

From: VTA Board Secretary

Sent: Tuesday, January 23, 2024 3:00 PM

To: VTA Board of Directors

Subject: VTA Information: Letter to MTC about the Regional Transportation Measure

Board of Directors:

Please see the attached letter to MTC regarding the proposed Regional Transportation Measure.

Thank you,

Office of the Board Secretary
Santa Clara Valley Transportation Authority
3331 North First Street, Building B
San Jose, CA 95134-1927
Phone [408-321-5680](tel:408-321-5680)





January 23, 2024

Alfredo Pedroza, Chair
Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

MTC Commission Meeting Item 7a: Regional Transportation Revenue Measure Enabling Legislation

Dear Chair Pedroza:

We are rapidly approaching a critical period for transportation and mass transit in the San Francisco Bay Area; on behalf of the Santa Clara Valley Transportation Authority, I want to thank you for your continued commitment to improving transit and transportation throughout our region. Your efforts, along with those of Senator Wiener and his colleagues in the Legislature and the dedicated staff at the Metropolitan Transportation Commission, have been instrumental in addressing the current challenges facing public transportation.

Those challenges include the lingering impacts of the COVID-19 pandemic on ridership and revenue and the structural changes to our local economy and work patterns that the pandemic prompted. Meeting the needs of all nine counties through recommended language for a regional transportation revenue measure's enabling legislation and future ballot language will be a formidable task. Cooperation and collaboration will be essential. In that spirit, we wish to bring attention to specific areas that we believe are of concern to both VTA and other regional agencies who face the same issues.

Ensuring a proportionate return to source is a top priority. Santa Clara, the region's largest county and biggest economic driver, has faced transportation fiscal challenges since the early 2000s that necessitated severe cuts to transit services, reducing them to 1990 levels despite a significant increase in our county's population and demand for service. VTA made these difficult decisions to maintain its fiscal sustainability which is why VTA does not show the same fiscal crisis as some other agencies. Unfortunately, we continue to operate at this reduced service level with the lowest service per capita in the Bay Area. We are actively working to raise this service level and align it with the other systems in the Bay Area. However, achieving this goal requires a reliable return to source.

Additionally, it is crucial that any regional tax measure does not undermine VTA's ability to renew local measures. Currently, four sales tax revenue measures in Santa Clara County fund 61.5% of our operating costs. Three of these measures face an impending sunset date. These funds are integral to VTA's operations. Without the ability to renew these measures, VTA could be forced to make the kind of service cuts that prompt a transit "death spiral."

Finally, VTA is legally obligated to cover BART operations and maintenance costs within Santa Clara County. We strongly urge that all future relief measures take this type of obligation into account in their distributions.

We ask that MTC address these concerns and the similar challenges that our partners across the region face in the proposed enabling legislation. VTA endorses an outcome-driven, customer-focused measure and supports using inclusive language in the legislation. Through this approach, we will be able to collaboratively craft a measure that aligns with our region's overarching goals and maximizes the likelihood of securing voter approval. The success of the proposed measure hinges on our ability to provide a compelling justification to voters throughout the Bay Area, including the regions' largest voting bloc in Santa Clara County.

Chair Pedroza, you and the entire leadership at the Metropolitan Transportation Commission have our thanks for your unwavering dedication to safe, reliable, and affordable transportation in the Bay Area and for recognizing how crucial a successful ballot measure is for the future of transportation in our region.

In community,



Cindy Chavez
Chairperson, VTA Board of Directors



Margaret Abe-Koga
VTA Board of Directors

cc: Board of Directors
MTC Commissioners

From: VTA Board Secretary
Sent: Wednesday, January 24, 2024 5:10 PM
To: VTA Board of Directors
Cc: VTA Board Secretary
Subject: VTA Information: VTA's 2023 Affordable Housing Report

VTA Board of Directors:

Please see the following attached information:

- 1) 2023 VTA Affordable Housing Report
- 2) Memorandum reflecting list of the Transit-Oriented Development (TOD) agreements signed by the General Manager in 2023

Thank you.

Office of the Board Secretary
Santa Clara Valley Transportation Authority
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2023

