in the heart of the Berryessa Station Plan. The building is 10-stories tall
- The Development will provide:
 - 51 homes for low-income individuals and families
 - 92 homes for very low-income individuals and families
 - 50 homes for extremely low-income individuals and families
 - 2 Manager's apartments
 - Indoor/Outdoor community space, property management offices, case management offices, laundry facilities, and children's play facilities, bike storage/repair facilities
 - Connectivity to local trails and the station area

Project Overview

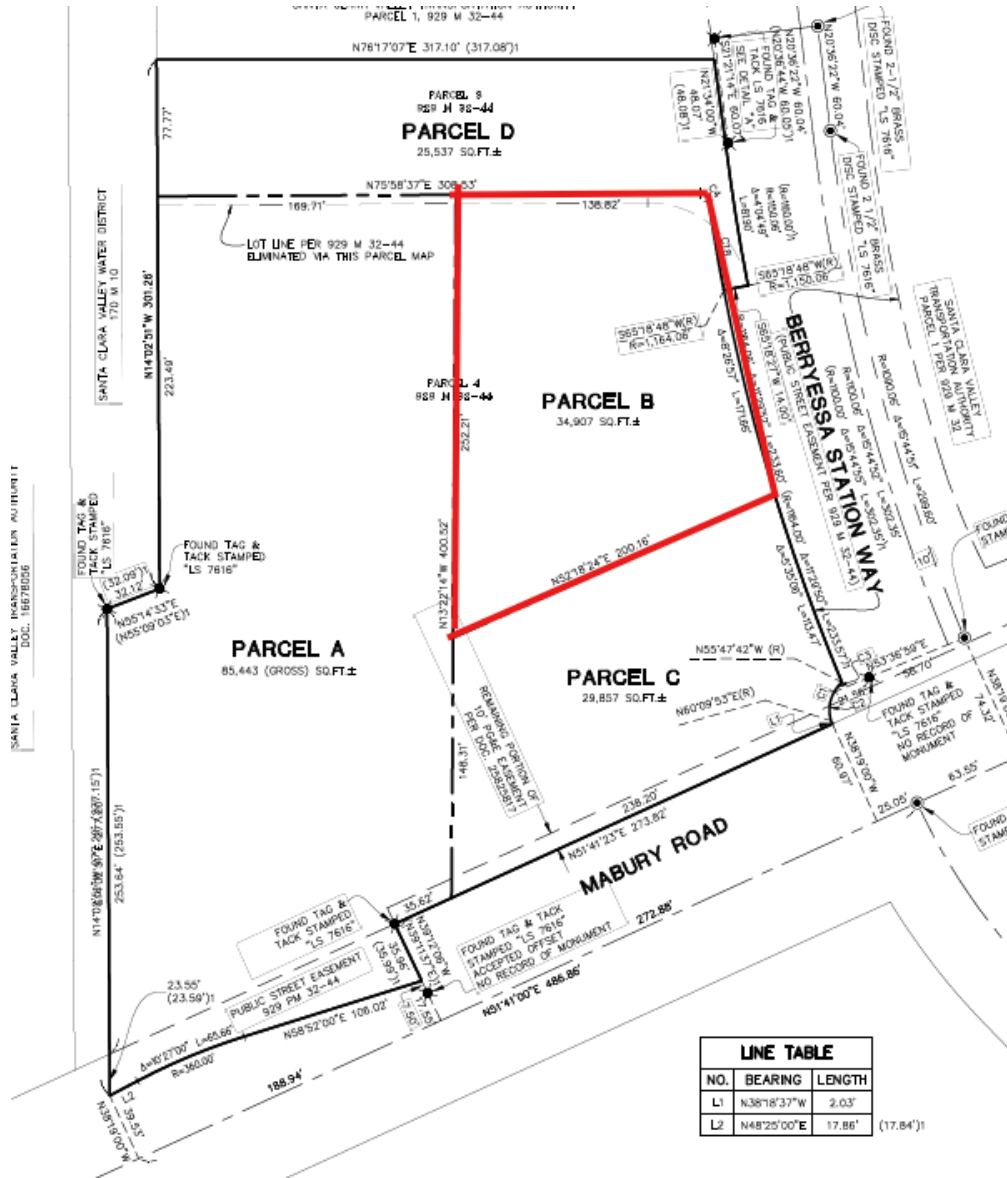
- Rise will be developed in a Large-Family configuration meaning that more than 50% of units have 2- or 3-bedrooms.

