

# VTA Transit-Oriented Development Program



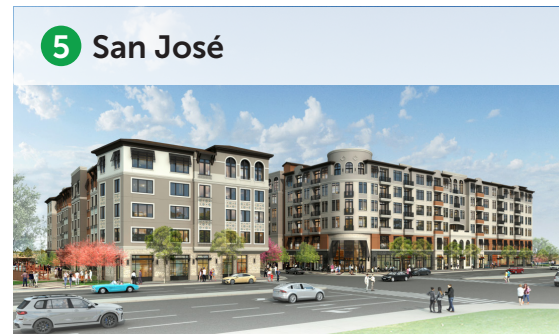
2 San José

**Almaden Station TOD**  
**Phase 1 Program:** 50 Affordable + 200 Market Rate Units  
**Project Phase:** Asset Management  
**Developer:** New Cities Development Group  
**Completed:** 1999



4 San José

**Berryessa/N. San José Transit Center TOD\***  
**Phase 1 Program:** 195 Affordable Units  
**Phase 2 and 3 Program:** Market Rate Housing and Mixed Use Development  
**Project Phase:** Construction  
**Developer:** Affirmed Housing Group  
**Anticipated Completion:** 2028  
**Web:** [vta.org/berryessadevelopment](http://vta.org/berryessadevelopment)



5 San José

**Blossom Hill Station TOD**  
**Program:** Up to 89 Affordable + 239 Market Rate Housing and Mixed Use/Commercial Development  
**Project Phase 1:** Financing  
**Developer:** Green Republic Blossom Hill (a partnership between Republic Urban, Swenson, and EAH Housing)  
**Anticipated Completion:** 2028-2029  
**Web:** [vta.org/blossomhilldevelopment](http://vta.org/blossomhilldevelopment)



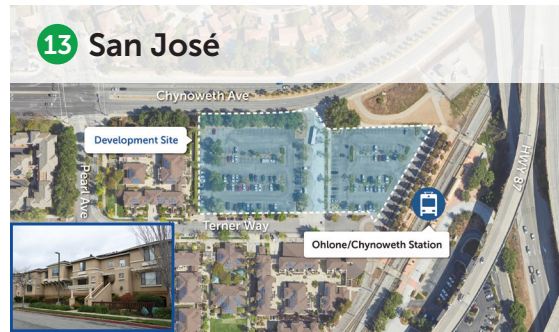
6 San José

**Branham Station TOD\***  
**Program:** Up to 45 Affordable Homeownership Units  
**Project Phase:** Project Financing  
**Developer:** Charities Housing  
**Anticipated Completion:** 2028-2029  
**Web:** [vta.org/branhamdevelopment](http://vta.org/branhamdevelopment)



7 San José

**Capitol Station TOD\***  
**Program:** 203 Affordable Units + 5,000 Square Feet Community Serving Use  
**Project Phase:** Project Financing  
**Developer:** MidPen Housing  
**Anticipated Completion:** 2028  
**Web:** [vta.org/capitoldevelopment](http://vta.org/capitoldevelopment)



13 San José

**Ohlone Chynoweth Station TOD**  
**Program:** Ph 1) 194 Affordable Apartments  
 Ph 2) Residential  
**Project Phase:** Ph 1) Asset Management  
 Ph 2) Community Outreach and Visioning  
**Developer:** Ph 1) Eden Housing Ph 2) Pending  
**Anticipated Completion:** Ph 1) 1998 Ph 2) Pending  
**Web:** [vta.org/ohlonechynowethdevelopment](http://vta.org/ohlonechynowethdevelopment)



15 Milpitas

**Great Mall Station TOD**  
**Phase 1 Program:** 136 Affordable Units  
**Phase 2 Program:** 85 Affordable Units  
**Phase 3 Program:** 168 Affordable Units  
**Project Phase 1-3:** Contract Negotiations / Developer Refines Project with Community Collaboration  
**Developer:** East Bay Asian Local Development Corp. (EBALDC)  
**Anticipated Completion:** 2031  
**Web:** [vta.org/greatmalldevelopment](http://vta.org/greatmalldevelopment)



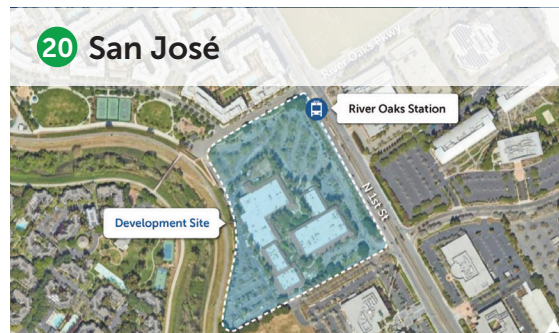
16 San José

**Hostetter Station TOD**  
**Program:** Up to 190 Affordable Units  
**Project Phase:** Contract Negotiations / Developer Refines Project with Community Collaboration  
**Developer:** Santa Clara County Housing Authority (SCCHA)  
**Anticipated Completion:** 2029  
**Web:** [vta.org/hostetterdevelopment](http://vta.org/hostetterdevelopment)