Affordable Housing Report

VTA Transit-Oriented Development
January 2024



VTA Affordable Housing Progress



Groundbreaking Achievement at Tamien Station

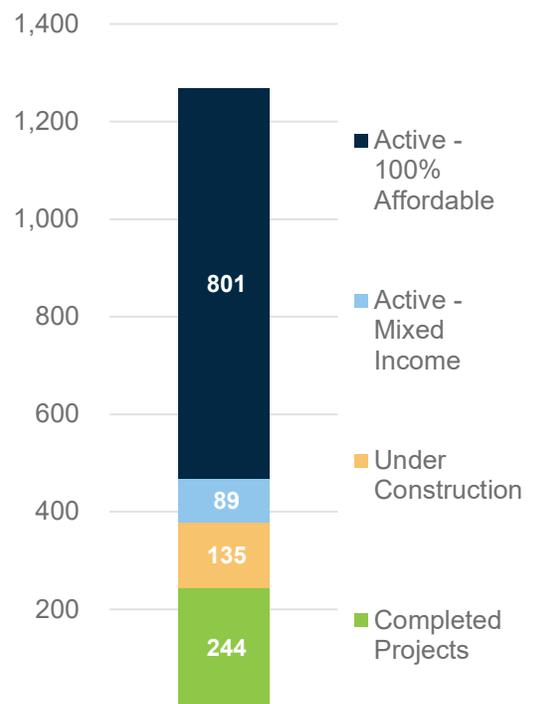
In October 2023, VTA broke ground on the first phase of the Tamien Station project, marking the first affordable housing project on VTA property in two decades. This project, featuring 135 affordable rentals and a childcare facility, represents the first phase of a 555-unit mixed-income development. Spearheaded by CORE and Republic Urban, the project is part of VTA's long-term plan aimed at steadily increasing ridership and revenue, using publicly owned land by transit to create affordable housing.

Developers Advance Affordable Housing Units on VTA-Owned Land

VTA is collaborating with established, non-profit developers like Mid-Pen, Affirmed Housing, Related, Path Ventures, EAH, and Charities Housing, to expand housing to communities served by VTA. Over the past two years, VTA has launched RFPs for six key sites in Mountain View, San Jose, and Campbell. These projects are poised to bring over 1,200 affordable units and will serve Santa Clara County's most vulnerable, including the unhoused and those struggling with the region's high housing costs. VTA will also offer homeownership to "missing middle" households, providing an opportunity to build long-term wealth. These projects support VTA's Affordable Housing Policy that 40% of residential development in VTA's TOD projects will serve low-income households.

2023 Snapshot: 1,269 Affordable Units Completed or Underway

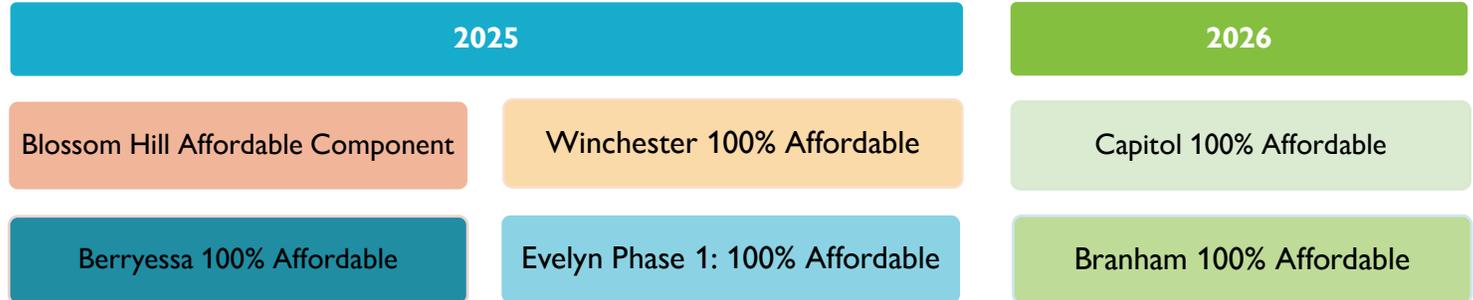
Completed Projects:	244 Affordable Units
Ohlone/Chynoweth:	194 affordable units
Almaden:	50 affordable units
Under Construction:	
Tamien:	135 Affordable Units
Active Mixed-Income:	
Blossom Hill:	89 Affordable Units
Active 100% Affordable:	801 Affordable Units
Capitol:	203 affordable rental units
Berryessa:	195 affordable rental units
Winchester:	90 affordable rental units
Evelyn:	268 affordable rental units
Branham:	45 affordable ownership units



VTA Affordable Housing Progress

Timeline for Active Affordable Projects

The graphic below illustrates estimated groundbreaking for construction of active affordable housing projects on VTA sites; exact timing will depend on availability of funding.



Partnerships Propel VTA's Success

VTA's collaboration with Santa Clara County's Office of Supportive Housing (OSH) has been instrumental to advancing affordable housing projects. Gap financing from OSH and city partners, such as San Jose and Mountain View, bridges the gap between the cost to build and what households can afford. Additionally, Destination HOME has become a key VTA partner, providing predevelopment funding for some VTA affordable housing projects.

These partnerships form the foundation of sustainable, affordable housing solutions that will benefit Santa Clara County for generations.

VTA's TOC Initiative

In recognition of VTA's critical role of providing transit services to build vibrant equitable communities throughout Silicon Valley, VTA has been expanding its Transit-Oriented Communities (TOCs) initiative. In 2023, with input from a broad series of community meetings, the TOC initiative generated many transit-friendly ideas for neighborhood plans. In early 2024, VTA will expand its TOC work through a small grant program supporting local community groups to empower their leadership in planning, community development, education/outreach, and placemaking.