Santa Clara County: Area Median Income \$195,200													
Income Limits	Area Median Income (AMI)												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
1 Person	164,000	150,260	136,650	111,700	81,960	70,350	61,470	54,640	47,810	42,200	34,150	27,320	20,500
2 Person	187,400	171,820	156,150	127,650	93,720	80,400	70,290	62,480	54,670	48,200	39,050	31,240	23,450
3 Person	210,850	193,270	175,700	143,600	105,420	90,450	79,065	70,280	61,495	54,250	43,925	35,140	26,350
4 Person	234,250	214,720	195,200	159,550	117,120	100,450	87,840	78,080	68,320	60,250	48,800	39,040	29,300
5 Person	253,000	231,880	210,800	172,350	126,480	108,500	94,860	84,320	73,780	65,100	52,700	42,160	31,650
6 Person	271,750	249,040	226,450	185,100	135,840	116,550	101,880	90,560	79,240	69,900	56,600	45,280	34,000
7 Person	290,450	266,200	242,050	197,850	145,200	124,600	108,900	96,800	84,700	74,750	60,500	48,400	36,350
8 Person	309,200	283,470	257,650	210,650	154,620	132,600	115,965	103,080	90,195	79,550	64,425	51,540	38,700

Occupancy Assumption: 1 Person / Bedroom + 1													
Rent Limits	HCD Occupancy Assumption												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
Bedrooms (People)													
Efficiency (1.0)	4,100	3,756	3,416	2,792	2,049	1,758	1,536	1,366	1,195	1,055	853	683	512
1 Bedroom (2.0)	4,685	4,295	3,903	3,191	2,343	2,010	1,757	1,562	1,366	1,205	976	781	586
2 Bedrooms (3.0)	5,271	4,831	4,392	3,590	2,635	2,261	1,976	1,757	1,537	1,356	1,098	878	658
3 Bedrooms (4.0)	5,856	5,368	4,880	3,988	2,928	2,511	2,196	1,952	1,708	1,506	1,220	976	732
4 Bedrooms (5.0)	6,325	5,797	5,270	4,308	3,162	2,712	2,371	2,108	1,844	1,627	1,317	1,054	791
5 Bedrooms (6.0)	6,793	6,226	5,661	4,627	3,396	2,913	2,547	2,264	1,981	1,747	1,415	1,132	850

Occupancy Assumption: 1.5 Person / Bedroom													
Rent Limits	TCAC Occupancy Assumption												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
Bedrooms (People)													
Efficiency (1.0)	4,100	3,756	3,416	2,792	2,049	1,758	1,536	1,366	1,195	1,024	853	683	512
1 Bedroom (1.5)	4,392	4,026	3,660	2,991	2,196	1,884	1,647	1,464	1,281	1,130	915	732	549
2 Bedrooms (3.0)	5,271	4,831	4,392	3,590	2,635	2,261	1,976	1,757	1,537	1,317	1,098	878	658
3 Bedrooms (4.5)	6,090	5,582	5,075	4,148	3,045	2,611	2,283	2,030	1,776	1,566	1,268	1,015	761
4 Bedrooms (6.0)	6,793	6,226	5,661	4,627	3,396	2,913	2,547	2,264	1,981	1,747	1,415	1,132	850
5 Bedrooms (7.5)	7,495	6,870	6,246	5,106	3,747	3,215	2,810	2,498	2,186	1,928	1,561	1,249	938

Income & Rent Limits California Code, Health & Safety Sections 50052.5 and 50053
 Calculation Based Area Median Income (AMI), Novogradac Rent & Income limits calculator
 Source <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>



Project Overview

- RISE will be the first-phase of a three-phase development in the VTA owned lot.
 - Parcel D will be built out with an access road and landscaping
- Future Phases are conceptualized to include:
 - Market Rate Apartments in Parcel C
 - Market Rate Office Development in Parcel A

Community Benefits

- Enhanced connectivity
 - The development has an award of AHSC funding which will contribute towards implementation the King Road Complete Streets plan
 - The development will build several small roads and sidewalks that will improve circulation around the VTA parking garage and improve access between Mabury Road and Berryessa Station
- Wayfinding signage
 - The development will provide and maintain signage on and around the site that helps folks find their way to the station more easily
- Prevailing wage construction jobs
 - Hundreds of workers will contribute to the project and be paid at California State Prevailing Wages or Davis Bacon Wages (whichever is higher)
- Robust services
 - The development will house low-income community members alleviating overcrowding and homeless. The development is service enhanced with the goal of ensuring residents have the resources they need to be successful

Meet the Team

- Sean Roland – Director of Construction for Nor Cal at HA Builder Group, over 10 years in the construction industry
- Tyler Davis – Project Manager for HA Builder Group, 18 years in various construction roles including a recent San Jose development
 - Day to Day Contact
- Jacob Billitteri – Project Manager for Affirmed Housing, 5 years of real estate development experience, mostly in the South Bay Area
 - Day to Day Contact
- Cristina Nape – Senior Transit Oriented Development Project Manager for the VTA