17 Milpitas

**Milpitas Transit Center TOD**  
**Program:** Mixed-Use  
**Project Phase:** Community Outreach and Visioning  
**Developer:** Pending  
**Anticipated Completion:** Pending  
**Web:** [vta.org/milpitasdevelopment](http://vta.org/milpitasdevelopment)



20 San José

**River Oaks Station TOD**  
**Phase 1 Program:** 328 Affordable Units, Park and Magical Bridge Playground  
**Phase 2-4 Program:** Market Rate Housing, Commercial and Mixed Use Development  
**Project Phase 1:** Contract Negotiations / Developer Refines Project with Community Collaboration  
**Developer:** Eden Housing  
**Anticipated Phase 1 Completion:** 2030 Housing, 2031 Park  
**Web:** [vta.org/riveroaksdevelopment](http://vta.org/riveroaksdevelopment)



25 San José

**Tamien Station TOD\***  
**Program:** Ph 1) 135 Affordable + 3,000sf childcare center  
 Ph 2) 132 Affordable Units  
 Ph 3) 210 Market-Rate Units  
**Project:** Ph 1) Construction Ph 2) Financing  
**Developer:** UrbanCo-Tamien (a partnership between CORE and Republic Urban)  
**Anticipated Completion:** Ph 1) 2025 Ph 2) 2028  
**Web:** [vta.org/tamiendevlopment](http://vta.org/tamiendevlopment)



27 Campbell

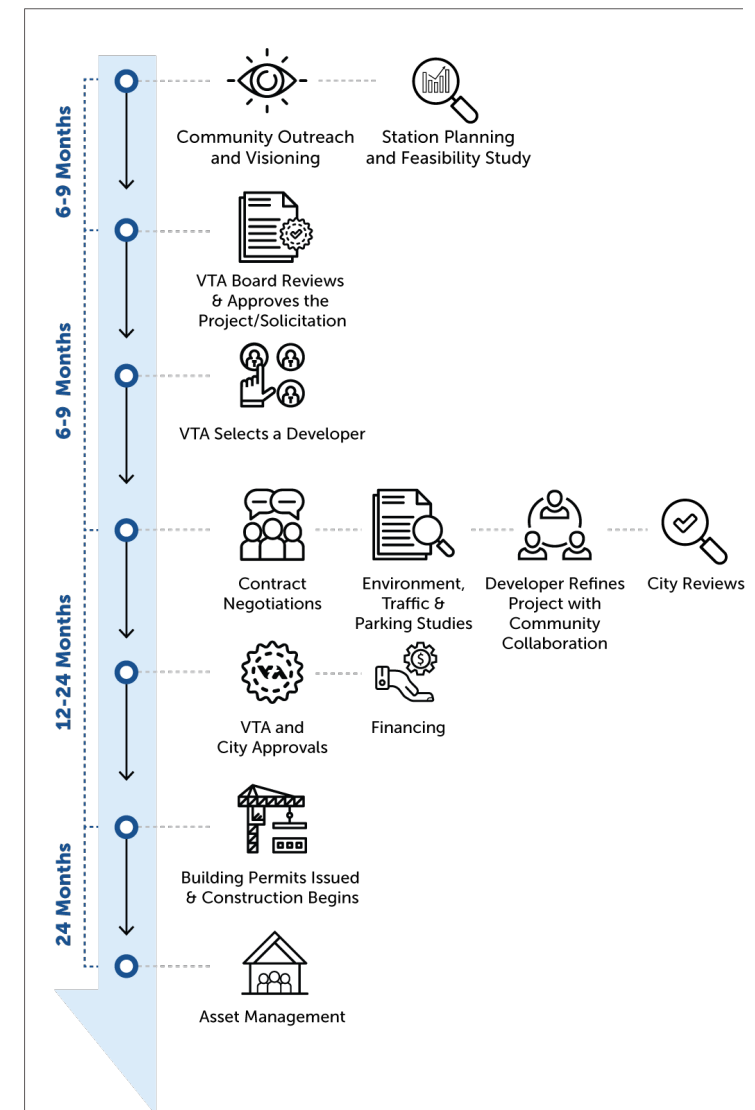
**Winchester Station TOD\***  
**Program:** 90 Affordable Units  
**Project Phase:** Project Financing  
**Developer:** Related California / PATH Ventures  
**Anticipated Completion:** 2028  
**Web:** [vta.org/winchesterdevelopment](http://vta.org/winchesterdevelopment)



