

**From:** VTA Board Secretary  
**Sent:** Tuesday, May 6, 2025 10:23 AM  
**To:** VTA Board of Directors  
**Subject:** From VTA: Silicon Valley Granite Relocation

Board of Directors:

Please find attached information regarding Silicon Valley Granite from Patrice Smith, Chief Communications Officer.

If you have questions please respond to this email.

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**



## MEMORANDUM

**TO:** VTA Board of Directors

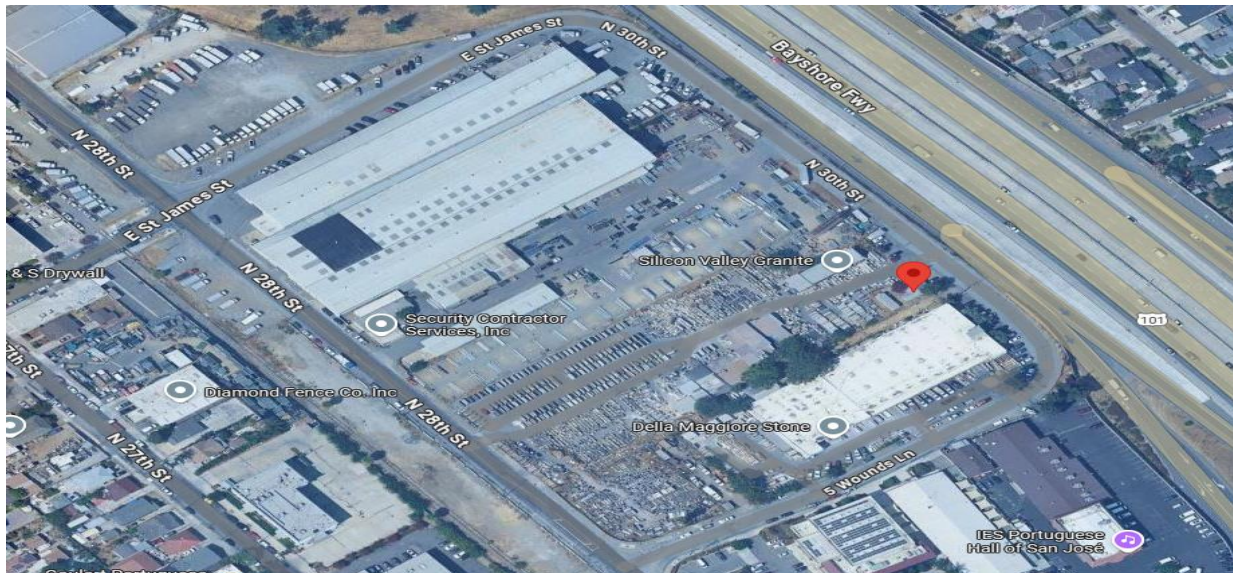
**FROM:** Patrice Smith   
Chief Communications Officer

**DATE:** May 6, 2025

**SUBJECT:** Silicon Valley Granite Site

Cyber Solutions International, dba Silicon Valley Granite (SVG), has been contacting Board members about VTA's attempts to relocate the business. SVG is located at the proposed site of the 28th St/Little Portugal BART station. This memo is intended to provide board members with information and offer talking points.

Below is an aerial view of the business.



SVG imports and sells marble, limestone, granite, slate, sandstone, quartzite, and monuments. In SVG's own words, it has an extensive inventory (~7,000 stone slabs, as well as tiles and monuments) that is extremely heavy and must be safely and securely transported with heavy equipment and machinery. The above aerial view shows about how much material is on the site. VTA estimates that it will take at least three months to move everything, maybe more.

## **Background**

VTA filed an eminent domain action to acquire this property (the “Honco Property”) in September 2021, and in October 2023, VTA settled with the owner and purchased the Honco Property for \$49.5 million. The three industrial tenants on the Honco Property agreed to vacate by March 31, 2024 in a Stipulation and Order. But SVG is still occupying a third of the Honco Property.

VTA told SVG in December 2020 that it would have to vacate the Honco Property, and since then, VTA and its relocation consultant tried to help it with this process. SVG has swung back and forth between (1) wanting to wind down its business and asking VTA to pay for its remaining inventory, and (2) SVG wanting to relocate all or part of its business. The parties discussed, among other things, VTA paying SVG’s actual costs for its remaining inventory, provided there was sufficient supporting documentation. With delays in the construction schedule and to accommodate the negotiations, VTA told SVG it could remain on the Honco Property until April 30, 2025. VTA has allowed SVG to remain on the Honco Property for over a year now, without even charging rent or fees for doing so.

## **Relocation**

Businesses that need to be relocated because of a public project are offered relocation assistance under the Uniform Relocation Act (“URA”). The URA mandates assistance with identifying relocation sites, funds for “necessary and actual” (language used in the URA) moving costs and business re-establishment expenses. Associated Right of Way Services (ARWS) is the consulting firm retained by VTA to provide relocation assistance to these businesses. In 2020, VTA sent SVG a letter informing SVG that it was eligible for relocation benefits. Since that time VTA and ARWS have tried to help it with this process. SVG provided criteria to ARWS for sites, but the conditions, including a property with the same low rent that SVG has been paying for its current site, resulted in limited options.

In 2023, SVG said it would be willing to wind down its business instead of relocating it and asked VTA to pay for its remaining inventory. The parties discussed VTA paying SVG’s actual costs for its inventory, provided there was sufficient supporting documentation.

Under the URA, the business is eligible to receive the lesser of (a) the cost of moving the inventory or (b) cost of goods sold. Businesses usually make claims for relocation with supporting documentation, but as SVG had made no relocation claim yet, ARWS obtained an estimate for moving all of the inventory, which was an amount over 7-figures. This amount had been offered to the business to start the relocation process, with the understanding that the

business could still make additional claims under the URA for which it may be eligible and a claim for loss of business goodwill under the California Eminent Domain Law.

Attached is the Order for Prejudgment Possession. As you can see, it was based on an agreement (stipulation) with SVG, dated July 17, 2023, that they would relocate by March 31, 2024.

SVG made a demand that VTA pay it a multi-million dollar figure to resolve its claims for relocation and loss of business goodwill. However, SVG failed to provide sufficient documentation to establish its claim, and as stewards of public funds, staff was unable to resolve the matter for this amount.

### **Timeline of Events**

- **December 28, 2020:** VTA sent SVG a letter explaining that VTA would be acquiring the property and that SVG, as a tenant, was eligible for relocation benefits.
- **July 17, 2023:** SVG agreed to an Order for Prejudgment Possession, in which it promised to vacate the property by March 31, 2024. In the Order, SVG also agreed that if it did not vacate by March 31, 2024, then VTA had the right to seek a Writ of Assistance to order the Santa Clara County Sheriff's Department to ensure SVG has vacated.
- **October 31, 2023:** VTA settled with the property owner for \$49.5 million and obtained legal ownership of the property on March 31, 2024. VTA allowed SVG to stay on the property past March 31, 2024 while negotiating a possible settlement of SVG's claims for relocation benefits and loss of goodwill, but VTA consistently informed SVG that it needed to leave by April 30, 2025.
- **January 17, 2025:** VTA filed a Petition for Writ of Assistance on January 17, 2025 to ensure SVG would vacate the property by April 30, 2025.

### **Key Points**

- It is VTA's intent to allow occupants to remain on the property as long as VTA's schedule permits.
- VTA needs access the property to conduct testing. Based on the current schedule, VTA needs to begin its archaeological testing and well water collection to meet its CEQA obligations. If there are positive findings from the archaeological testing, then VTA will need to begin excavation. At that point, the site needs to be completely cleared. Our environmental team estimates that it will be about five months between when we conduct the testing and when we will determine that excavation is necessary. At a



minimum, SVG would need to move any items away from areas where VTA will perform initial trenching and water sewer inspection. This needs to happen immediately.

- SVG claims now that it only wants to move half of its inventory. If VTA provides SVG with more time, then SVG must segregate what it hopes to move from what it wants to leave behind. This needs to be done immediately, so that VTA may start moving the unwanted inventory, which is estimated to take at least three months. VTA also needs assurances that SVG has a plan for moving the inventory it wants to keep.
- VTA has already offered a significant amount of relocation financial assistance to help with the move. SVG can make additional relocation claims.
- Discussions with SVG's legal counsel continue.

