

VTA Transit-Oriented Development Program



A San Jose



Almaden Station TOD

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

6 San Jose



Branham Station TOD*

Program: Up to 45 Affordable Homeownership Units
Project Phase: Contract Negotiations/Developer Refines Project with Community Collaboration
Developer: Charities Housing
Anticipated Completion: 2028
Web: vta.org/branhamdevelopment

B San Jose



Ohlone Chynoweth Station TOD

Phase 1 Program: 194 Affordable Apartments
Project Phase: Asset Management
Developer: Eden Housing
Completed: 1998

4 San Jose



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 1: VTA and City Approvals
Developer: Affirmed Housing Group
Anticipated Completion: 2027
Web: vta.org/berryessadevelopment

7 San Jose



Capitol Station TOD*

Program: 203 Affordable Units
 5,000 Square Feet Community Serving Use
Project Phase: VTA and City Approvals
Developer: MidPen Housing
Anticipated Completion: 2028
Web: vta.org/capitoldevelopment

25 San Jose



Tamien Station TOD

Phase 1 Program: 135 Affordable + 3,000 Square Feet Retail
Phase 2 Program: 420 Market Rate Units
Project Phase 1: Construction
Developer: UrbanCo-Tamien (a partnership between CORE and Republic Urban)
Anticipated Completion: 2026
Web: vta.org/tamiendevlopment

5 San Jose



Blossom Hill Station TOD

Program: Up to 89 Affordable + 239 Market Rate Housing and Mixed Use/Commercial Development
Project Phase 1: VTA and City Approvals
Developer: Green Republic Blossom Hill (a partnership between Republic Urban, Swenson, and EAH Housing)
Anticipated Completion: 2027
Web: vta.org/blossomhilldevelopment

13 Mountain View



Evelyn Station

Program: 188 Affordable Units
Project Phase: Asset Management
 City of Mountain View Partnership
Developer: Affirmed Housing Group
Anticipated Completion: 2028
Web: vta.org/evelyndevelopment

27 Campbell



Winchester Station TOD*

Program: 90 Affordable Units
Project Phase: VTA and City Approvals
Developer: Related California / PATH Ventures
Anticipated Completion: 2027
Web: vta.org/winchesterdevelopment

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.

● Active Development Sites

● A Completed Projects

*Partnership with Santa Clara County Office of Supportive Housing

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