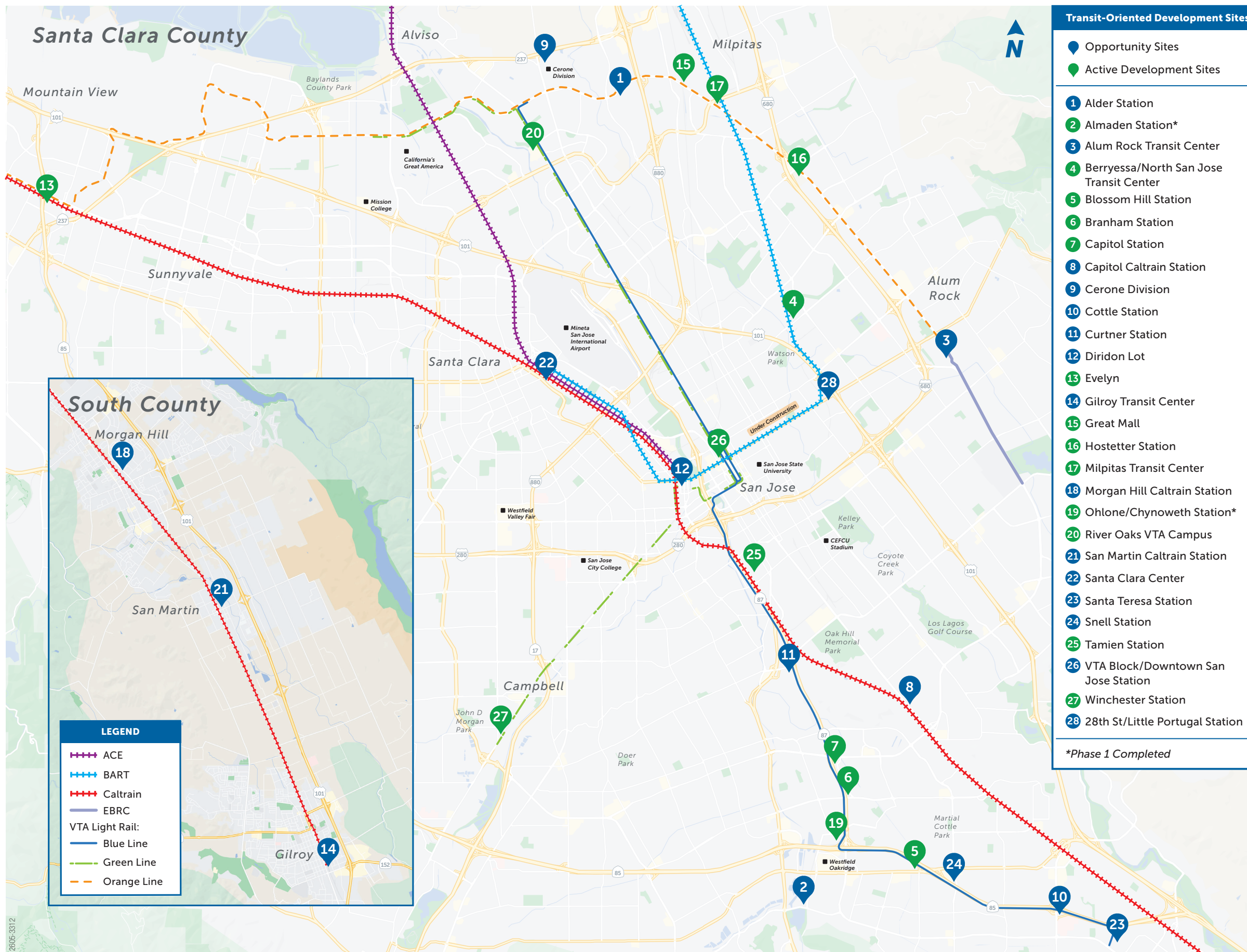
13 Mountain View

**Evelyn Station TOD**  
**Program:** 188 Affordable Units  
**Project Phase:** Asset Management City of Mountain View Partnership  
**Developer:** Affirmed Housing Group  
**Anticipated Completion:** 2028  
**Web:** [vta.org/evelyndevlopment](http://vta.org/evelyndevlopment)

\*Partnership with Santa Clara County Office of Supportive Housing



# VTA Transit-Oriented Development Program



### PROGRAM HISTORY

- **Prior to 2000:** TOD projects completed at Ohlone/Chynoweth (1998) and Almaden (1999).
- **2009:** VTA Board of Directors approved the Joint Development Policy & Implementation Plan.
- **2016:** VTA's Joint Development Policy updated and renamed "Transit-Oriented Development Policy" including an Affordable Housing Policy, requiring a minimum of:
  - 20% affordable units for households earning up to 60% of Area Median Income (AMI) in each residential development.
  - 35% affordable units for households earning up to 60% AMI across the TOD portfolio.
  - 50% of all affordable units must be for households earning below 50% AMI.
- **2018:** VTA Board of Directors approved the TOD Parking Policy.
- **2020:** VTA enters Measure A Partnership with the Santa Clara County Office of Supportive Housing for four 100% affordable housing projects.
- **2022:** VTA's Transit-Oriented Development Policy updated and renamed "Transit-Oriented Communities Policy."
  - Affordable Housing Policy updated to increase the affordable housing goals to a minimum of 25% at each residential project, and a portfolio-wide goal of 40%.
- **2023:** The Tamien TOD project breaks ground.
- **2024:** VTA's TOC Policy updated to include a TOD Transportation Demand Management (TDM) Policy.
- **2025:** Phase 1 Tamien Grand Opening Fall 2025.
- **2026:** The Berryessa TOD project breaks ground.