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO.: 146285 NAME: David W. Skinner, Esq.(146285)/Jeffrey A. Wilcox, Esq. (236390) FIRM NAME: MEYERS NAVE STREET ADDRESS: 1999 Harrison Street, 9th Floor CITY: Oakland STATE: CA ZIP CODE: 94612 TELEPHONE NO.: (510) 808-2000 FAX NO.: (510) 444-1108 E-MAIL ADDRESS: dskinner@meyersnave.com/jwilcox@meyersnave.com ATTORNEY FOR (name): Plaintiff, SANTA CLARA VALLEY TRANSPORTATION AUTHORITY		<b>FOR COURT USE ONLY</b>  <b>Reviewed By: T. Duarte</b> <b>Case #21CV388966</b> <b>Envelope: 12497421</b>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CLARA STREET ADDRESS: 191 North First Street MAILING ADDRESS: 191 North First Street CITY AND ZIP CODE: San Jose, CA 95113 BRANCH NAME: Downtown Superior Court (DTS)		
PLAINTIFF/PETITIONER: SANTA CLARA VALLEY TRANSPORTATION AUTHORITY DEFENDANT/RESPONDENT: HONCO INVESTMENT COMPANY, LLC, et al. OTHER:		CASE NUMBER: 21CV388966
		JUDICIAL OFFICER: Hon. Socrates P. Manoukian
PROPOSED ORDER (COVER SHEET)		DEPT: 20

**NOTE:** This cover sheet is to be used to electronically file and submit to the court a proposed order. The proposed order sent electronically to the court must be in PDF format and must be attached to this cover sheet. In addition, a version of the proposed order in an editable word-processing format must be sent to the court at the same time as this cover sheet and the attached proposed order in PDF format are filed.

1. Name of the party submitting the proposed order:  
Plaintiff, SANTA CLARA VALLEY TRANSPORTATION AUTHORITY
2. Title of the proposed order:  
STIPULATION AND [PROPOSED] ORDER FOR PREJUDGMENT POSSESSION - SILICON VALLEY GRANITE
3. The proceeding to which the proposed order relates is:
  - a. Description of proceeding: Motion for Prejudgment Possession
  - b. Date and time: July 18, 2023 9:00 a.m.
  - c. Place: Santa Clara Superior Court, Downtown Superior Court (DTS)
4. The proposed order was served on the other parties in the case.

David W. Skinner

(TYPE OR PRINT NAME)



(SIGNATURE OF PARTY OR ATTORNEY)

CASE NAME:

CASE NUMBER:  
21CV388966**PROOF OF ELECTRONIC SERVICE  
PROPOSED ORDER**

1. I am at least 18 years old and **not a party to this action.**

a. My residence or business address is (*specify*):

b. My electronic service address is (*specify*):

2. I electronically served the *Proposed Order (Cover Sheet)* with a proposed order in PDF format attached, and a proposed order in an editable word-processing format as follows:

a. On (*name of person served*) (*If the person served is an attorney, the party or parties represented should also be stated.*):

b. To (*electronic service address of person served*):

c. On (*date*):

☐ Electronic service of the *Proposed Order (Cover Sheet)* with the attached proposed order in PDF format and service of the proposed order in an editable word-processing format on additional persons are described in an attachment.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

\_\_\_\_\_  
(TYPE OR PRINT NAME OF DECLARANT)

\_\_\_\_\_  
(SIGNATURE OF DECLARANT)

Filed  
August 11, 2023  
Clerk of the Court  
Superior Court of CA  
County of Santa Clara  
21CV388966  
By: fmiller

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EXEMPT FROM FILING FEES  
GOV'T CODE § 6103

Attorneys for Plaintiff  
SANTA CLARA VALLEY  
TRANSPORTATION AUTHORITY

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF SANTA CLARA**

SANTA CLARA VALLEY  
TRANSPORTATION AUTHORITY,  
  
Plaintiff,

v.

HONCO INVESTMENT COMPANY, LLC, a  
California limited liability company, successor  
in interest to Honco Investment Company,  
L.P., a California limited partnership;  
MONARCH LEASING, INC., dba  
MONARCH TRUCK CENTER;  
SECURITY CONTRACTOR SERVICES,  
INC.;  
CYBER SOLUTIONS INTERNATIONAL,  
dba SILICON VALLEY GRANITE;  
AD-WAY SIGNS, INC.;  
OUTFRONT MEDIA OUTERNET INC.; and  
DOES 1 through 100, inclusive,

Defendants.

Case No. 21CV388966  
Case Management Judge:  
Hon. Socrates P. Manoukian, Dept. 20

**STIPULATION AND ~~[PROPOSED]~~**  
**ORDER FOR PREJUDGMENT**  
**POSSESSION**

APNs: 467-08-004 (portions), 467-08-010,  
467-08-011, and 467-08-013

Action Filed: September 21, 2021  
Trial Date: August 14, 2023

**IT IS HEREBY STIPULATED** by and between Plaintiff Santa Clara Valley Transportation Authority, a public entity and an independent special district in the State of California (“VTA”) and Defendant Cyber Solutions International, dba Silicon Valley Granite (“Silicon Valley Granite ”), as follows:

## RECITALS

1. **WHEREAS**, this is an eminent domain action. On September 21, 2021, VTA filed a Complaint in Eminent Domain to acquire 9.37 acres (408,316 square feet) of a 10.94-acres site (476,281 square feet) property located at 1350 East St. James Street, San Jose, California (hereinafter, “Subject Property.”) A copy of the legal description of the 9.37 acre Subject Property is attached hereto as **Exhibit “A”**; a copy of a plat map depicting the Subject Property is attached hereto as **Exhibit “B”**; and

2. **WHEREAS**, VTA needs the Subject Property for the Silicon Valley BART Extension Project, Phase II, including the 28<sup>th</sup> Street/Little Portugal BART Station; and

3. **WHEREAS**, one of the tenants/occupants of a portion of the Subject Property is Defendant Cyber Solutions International, dba Silicon Valley Granite; and

4. **WHEREAS**, on November 9, 2022, VTA filed a Motion for Prejudgment Possession, seeking a court order to take prejudgment possession (i.e., prior to resolution of Silicon Valley Granite's claims for compensation) of the Subject Property pursuant to Code of Civil Procedure Section 1255.410, on November 9, 2022. The hearing date on VTA's Motion was initially set for February 7, 2023. VTA subsequently requested the Court to continue the hearing. The current hearing date is set for **July 18, 2023**; and,

5. **WHEREAS**, VTA and Silicon Valley Granite have come to agreement on a Stipulation for Order for Prejudgment Possession. VTA and Silicon Valley Granite agree that Silicon Valley Granite shall vacate the portion of the Subject Property which it occupies by **March 31, 2024**. Unless Silicon Valley Granite vacates the premises before March 31, 2024, VTA shall not seek to take prejudgment possession of the premises being occupied by Silicon Valley Granite prior to March 31, 2024. As such, VTA's Motion for Prejudgment Possession with regard to Silicon Valley Granite is no longer necessary, and VTA agrees to take said Motion off calendar.

1 **STIPULATION**

2 **NOW THEREFORE**, VTA and Silicon Valley Granite stipulate and agree as follows:

3 1. VTA is entitled to take prejudgment possession of the portion of the Subject Property  
4 occupied by Cyber Solutions International, dba Silicon Valley Granite no earlier than **March 31,**  
5 **2024.** Silicon Valley Granite shall vacate the Subject Property on or before that date. In the event  
6 Silicon Valley Granite vacates the premises prior to that date, VTA shall be entitled to take  
7 prejudgment possession only after Silicon Valley Granite vacates the premises; and

8 2. While neither VTA nor Silicon Valley Granite anticipate the need for VTA to seek  
9 to enforce this Stipulation to allow VTA to take prejudgment possession by March 31, 2024, it is  
10 agreed that this Stipulation and Order shall have the same force and effect as an Order for  
11 Prejudgment Possession signed by the Court; and

12 3. Upon execution of this Stipulation by VTA and Silicon Valley Granite , VTA shall  
13 present this Stipulation to the Court and take its Motion for Prejudgment Possession off calendar.

