

Santa Clara Valley Transportation Authority

FACT SHEET: Transit-Oriented Development

Branham Station

Overview

The Branham Station Transit-Oriented Development site is a 2.5-acre property located at the corner of Branham Lane and Narvaez Avenue, west of SR-87 in San Jose. The property serves as a Park & Ride lot for light rail passengers. Branham Station is currently served by VTA light rail Blue Line.

VTA has partnered with Charities Housing, a nonprofit developer, to construct an affordable homeownership development consisting of 45 three-bedroom and four-bedroom townhomes on a long-term ground lease. Several station access improvements will also be incorporated into the project.

VTA has partnered with the Santa Clara County Office of Supportive Housing for this project. The Office of Supportive Housing administers the 2016 Measure A Affordable Housing Bond. This partnership encourages development of affordable housing at this location.

Transit-Oriented Development

VTA's Transit-Oriented Development (TOD) Program works with municipal, non-profit, and private partners to encourage the development of housing, retail, and employment centers in places that will help increase transit ridership and contribute to a vibrant community. VTA's Transit-Oriented Communities Policy includes an Affordable Housing Policy, which requires that 25% of housing on a site must be affordable and at least half of those affordable units will be targeted for extremely low and very low-income households.

Objectives

- Prepare the site for future Transit-Oriented Development, beginning with community engagement
- Encourage development, including affordable housing opportunities near transportation
- Promote urban design that enhances pedestrian walkability, bike access, and connectivity to transit
- Increase long term revenue for transit operations

Outcomes

- Housing and jobs near transit centers that serve households at all income levels, which helps address the regional housing crisis
- Environmental and public health benefits, including cleaner air and lower greenhouse gas emissions.
- Increase transit ridership and reduce auto dependence, which helps to relieve traffic congestion
- Enhance economic competitiveness – TOD locations are attractive to employers
- Neighborhood and fiscal benefits – TOD can create significant household savings (people living near transit spend less on transportation costs)

Benefits

- Meet housing demand – helps address the regional housing crisis
- Environmental and public health benefits
- Reduce auto dependence – TOD residents have lower parking needs
- Economic competitiveness – TOD locations are attractive to employers
- Neighborhood and fiscal benefits – TOD can create significant household savings (people living near transit spend less on transportation costs)

Project/Development Schedule

Pre-Development Due Diligence	2021-2022
Station Access Study	2022-2023
Developer Selected	2024
Developer Refines Project with Community Input	2024-2025
Financing and City Permits	2025-2026
Construction	2026-2029

How to Reach Us

VTA's Community Outreach
(408) 321-7575, (408) 321-2330 TTY
vta.org/branhamdevelopment
community.outreach@vta.org