Construction Timeframe

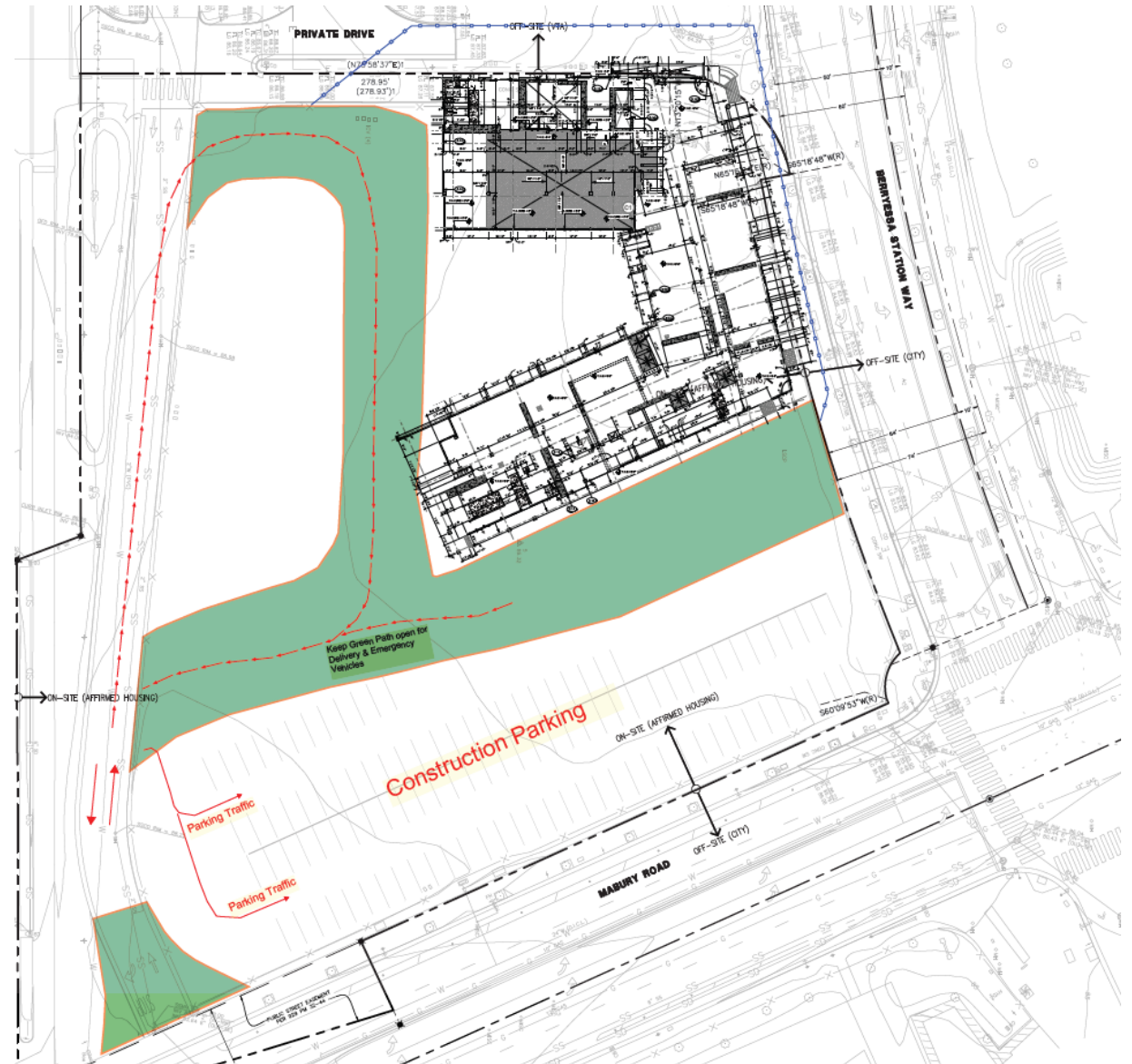


Activity	Dates
Ground Improvement and Foundation	May 2026 – July 2026
Structural Concrete	July 2026 – June 2027
Interior Construction	February 2027 – March 2028
Exterior Skin	June 2027 – March 2028
Courtyards and Site Work	December 2027 – May 2028
Substantial Completion	May 2028
Residents Move-In	June 2028

What to Expect

- Clear communication and updates on the project via VTA subscription list
- Understandable and thoughtful signage during interruptions to normal traffic flow
- Minimization of interruptions (especially peak hour interruptions) to normal traffic flow
- Contractors and subcontractors parking exclusively on the VTA parcel
- Compliance with all applicable noise, construction hour, and dust remediation requirements
- A clean site that does not result in debris in the neighborhood

Construction Circulation



Questions for You

- What are your biggest concerns with a project like this beginning?
- What languages do neighbors speak? VTA has provided translations in 3 most common languages, but are there others we should be aware of?
- Are there any enhancements we should consider to make signage more visible?
- What issues have been most concerning when there have been other construction projects in the neighborhood?

Questions for Us

- Please feel free to ask us any questions you have about the construction project

Contact Information



Jacob Billitteri –
Jake@affirmedhousing.com



Tyler Davis –
Tyler@habuildergroup.com