14 **IT IS SO STIPULATED.**

15 DATED: July 17, 2023

MEYERS NAVE

16  
17 By: 

18 DAVID W. SKINNER

19 Attorneys for Plaintiff

20 SANTA CLARA VALLEY TRANSPORTATION  
AUTHORITY

21 DATED: July 14, 2023

CALIFORNIA EMINENT DOMAIN LAW GROUP

22  
23 By: 

24 GLENN L. BLOCK

25 Attorneys for Defendant

26 CYBER SOLUTIONS INTERNATIONAL,  
27 dba SILICON VALLEY GRANITE  
28

**ORDER**

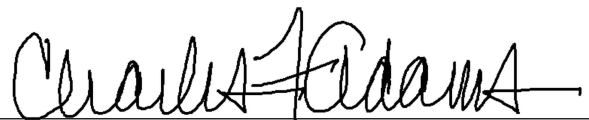
**IT IS HEREBY ORDERED:**

Pursuant to Stipulation by and between Plaintiff Santa Clara Valley Transportation Authority and Defendant Cyber Solutions International, dba Silicon Valley Granite, an Order for Prejudgment Possession is hereby issued pursuant to Code of Civil Procedure section 1255.460. VTA is authorized to take prejudgment possession of that portion of the Subject Property (more particularly described and depicted in **Exhibit A** and **Exhibit B**, attached hereto) occupied by Silicon Valley Granite, and to remove therefrom any and all persons, obstacles, improvements, or structures of every kind of nature situated thereon and to fully possess and use said property on **March 31, 2024** (the “Effective Date of Possession”).

In the event Silicon Valley Granite does not vacate the portion of the Subject Property which it occupies by **March 31, 2024**, VTA shall have the right to seek a Writ of Assistance, *ex parte*, on an Affidavit of VTA. The Writ of Assistance shall order the Santa Clara County Sheriff’s Department to take action to ensure all persons have vacated the Subject Property, so that VTA can fully possess and use the portion of the Subject Property occupied by Silicon Valley Granite, pursuant to this Order.

**IT IS SO ORDERED.**

DATED: 7/18/2023 10:52:10 AM, 2023



JUDGE OF THE SUPERIOR COURT

Charles F. Adams

5407355.1



# EXHIBIT A

## EXHIBIT "A"

Legal Description The land referred to is situated in the City of San Jose, County of Santa Clara, State of California, and is described as follows:

### PARCEL ONE:

Beginning at a 2" x 3" stake standing in the Easterly line of Twenty-eighth Street, formerly Wooster Avenue, distant South 37° 55' East 599.86 feet from the intersection of the Easterly line of Twenty-eighth Street with the Southerly line of McKee Road and being at the most Westerly corner of the 5.07 acre tract described as Parcel No. 1 in the Deed from Leon Dierkes to Glenwood Lumber Company, a corporation, dated January 27, 1923, and recorded January 27, 1923, in Book 6 of Official Records, Page 451, Santa Clara County Records; thence along said line of Twenty-eighth Street South 37° 55' East, 200 feet; thence parallel with the Northerly line of said 5.07 acre tract, North 52° 05' East, 570 feet, more or less, to the Westerly line of the 1.913 acre tract of land described in the Deed from Glenwood Lumber Company, a corporation, to The State of California, for the extension of the Bayshore Highway, dated May 3, 1939, and recorded August 25, 1939, in Book 949 of Official Records, Page 75, Santa Clara County Records; thence along the said Westerly line of said 1.913 acre tract North 40° 31' 30" West, 200 feet, more or less, to the Northerly line of said 5.07 acre tract to described in the Deed to said Glenwood Lumber Company, a corporation; thence along said Northerly line of said 5.07 acre tract, South 52° 05' West, 558.36 feet, more or less, to the point of beginning, being a portion of said 5.07 acre tract in 500 Acre Lot 26 of the Pueblo Lands to the City of San Jose.

EXCEPTING THEREFROM that portion thereof conveyed by George L. Honore', Jr., et al, to State of California, by Deed dated January 27, 1955, and recorded March 3, 1955, in Book 3102 of Official Records, Page 32, as follows to wit:

Commencing at the Easterly corner of that certain parcel of land described in that deed to Milton Fox, et al, recorded December 30, 1946, in Liber 1395 at Page 549, Official Records of Santa Clara County, being the intersection of the Southwesterly line of the existing State Highway in the City of San Jose, County of Santa Clara, Road IV-SC1-68-SJs, with the property line common to the lands, now or formerly of Milton Fox, et al, and of J. C. Lumello, et al; thence along said Southwesterly line South 39° 35' 37" East, 49.96 feet; thence from a tangent that bears North 58° 49' 44" West, along a curve to the left with a radius of 75 feet through an angle of 68° 18' 43" an arc length of 89.42 feet; thence South 52° 51' 33" West, 320.68 feet; thence along a tangent curve to the left with a radius of 475 feet; through an angle of 7° 28' 20" an arc length of 61.95 feet; thence South 45° 23' 13" West, 73.87 feet to a point distant South 44° 36' 47" East, 25.00 feet from Engineer's Station 27+46.78 on the "S" line of the Department of Public Work's Survey for the State Highway in the City of San Jose, Santa Clara County, Road IV-SCI-68-SJs; thence along a tangent curve to the left with a radius of 40 feet, through an angle of 82° 32' 40", an arc length of 57.63 feet to the Northeasterly line of 28th Street; thence along said Northeasterly line North 37° 09' 27" West, 55.50 feet to above mentioned common

property line; thence along said common property line North 52° 48' 49" East, 558.06 feet to the point of commencement.

APN: 467-08-010

PARCEL TWO:

Beginning at a point in the Northeasterly line of Twenty-eighth Street, formerly Wooster Avenue, where the same is intersected by the Southeasterly line of that certain 2.59 acre tract of land described in the Deed from Glenwood Lumber Company, a corporation, to San Jose Steel Company, a corporation, dated March 20, 1941, and recorded March 22, 1941, in Book 1026 of Official Records, Page 577, Santa Clara County Records; thence along the Northeasterly line of Twenty-eighth Street South 37° 30' East, 200.0 feet; thence leaving said line of Twenty-eighth Street and running parallel with the Southeasterly line of said 2.59 acre tract, North 52° 05' East, 575 feet, more or less, to a point in the Southwesterly line of that certain 1.913 acre tract, now being a part of the Bayshore State Highway as described in the Deed from Glenwood Lumber Company, a corporation, to State of California, dated May 3, 1939 and recorded August 25, 1939 in Book 949 of Official Records, page 75, Santa Clara County Records; thence along the Southwesterly line of Bayshore State Highway, North 40° 31' 30" West 200 feet, more or less, to the intersection thereof with the Southeasterly line of said 2.59 acre tract; thence along the Southeasterly line of said 2.59 acre tract South 52° 05' West 570 feet, more or less, to the point of beginning, being a portion of 500 Acre Lot 26, San Jose City Lands, commonly known as 195 No. Thirtieth Street.

APN: 467-08-011

PARCEL THREE:

A portion of 500 Acre Lot 26 of the Pueblo Lands to the City of San Jose, described as follows: Beginning on the Northeasterly line of Twenty-eighth Street at the intersection thereof with a Southeasterly line of that parcel of land conveyed to Rolfe A. Folsom by Deed recorded October 30, 1944, Book 1232 Official Records, Page 60, Santa Clara County Records, said point of beginning also being the Westerly corner of that parcel of land described in the Deed to Travco, Inc., a corporation, recorded December 18, 1957, Book 3964 Official Records, Page 267; thence from said point of beginning, North 51° 55' East, along the Northwesterly line of said Travco Inc., parcel of land, 267 feet to the Northerly corner thereof; thence South 38° 05' East, along the Northeasterly line of said Travco, Inc., parcel of land, 210.81 feet to the Northerly corner of that parcel of land conveyed to Bayshore Properties, Inc., a California corporation, by Deed recorded June 5, 1963, Book 6050 Official Records, Page 701; thence along the Northwesterly and Southwesterly lines of said parcel of land, South 52° 12' 20" West, 115.41 feet; thence Southwesterly along a tangent curve to the right, with a radius of 320.65 feet through a central angle of 3° 18' 35" an arc distance of 18.52 feet; thence South 38° 05' East, 163.74 feet to the Northwesterly line of East St. John Street, as established by the Deed to State of California, recorded September 23, 1955, Book 3287 Official Records, Page 436; thence South 60° 02' 17" West, along said line, 98.88 feet; thence continuing along said line

along a curve to the right with a radius of 40 feet through a central angle of 82° 48' 16", for an arc length of 57.81 feet to the Northeasterly line of Twenty-eighth Street; thence along said line, 321.16 feet, more or less, to the point of beginning.