For more information please visit:

<https://www.vta.org/transitorientedcommunities>

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MEMORANDUM

Writer's Direct Telephone: 408-321-5950

TO: VTA Board of Directors

THROUGH: Greg Richardson, Chief Financial Officer  ^{DS}

FROM: Jessie O'Malley Solis, Director of Real Estate & TOD  ^{DS}

DATE: January 16, 2024

SUBJECT: Transit-Oriented Development Agreements Signed by General Manager 2023

At the April 6, 2023, meeting of the Board of Directors, the Board adopted a resolution to authorize the General Manager to execute certain funding and implementation-related agreements for VTA Transit-Oriented Development (TOD) projects where the Board had previously approved the terms and conditions. In this resolution, the Board requested to receive an annual memo that summarizes the agreements signed by the GM in the previous year.

Between March 6 and December 31, 2023, the General Manager signed 35 agreements across five TOD projects. The majority of these (22 documents) were related to the closing of the Tamien TOD project, which broke ground in September 2023. Four documents each were related to the Capitol TOD project and the sale of the Evelyn property to the City of Mountain View. The remaining four project-related documents were related to Berryessa TOD project (two documents) and Winchester TOD project (two documents).

The GM also signed the revised Transit-Oriented Communities Policy, as authorized by the Board of Directors.

Please see Attachment A for a full list of TOD-related documents signed by the General Manager in 2023.

Attachment 1: TOD Authority Resolution Documents

ATTACHMENT 1**TOD Authority Resolution Documents**

#	Date	Project	Document/Agreement Title	Parties
1	03/06/23	Tamien	Reciprocal EVA Easement Agreement	VTA, City of San José
2	04/15/23	Tamien	License Agreement	VTA, Urban Co Tamien
3	05/11/23	Tamien	Parcel Map	VTA, City of San José
4	05/11/23	Tamien	Inclusionary Housing Agreement	VTA, City of San José, CORE
5	05/11/23	Tamien	Surface Drainage Easement	VTA, CORE
6	05/26/23	Berryessa	Berryessa FTA JD Application	VTA
7	06/08/23	Evelyn	Grant Deed	VTA, City of Mountain View
8	06/08/23	Evelyn	Ground Lease Termination	VTA, City of Mountain View
9	06/12/23	Tamien	Parkland Agreement	VTA, City of San José, Tamien Affordable LP
10	06/12/23	Tamien	Developer Agreement 3 Dash Agreement	VTA, City of San José, Tamien Affordable LP
11	06/12/23	Tamien	Environmental Warranty	VTA, City of San José, Tamien Affordable LP
12	06/15/23	Tamien	Tamien Estoppel	VTA
13	06/15/23	Tamien	HCD Declaration of Restrictive Covenant (IIG Covenant)	VTA, CORE, State of California
14	06/15/23	Tamien	Memorandum of Ground Lease	VTA, CORE
15	06/15/23	Tamien	Ground Lease	VTA, CORE
16	06/15/23	Tamien	Construction Staging License	VTA, CORE
17	06/15/23	Tamien	Construction Permit for Plaza	VTA, CORE
18	06/15/23	Evelyn	Purchase & Sale Agreement	VTA, City of Mountain View
19	06/15/23	Evelyn	Closing Date Addendum	VTA, City of Mountain View
20	06/23/23	Berryessa	Berryessa Lease Option Agreement	VTA, Affirmed Housing Group
21	06/29/23	Tamien	Ground Lease	VTA, CORE
22	06/29/23	Tamien	Estoppel Certificate	VTA
23	06/29/23	Tamien	Construction License Agreement	VTA, CORE
24	06/29/23	Tamien	Declaration of Restrictive Covenant (AHSC)	VTA, CORE

#	Date	Project	Document/Agreement Title	Parties
25	06/29/23	Tamien	Declaration of Restrictive Covenants (IIG)	VTA, CORE
26	06/29/23	Tamien	Memorandum of Ground Lease	VTA, CORE
27	08/16/23	Capitol	Capitol ENA Extension	VTA, MidPen Housing
28	08/25/23	Capitol	Capitol Side Letter	VTA, MidPen Housing
29	09/07/23	n/a	2023 TOC Policy	VTA
30	09/11/23	Tamien	SJW Consent	VTA, San José Water
31	10/01/23	Tamien	Pipeline Easement Agreement	VTA, San José Water
32	11/15/23	Winchester	Winchester License Agreement	VTA, Winchester Station Housing Partners LP
33	11/28/23	Capitol	Capitol Lease Option Agreement	VTA, MP Capitol Station I
34	12/18/23	Capitol	Capitol Memorandum of Option	VTA, MP Capitol Station I
35	12/18/23	Winchester	Winchester Lease Option Agreement	VTA, Winchester Station Housing Partners LP

From: VTA Board Secretary

Sent: Friday, January 26, 2024 6:28 PM

To: VTA Board of Directors

Subject: VTA Information: February 1, 2024 Board of Directors Meeting Agenda Packet

Board of Directors:

You may now access the February 1, 2024 Board of Directors Meeting Agenda Packet on our [agenda portal](#).

Thank you,

Office of the Board Secretary

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San Jose, CA 95134-1927

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