APN: 467-08-013

PARCEL FOUR:

Beginning at an iron pipe set in the Northeasterly line of Twenty-eighth Street distant thereon South 38° 05' East, 400 feet from the point of intersection of the Northeasterly line of Twenty-eighth Street with the center line of St. James Street projected Northeasterly and running thence parallel with the Northeasterly projection of St. James Street North 51° 55' East, 575.10 feet to an iron pipe set in the Southwesterly line of the Bayshore Highway as established A.D. 1939 (California State Highway), and running thence along the Southwesterly line of the Bayshore Highway South 40° 31' East, 280.25 feet to an iron pipe and, running thence South 51° 55' West, 320 feet to an iron pipe and running thence parallel with the Northeasterly line of Twenty-eighth Street North 38° 05' West, 220 feet to an iron pipe, and running thence South 51° 55' West, 267 feet to an iron pipe set in the Northeasterly line of Twenty-eighth Street, and running thence along the Northeasterly line of Twenty-eighth Street, North 38° 05' West, 60 feet to the place of beginning. Being a portion of the Michael Sullivan Tract in 500 acre Lot 26 of the Pueblo Lands of the City of San Jose.

EXCEPTING THEREFROM that certain parcel of land conveyed by Deed from Rolfe A. Folsom and Doris H. Folsom, his wife, to James J. Morella and Mary Morella, his wife, dated November 12, 1957, and recorded November 18, 1957, in Book 3939 of Official Records, Page 461, described as follows:

Beginning at the most Easterly corner of that certain 2.387 acre parcel of land conveyed by Glenwood Lumber Company, a corporation, to Rolfe A. Folsom, by Deed dated October 17, 1944, and recorded October 30, 1944, in Book 1232 of Official Records, Page 60 Santa Clara County Records; said point of beginning being in the Southwesterly line of the Bayshore Highway, as said line was established by Deed from Glenwood Lumber Company, a corporation, to the State of California dated May 3, 1939, and recorded August 25, 1939, in Book 949 of Official Records, Page 75, Santa Clara County Records; thence from said point of beginning along with Southeasterly line of said 2.387 acre parcel of land, South 52° 52' 49" West, 147.00 feet; thence at right angles North 37° 07' 11" West, 20.00 feet; thence at right angles and parallel with said Southeasterly line of said 2.387 acre parcel of land North 52° 52' 49" West, 146.20 feet to the above mentioned Southwesterly line of the Bayshore Highway; thence along said line South 39° 30' 55" East, 18.90 feet to a California Highway Commission monument; thence South 37° 07' 12" East, 1.11 feet to the point of beginning.

Being a portion of the above mentioned 2.387 acre parcel of land.

APN: 467-08-004 (portion)

PARCEL FIVE:

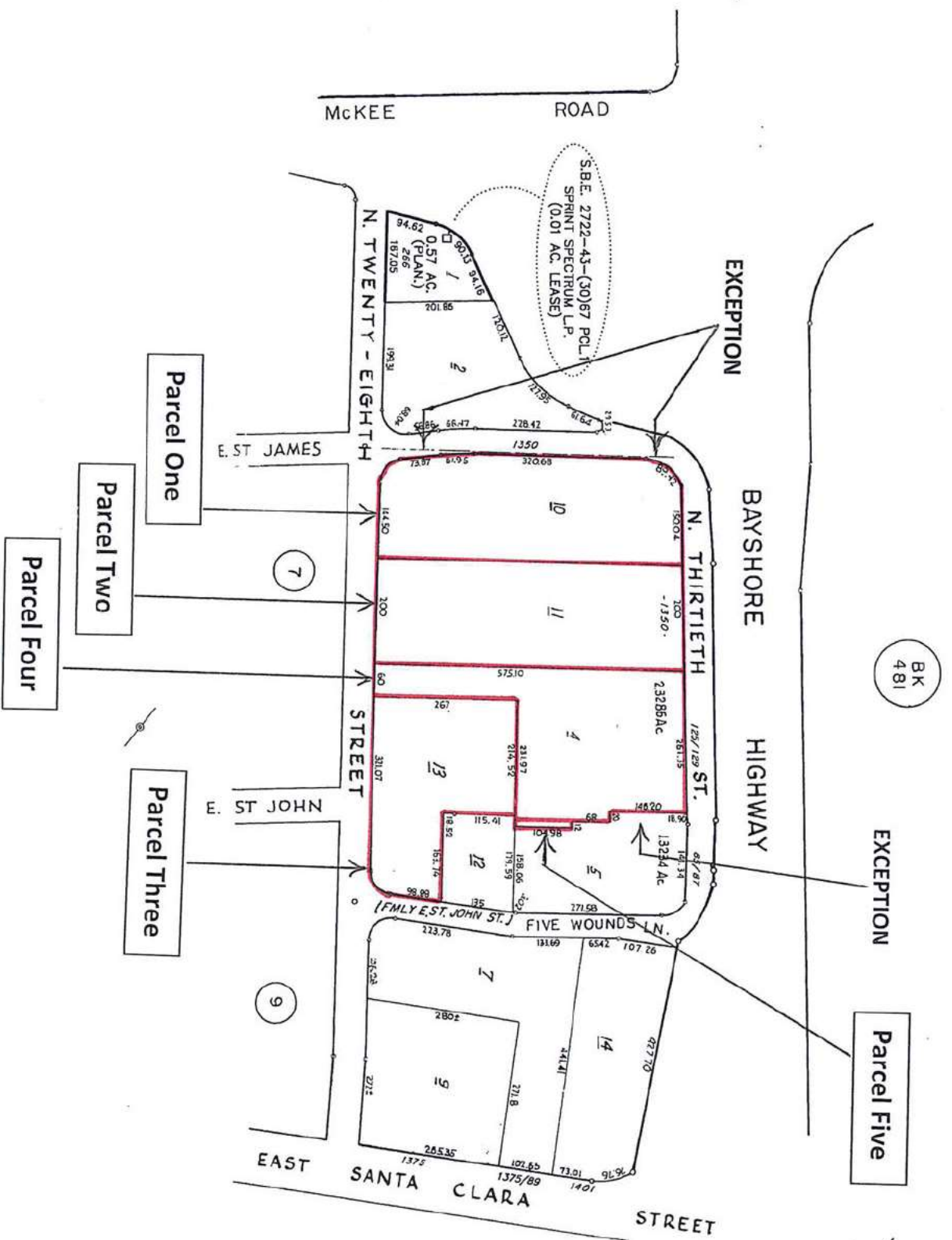
Beginning at a point on the Southeasterly line of that certain 2.387 acre parcel of land conveyed by Glenwood Lumber Company, a corporation, to Rolfe A. Folsom, by Deed dated October 17, 1944, and recorded October 30, 1944, in Book 1232 Official Records Page 60 Santa Clara County Records; said point being distant along said Southeasterly line South 52° 52' 49" West, 215.00 feet from an iron pipe at the most Easterly corner of said 2.387 acre parcel of land; thence from said point of beginning and along said Southeasterly line 105.00 feet to an iron pipe; thence South 37° 13' 23" East, 12.00 feet to an iron pipe; thence parallel with said Southeasterly line North 52° 52' 49" East, 104.98 feet to an iron pipe; thence at right angles North 37° 07' 11" West, 12.00 feet to the point of beginning.

Being a portion of the parcel of and conveyed to James J. Morella, et ux, by Deed recorded April 30, 1946, in Book 1352 Official Records, Page 248, Santa Clara County Records.

APN: 467-08-004 (portion)

# EXHIBIT B

Description: Santa Clara, CA Assessor Map 467.8 Selection from page 1  
Order: 66 Comment:



789 DET. MAP 114  
LAWRENCE E. STONE — ASSESSOR  
Cadastral map for assessment purposes only.  
Compiled under R. & T. Code, Sec. 327.  
Effective Roll Year 2017-2018



1 **PROOF OF SERVICE**

2 **SCVTA v. Honco Investment Company, LLC et al.**  
3 **Case No. 21CV388966**

4 **STATE OF CALIFORNIA, COUNTY OF SAN DIEGO**

5 At the time of service, I was over 18 years of age and not a party to this action. I am  
6 employed in the County of San Diego, State of California. My business address is 600 B Street,  
Suite 1650, San Diego, CA 92101.

7 On July 17, 2023, I served true copies of the following document(s) described as  
8 **STIPULATION AND [PROPOSED] ORDER FOR PREJUDGMENT POSSESSION –**  
**SILICON VALLEY GRANITE** on the interested parties in this action as follows:


9 **SEE ATTACHED SERVICE LIST**

10 **BY MAIL:** I enclosed the document(s) in a sealed envelope or package addressed to the  
11 persons at the addresses listed in the Service List and placed the envelope for collection and  
12 mailing, following our ordinary business practices. I am readily familiar with the practice of  
Meyers Nave for collecting and processing correspondence for mailing. On the same day that  
correspondence is placed for collection and mailing, it is deposited in the ordinary course of  
business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

13 **BY E-MAIL OR ELECTRONIC TRANSMISSION:** At 12:30 p.m., I caused a copy of  
14 the document(s) to be sent from e-mail address cstewart@meyersnave.com to the persons at the e-  
15 mail addresses listed in the Service List. I did not receive, within a reasonable time after the  
transmission, any electronic message or other indication that the transmission was unsuccessful.

16 I declare under penalty of perjury under the laws of the State of California that the  
foregoing is true and correct.

17 Executed on July 17, 2023, at San Diego, California.

18  
19   
20 Christina F. Stewart

**SERVICE LIST**  
**SCVTA v. Honco Investment Company, LLC et al.**  
**Case No. 21CV388966**

<b>Norman E. Matteoni</b> <b>Gerry Houlihan</b> MATTEONI O'LAUGHLIN & HECTMAN 848 The Alameda San Jose, CA 95126 Tel: (408) 293-4300 Fax: (408) 293-4004 Emails: <a href="mailto:norm@matteoni.com">norm@matteoni.com</a> <a href="mailto:Gerry@matteoni.com">Gerry@matteoni.com</a>	<i>Attorneys for Defendant HONCO INVESTMENT COMPANY, LLC, a California limited liability company, successor in interest to Honco Investment Company, L.P., a California limited partnership</i>
<b>Glenn L. Block</b> CALIFORNIA EMINENT DOMAIN LAW GROUP, APC 3429 Ocean View Blvd., Suite L Glendale, CA 91208 Tel: (818) 957-0477 Fax: (818) 957-3477 Emails: <a href="mailto:glb@caledlaw.com">glb@caledlaw.com</a> <a href="mailto:dsc@caledlaw.com">dsc@caledlaw.com</a>	<i>Attorneys for Defendant MONARCH LEASING, INC., dba MONARCH TRUCK CENTER</i>
<b>Andrew Turner</b> TURNER LAW 1900 S. Norfolk Street, Suite 350 San Mateo, CA 94403 Tel: (650) 393-5322 Fax: (650) 378-1399 Email: <a href="mailto:aturner@turner-turner.com">aturner@turner-turner.com</a>	<i>Attorney for SECURITY CONTRACTOR SERVICES, INC.</i>
<b>Glenn L. Block</b> <b>Christopher G. Washington</b> CALIFORNIA EMINENT DOMAIN LAW GROUP, APC 3429 Ocean View Blvd., Suite L Glendale, CA 91208 Tel: (818) 957-0477 Fax: (818) 957-3477 Emails: <a href="mailto:glb@caledlaw.com">glb@caledlaw.com</a> <a href="mailto:cgw@caledlaw.com">cgw@caledlaw.com</a> <a href="mailto:dsc@caledlaw.com">dsc@caledlaw.com</a>	<i>Attorneys for CYBER SOLUTIONS INTERNATIONAL, dba SILICON VALLEY GRANITE</i>
<b>Nicholas Pastore</b> CAMPBELL WARBURTON LAW FIRM 64 W. Santa Clara Street San Jose, CA 95113-1806 Tel: (408) 295-7701 Fax: (408) 295-1423 Email: <a href="mailto:npastore@cw-lawfirm.com">npastore@cw-lawfirm.com</a>	<i>Attorney for Defendant AD-WAY SIGNS, INC.</i>

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<b>Anthony M. Leones</b> <b>James Swearingen</b> MILLER STARR REGALIA 1331 North California Boulevard, Suite 600 Walnut Creek, CA 94596 Tel: (925) 935-9400 Fax: (925) 933-126 Emails: <a href="mailto:tony.leones@msrlegal.com">tony.leones@msrlegal.com</a> <a href="mailto:james.swearingen@msrlegal.com">james.swearingen@msrlegal.com</a> <a href="mailto:shari.santos@msrlegal.com">shari.santos@msrlegal.com</a>	<i>Attorneys for OUTFRONT MEDIA LLC</i>
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**From:** VTA Board Secretary  
**Sent:** Tuesday, May 6, 2025 11:56 AM  
**To:** VTA Board of Directors; VTA Advisory Committee Members  
**Subject:** VTA Information: VTA Offers Community Grants



*Solutions that move you*

May 5, 2025  
Contact [Media.Relations@VTA.org](mailto:Media.Relations@VTA.org)  
408-464-7810 (no texts)

### **VTA Offers \$750,000 in Grants to Support Transit-Oriented Communities**

**San Jose, CA** – For the second year, more than \$750,000 in funding is available to community organizations working to help create vibrant, equitable, and walkable neighborhoods near public transit, known as [Transit-Oriented Communities](#) (TOC). Throughout May, VTA is offering special workshops to help applicants pursue the funding.

[VTA's 2025 Transit-Oriented Communities Grant Program](#) is seeking proposals from public agencies, charities, universities, cultural institutions, neighborhood associations, environmental organizations, and others to create more connected communities across Santa Clara County.

Groups eligible to receive grants are doing work that includes advancing policies to encourage transit ridership; support to expand new affordable housing; creating public awareness campaigns and transit-focused educational activities; and introducing art and culture projects that enhance transit connectivity and community culture and identity.

Amie Aston is the Executive Director of Palo Alto Forward, a 2024 TOC grant recipient.

“Well-resourced communities like ours need to do our part to alleviate the housing shortage, create more equitable neighborhoods, and support transit. This grant was essential in fostering an awareness of all ways we can improve the situation locally,” said Aston. [See how Palo Alto Forward is putting their 2024 grant to use.](#)

Projects must be located within a half mile of an existing or planned VTA light rail station, transit center, or regional commuter rail station (Caltrain, ACE, or Capitol Corridor).

More information is available on VTA's [virtual and in-person workshops throughout May](#) to walk applicants through the program guidelines and application process.

### **About VTA**

*Santa Clara Valley Transportation Authority (VTA) is an independent special district that is responsible for bus, light rail and paratransit operations, transportation planning, and serves as the county's congestion management agency.*

**From:** VTA Board Secretary

**Sent:** Tuesday, May 6, 2025 3:03 PM

**To:** VTA Board of Directors; VTA Advisory Committee Members

**Subject:** VTA Information: Housing on Track - Site Tour of VTA's Tamien Station Development

Board of Directors and Advisory Committee Members:

Please see the information below and attached being forwarded at the request of Kathleen Podrasky, Supervisor, Community Outreach and Public Engagement.

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**



In partnership with **sv@home**, and Affordable Housing Month

# Housing on Track: VTA & CORE Building the Future



The Santa Clara Valley Transportation Authority (VTA) and Core Development present a guided tour of the nearly completed first phase of affordable housing for families at Tamien Station.

Following the tour, enjoy light refreshments and connect with VTA staff, CORE, and housing advocates at a networking session where you'll learn more about:

- VTA's Transit Oriented Development (TOD) Program
- Current RFPs & Development Opportunities
- VTA's Transit Oriented Communities (TOC) Grant Program
- CORE's Tamien Project Lease-Up
- Transit Service Programs

**Date and Time:** Tuesday, May 13, 2025, 9-11am

**Location:** Tamien Station, 1197 Lick Avenue, San José

**Parking:** Due to limited parking being available via Lick Avenue, please park in the VTA parking lot located

on Lelong Street and walk through the station to the development site. Directional signage will be available.

This location is served by VTA light rail (blue line), bus routes 25 and 56, and Caltrain.

**Safety Notice:** The site is under construction. To participate in the building tour all attendees must wear appropriate PPE, including hard hats, safety vests, and closed-toe shoes. A limited number of hard hats and safety vests may be available on-site.



For more information and to make your reservation visit:

<http://HousingOnTrackTamien.eventbrite.com>

**We look forward to meeting you!**

VTA Community Outreach at (408) 321-7575/TTY (408) 321-2330, or email [community.outreach@vta.org](mailto:community.outreach@vta.org).

Learn more [www.vta.org/tamiendevelopment](http://www.vta.org/tamiendevelopment)

En colaboración con SV@Home, y el Mes de la Vivienda Asequible  
**Viviendas en camino - VTA y CORE: Construyendo el futuro**

La Autoridad de Transportes del Valle de Santa Clara (en inglés, VTA) y Core Development presentan una ruta guiada por la casi ya completada primera fase de las viviendas asequibles para familias en Tamien Station.

Tras la ruta, disfrute de un refrigerio y conecte con el personal de VTA, CORE y los asesores en vivienda en una sesión de Networking en la que podrá conocer:

- El Programa para el desarrollo orientado al tránsito (en inglés, TOD) de VTA
- La licitación actual (en inglés, RFP) y las Oportunidades de desarrollo
- El Programa de subvenciones de las comunidades orientadas al tránsito (TOD) de VTA
- El Periodo inicial de arrendamiento del proyecto Tamien de CORE
- Los Programas de servicios de tránsito

**Fecha y hora:** Martes, 13 de mayo de 2025, de 9-11am

**Lugar:** Estación Tamien, 1197 Lick Avenue, San José

**Aparcamiento:** Debido a la escasez de aparcamiento disponible en Lick Avenue, le rogamos que aparque en el

aparcamiento de VTA situado en Lelong Street, y camine por la estación hasta la zona de construcción. Habrá señales indicando las direcciones.

Puede acceder a esta zona mediante el tren ligero de VTA (línea azul), las rutas 25 y 56 de autobús y Caltrain.

**Aviso de seguridad:** El sitio está en construcción. Para participar en la ruta alrededor de los edificios, todos los asistentes deberán llevar elementos de protección personal (en inglés, PPE), incluyendo cascos, chalecos de seguridad y zapatos cerrados. Allí mismo habrá un número limitado de cascos y chalecos de seguridad disponibles.



Para más información y para reservar su visita:

<http://HousingOnTrackTamien.eventbrite.com>

**¡Esperamos con ansias reunirnos con ustedes!**

VTA Community Outreach al (408) 321-7575/TTY (408) 321-2330, o enviar un correo electrónico a [community.outreach@vta.org](mailto:community.outreach@vta.org)

Más información [www.vta.org/tamiendevelopment](http://www.vta.org/tamiendevelopment)

Dưới sự hợp tác với SV@Home và Tháng Nhà Ở Xã Hội  
**Phát Triển Nhà Ở: VTA & CORE Xây Dựng Tương Lai**

Cơ Quan Vận Tải Santa Clara Valley (VTA) và Core Development đề xuất tổ chức tour tham quan có hướng dẫn cho giai đoạn một sắp hoàn thành của nhà ở xã hội dành cho các cư dân tại Tamien Station.

Sau tour tham quan, cư dân có thể thưởng thức vài món tráng miệng và trao đổi với nhân viên VTA, CORE cũng như những người ủng hộ nhà ở xã hội tại buổi tọa đàm kết nối để tìm hiểu thêm về:

- Chương trình Phát Triển Theo Định Hướng Gắn Với Giao Thông (TOD) của VTA
- Các Cơ Hội Phát Triển & RFP hiện tại
- Chương Trình Trợ Cấp Cộng Đồng Theo Định Hướng Gắn Với Giao Thông (TOC) của VRA
- Cơ Hội Thuê Nhà Tại Dự Án Tamien Của CORE
- Chương Trình Dịch Vụ Giao Thông

**Ngày và Giờ:** Thứ Ba, ngày 13 tháng Năm, năm 2025, từ 9 giờ đến 11 giờ sáng

**Địa điểm:** Ga Tamien 1197 Lick Avenue, San José

**Chỗ đậu xe:** Do chỗ đậu xe trên Lick Avenue có hạn, xin hãy di chuyển vào bãi đậu xe của VTA trên

phố Lelong Street và đi xuyên qua nhà ga để tới địa điểm dự án phát triển. Biển chỉ dẫn sẽ giúp quý vị xác định phương hướng.

Quý vị có thể đến địa điểm này bằng cách sử dụng dịch vụ đường sắt thành phố VTA (tuyến xanh lam), xe buýt tuyến 25 và 26, và Caltrain.

**Lưu Ý An Toàn:** Địa điểm đang được thi công. Để tham gia tour tham quan tòa nhà, tất cả người tham gia phải mặc PPE (trang phục bảo hộ cá nhân) phù hợp, bao gồm mũ cứng, áo bảo hộ và giày kín mũi. Tại địa điểm chỉ có số lượng mũ cứng và áo bảo hộ nhất định.



Để biết thêm thông tin và đặt chỗ, quý vị hãy truy cập:

<http://HousingOnTrackTamien.eventbrite.com>

**Chúng tôi rất mong được gặp quý vị!**

VTA theo số (408) 321-7575/TTY (408) 321-2330 hoặc gửi email đến [community.outreach@vta.org](mailto:community.outreach@vta.org)

Thêm Thông [www.vta.org/tamiendevelopment](http://www.vta.org/tamiendevelopment)

合作單位: SV@Home and Affordable Housing Month  
**活動主題: VTA & CORE Building the Future**

聖達卡拉谷交通局 (VTA) 與Core Development誠邀您參加Tamien Station家庭經濟適用房專案一期竣工導覽活動。

參觀結束後, 您可享受茶點, 並與VTA工作人員、CORE團隊及住房宣導人士交流互動。在接下來

的交流環節中, 您將深入瞭解以下內容:

- VTA公交導向發展(TOD)計畫
- Current RFPs & Development Opportunities
- VTA公交站點社區(TOC)撥款計畫
- CORE's Tamien Project Lease-Up
- 運輸服務計畫

**活動時間:** 2025年5月13日 (星期二) 上午9:00-11:00

**活動地點:** Tamien Station  
1197 Lick Avenue, San José

**停車提示:** 由於Lick Avenue停車位有限, 建議您將車輛停放在VTA位於Lelong Street的停車場, 隨後步行

穿過車站即可抵達項目現場。沿途設有方向指示標識。

該場地交通便利, 可選擇以下公共交通方式抵達:

- VTA輕便鐵路 (藍線)
- 25路及56路公交车
- Caltrain

**安全提示:** 施工現場處於建設階段, 存在潛在風險。所有參與建築導覽人員務必穿戴完整個人防護裝備 (PPE), 包括安全帽、反光背心及包頭工作鞋。現場僅備有少量安全帽與反光背心, 建議自行攜帶以確保安全。



瞭解更多詳情及預約參觀, 請訪問:

<http://HousingOnTrackTamien.eventbrite.com>

**我们期待与您见面!**

VTA 社区外展: (408) 321-7575/TTY: (408) 321-2330 或发送电子邮件至 [community.outreach@vta.org](mailto:community.outreach@vta.org)

了解更多 [www.vta.org/tamiendevelopment](http://www.vta.org/tamiendevelopment)



**From:** VTA Board Secretary

**Sent:** Wednesday, May 7, 2025 3:58 PM

**To:** VTA Board of Directors; VTA Advisory Committee Members

**Subject:** VTA Information: Santa Clara Station Area Specific Plan - Community Open House #2

Board of Directors and Advisory Committee Members:

Please see the information below and attached on an upcoming workshop on the Santa Clara BART Station Area Plan.

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**



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**Community Workshop #2 - Santa Clara Station Area Specific Plan**

The second community workshop for the Santa Clara Station Area Specific Plan will provide an opportunity for community members to explore three development alternatives and share feedback to help shape a thriving transit-oriented community.

Thursday, May 15, 2025

6 – 8 p.m.

Zoom Meeting:

<https://us02web.zoom.us/j/89809271981?pwd=qQlPGmSla6iOaKY0nmvGJltkkEnUzG.1>

Meeting ID: 898 0927 1981

Passcode: 681515

Registering for the open house is encouraged but not required: [Santa-Clara-Station-Workshop-May15.eventbrite.com](https://www.eventbrite.com/e/santa-clara-station-workshop-may-15-2025)

Spanish and Chinese interpretation will be available at the workshop. If you require other translation services or accommodations, contact VTA Community Outreach at (408) 321-7575/TTY (408) 321-2330 or email [community.outreach@vta.org](mailto:community.outreach@vta.org).

The station area comprises 244 acres generally bound by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest. The existing Santa Clara Transit Station is at the center of the area and is served by Caltrain and Altamont Commuter Express rail lines and VTA bus service. The station area will also become the terminus for the VTA's planned BART Phase II extension.

Sign up for [Station Area Task Force email updates](#) to receive meeting notifications and agendas.

For more information, visit the [project webpage](#).

**From:** VTA Board Secretary  
**Sent:** Thursday, May 8, 2025 9:26 AM  
**To:** VTA Board of Directors  
**Subject:** From VTA: Potential News Story

Board of Directors:

Attached is a memo from Patrice Smith, Chief Communications Officer, regarding a potential news story being published today.

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**



## MEMORANDUM

**TO:** VTA Board Members

**FROM:** Patrice Smith   
Chief Communications Officer

**DATE:** May 7, 2025

**SUBJECT:** Expected *San Jose Mercury News* Story

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*San Jose Mercury News* reporter Grace Hase reached out with a request for two pieces of information regarding BART Silicon Valley Phase II with a deadline of today, May 7. She asked for copies of the contract with Gall Zeidler and the twin bore cost report.

Working with Scott Johnson, the original Gall Zeidler contract was provided to Ms. Hase with an explanation that amendments are in progress.

We are unable to release the cost report as it is currently in review. Government Code Section 7927.500 of the Public Records Act exempts from disclosure preliminary drafts, notes, and memos if the drafts are not retained in the ordinary course of business and the public interest in withholding clearly outweighs the public interest in disclosure. However, we did frame the message to Ms. Hase with information on our cost savings approach in order to deliver a project that we can afford.

It is expected that there will be story in the newspaper regarding BSVII on Thursday referencing this information and the Oversight Committee Meeting happening in the afternoon. Should a news story run, it will be included in our daily news clips.

Thank you.

**From:** VTA Board Secretary  
**Sent:** Thursday, May 8, 2025 12:00 PM  
**To:** VTA Board of Directors; VTA Advisory Committee Members  
**Subject:** From VTA: Transit-Oriented Communities Grant Program - Cycle 2

**VTA Board of Directors and Advisory Committee Members:**

We are sharing the information below and attached flyers regarding the Cycle 2 of the 2025 TOC Grant Program.

If you have any questions, please reply to this email.

Thank you.

VTA Office of the Board Secretary  
Santa Clara Valley Transportation Authority  
3331 North First Street  
San Jose, CA 95134



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- *The first grantee profile was recently published on YouTube:*  
<https://youtu.be/E3878iC4y4s?si=vvHraXUO8vIwUfVH>
- *TOC Grant webpage, where all information and the online application will be available in a few weeks:* [vta.org/tocgrant](https://vta.org/tocgrant)
- *Program overview video, crafted by VTA Creative Services and COPE:*  
<https://youtu.be/qpZQjgCuAf8?si=Roo3lrU4fdX9SFR0>.
- *Workshop recordings will be uploaded to the TOC Playlist on YouTube:*  
<https://youtube.com/playlist?list=PLaKQdvhB0MEKvqhoAPgXtNVZRjLvABG-O&si=mTaYhiUju6PRFSNb>.
- *Factsheet with last year's grant awardees:* [2024 Transit-Oriented Communities Grant Program](#).

**2025 VTA Transit-Oriented Communities Grant Program**

The Santa Clara County Valley Transportation Authority (VTA) is offering \$750,000 in total funding for local agencies and community organizations to support Transit-Oriented Communities (TOC) within Santa Clara County.

VTA seeks proposals from public agencies, charities, universities, cultural institutions, neighborhood associations, environmental organizations, and other nonprofit organizations. The grants support VTA's vision of creating TOCs around transit stations and hubs by growing transit ridership, increasing social and economic opportunities, and addressing regional priorities. If you want to learn more about the grant program, including eligibility requirements, please visit [vta.org/TOCgrant](https://vta.org/TOCgrant).

The Notice of Funding Availability (NOFA) will be released on **May 5, 2025**, and the application **deadline is June 11, 2025.**

The grant program areas include:

- Planning and Policy Implementation
- Community Resilience
- Education and Engagement
- Placekeeping, Arts, and Activation

Applicants must attend a pre-application workshop before applying. At each workshop, staff will review the guidelines and demonstrate the application process:

- **Tuesday, May 13, 2025** (In-Person)

1:30 p.m. to 2:30 p.m.

Register: [TOC-Grant-May-13.eventbrite.com](https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-754444444444)

Roosevelt Community Center

901 East Santa Clara Street

San Jose, CA 95116

- **Thursday, May 15, 2025** (Online)

11:00 a.m. to 12:00 p.m.

Register: [TOC-Grant-May-15.eventbrite.com](https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-754444444444)

Zoom: [zoom.us/join](https://zoom.us/join)

Meeting ID: 891 5290 6044

Passcode: 143522

1-669-900-9128

- **Tuesday, May 20, 2025** (Online)

11:30 a.m. to 12:30 p.m.

Register: [TOC-Grant-May-20.eventbrite.com](https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-754444444444)

Zoom: [zoom.us/join](https://zoom.us/join)

Meeting ID: 859 7050 0896

Passcode: 890485

1-669-900-9128

- **Thursday, May 22, 2025** (In-Person)

1:30 p.m. to 2:30 p.m.

Register: [TOC-Grant-May-22.eventbrite.com](https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-754444444444)

Morgan Hill Community & Cultural Center

17000 Monterey Road

Morgan Hill, CA 95037

- **Thursday, May 29, 2025** (Online)

11:30 a.m. to 12:30 p.m.

Register: [TOC-Grant-May-29.eventbrite.com](https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-754444444444)

Zoom: [zoom.us/join](https://zoom.us/join)

Meeting ID: 875 2313 5691

Passcode: 515816

1-669-900-9128

VTA will provide Spanish interpretation at the workshops. If you require other translation services or accommodations, please contact VTA Community Outreach at (408) 321-7575/TTY (408) 321-2330 or email [community.outreach@vta.org](mailto:community.outreach@vta.org).



# VTA's Transit-Oriented Communities Grant Program

The Valley Transportation Authority (VTA) is offering funding for local agencies and community organizations to build Transit-Oriented Communities together.

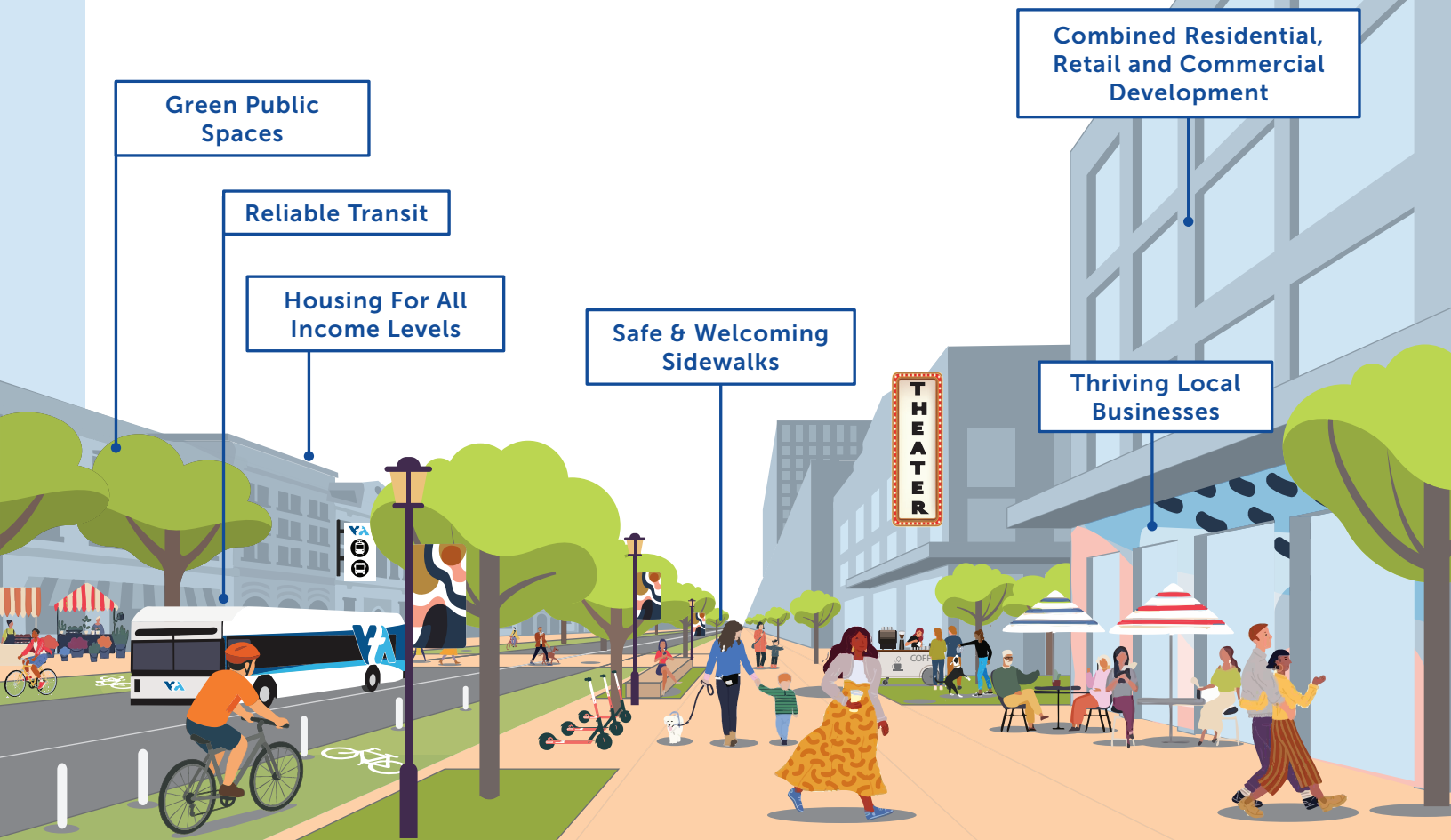
## What are Transit-Oriented Communities?

Transit-Oriented Communities (TOCs) are walkable neighborhoods around transit stations that offer safe and convenient places for people of all incomes and backgrounds to live, work, and visit.

These neighborhoods offer diverse housing options and easy access to local businesses, job opportunities, and institutions such as schools and libraries.

New and old buildings stitched together by roads and parks, are designed for people, creating a vibrant cultural landscape that preserves and celebrates local heritage.

The goal is to boost transit use, reduce car trips, and preserve existing neighborhoods through dense, mixed-use, and mixed-income development near transit stations and corridors.







# Transit-Oriented Communities Grant

## Pre-Application Workshops

The Santa Clara County Valley Transportation Authority (VTA) is releasing the Transit-Oriented Communities Grant to seek proposals from Santa Clara municipalities, jurisdictions, arts, cultural, education, nonprofit, and other community organizations. The purpose of this grant is to support VTA's vision of creating equitable Transit-Oriented Communities around stations. At each workshop, staff will review the guidelines and demonstrate the online application system.





Grant Program Areas:

- Planning and Policy Implementation
- Community Resilience
- Education and Engagement
- Placekeeping, Arts, and Activation

Applicants are required to attend a pre-application workshop or review a recorded workshop before applying.

Register directly through Eventbrite. To the right are the date, time, and format options. With pre-registration, you will receive email meeting reminders and program updates.

VTA will provide Spanish interpretation at the workshops. If you require other translation services or accommodation, please contact VTA Community Outreach at (408) 321-7575/TTY (408) 321-2330 or email [community.outreach@vta.org](mailto:community.outreach@vta.org) by May 6, 2025.

In-Person	Online
<b>Tuesday, May 13</b> 1:30 p.m. to 2:30 p.m. Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>Thursday, May 15</b> 11:00 a.m. to 12:00 p.m. Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 891 5290 6044 Passcode: 143522
<b>Thursday, May 22</b> 1:30 p.m. to 2:30 p.m. Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>Tuesday, May 20</b> 11:30 a.m. to 12:30 p.m. Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
More information is available at <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> . Email questions to <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>Thursday, May 29</b> 11:30 a.m. to 12:30 p.m. Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485

# Subvención para Comunidades Orientadas al Transporte Público

## Talleres previos a la presentación de las solicitudes

Santa Clara County Valley Transportation Authority (VTA) está abriendo al público la Subvención para Comunidades Orientadas al Transporte Público con el fin de buscar propuestas de los municipios, jurisdicciones, organizaciones artísticas, culturales, educativas, sin fines de lucro y otras organizaciones comunitarias de Santa Clara. El propósito de esta subvención es apoyar la visión de VTA para crear comunidades equitativas orientadas al transporte público alrededor de las estaciones. En cada taller, el personal revisará las directrices para hacer las solicitudes y demostrará cómo funciona el sistema de solicitud de la subvención en línea.

Áreas del programa de la subvención:

- Planificación e implementación de políticas
- Resiliencia comunitaria
- Educación y participación
- Placekeeping (promoción del tejido social), artes y activación

Los solicitantes deben asistir a un taller previo a la solicitud o revisar un taller grabado antes de presentar su solicitud.

Regístrese directamente a través de Eventbrite. A continuación se muestran las opciones de fecha, hora y formato. Con la preinscripción, recibirá recordatorios de las reuniones por correo electrónico y actualizaciones del programa.

VTA proporcionará interpretación al español en los talleres. Si necesita otros servicios de traducción u otro tipo de acomodados, comuníquese con el Programa de Extensión a la Comunidad de VTA (Community Outreach) llamando al (408) 321-7575/TTY (408) 321-2330 o envíe un correo electrónico a [community.outreach@vta.org](mailto:community.outreach@vta.org) antes del 6 de mayo de 2025.

En persona	En línea
<b>Martes 13 de mayo</b> 1:30 p.m. hasta 2:30 p.m. Registro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>Jueves, 15 de mayo</b> 11:00 a.m. hasta 12:00 p.m. Registro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 891 5290 6044 Passcode: 143522
<b>Jueves, 22 de mayo</b> 1:30 p.m. hasta 2:30 p.m. Registro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>Martes 20 de mayo</b> 11:30 a.m. hasta 12:30 p.m. Registro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
Puede encontrar más información disponible en <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> . Envíe sus preguntas por correo electrónico a <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>Jueves, 29 de mayo</b> 11:30 a.m. hasta 12:30 p.m. Registro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485



3331 North First Street San Jose, CA 95134



VTA TRANSIT-ORIENTED  
COMMUNITIES GRANT

**Transit-Oriented Communities Grant**  
Pre-Application Workshops

**Subvención para Comunidades Orientadas al Transporte Público**

Talleres previos a la presentación de las solicitudes

**Tài Trợ cho Transit-Oriented Communities**

Hội Thảo Trước Khi Nộp Đơn

**Transit-Oriented Communities Grant**  
Mga Pre-Application Workshop

**Transit-Oriented Communities** 보조금  
사전 신청 워크숍

**Transit-Oriented Communities Grant**  
申請前研討會

[vta.org/TOCgrant](https://vta.org/TOCgrant)

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# 2025 VTA TRANSIT-ORIENTED COMMUNITIES GRANT



SIGN UP FOR THE  
PRE-APPLICATION WORKSHOPS

# Tài Trợ cho Transit-Oriented Communities

## Hội Thảo Trước Khi Nộp Đơn

Cơ Quan Giao Thông Vận Tải Valley (VTA) ở Hạt Santa Clara đang phát hành Tài Trợ cho Transit-Oriented Communities để tìm kiếm đề xuất từ các thành phố, khu vực pháp lý, nghệ thuật, văn hóa, giáo dục, phi lợi nhuận và các tổ chức cộng đồng khác ở Santa Clara. Mục đích của khoản tài trợ này là hỗ trợ tầm nhìn của VTA về việc tạo ra Transit-Oriented Communities công bằng xung quanh các trạm. Tại mỗi buổi hội thảo, nhân viên sẽ nói qua các quy tắc và hướng dẫn hệ thống đơn xin trực tuyến.

Lĩnh Vực của Chương Trình Tài Trợ:

- Lập Kế Hoạch và Thực Hiện Chính Sách
- Khả Năng Phục Hồi của Cộng Đồng
- Hướng Dẫn và Tham Gia
- Tạo Địa Điểm, Nghệ Thuật và Hoạt Động

Người nộp đơn được yêu cầu tham dự buổi hội thảo trước khi nộp đơn hoặc xem buổi hội thảo được ghi hình lại trước khi nộp đơn.

Đăng ký trực tiếp thông qua Eventbrite. Dưới đây là các tùy chọn ngày, giờ và định dạng. Với đăng ký trước, quý vị sẽ nhận được lời nhắc cuộc họp qua email và cập nhật chương trình.

Maglalaan sa workshop ang VTA ng interpretasyon sa wikang Espanyol. Nếu quý vị cần các dịch vụ biên dịch hoặc hỗ trợ khác, vui lòng liên hệ với ban Tiếp Cận Cộng Đồng (Community Outreach) của VTA theo số (408) 321-7575/TTY (408) 321-2330 hoặc gửi email cho [community.outreach@vta.org](mailto:community.outreach@vta.org) chậm nhất vào ngày 6 tháng 5 năm 2025.

Đến Tận Nơi	Qua Mạng
<b>Thứ ba, ngày 13 tháng 5 năm</b> 1 giờ 30 chiều đến 2 giờ 30 Đăng ký: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>Thứ năm, ngày 15 tháng 5 năm</b> 11 giờ trưa đến 12 giờ chiều Đăng ký: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 6044 Passcode: 143522
<b>Thứ năm, ngày 22 tháng 5 năm</b> 1 giờ 30 chiều đến 2 giờ 30 Đăng ký: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>Thứ ba, ngày 20 tháng 5 năm</b> 11 giờ 30 sáng đến 12 giờ 30 trưa Đăng ký: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
Hiện có thêm thông tin tại <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> . EGửi câu hỏi qua email cho <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>Thứ năm, ngày 29 tháng 5 năm</b> 11 giờ 30 sáng đến 12 giờ 30 trưa Đăng ký: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485

# Transit-Oriented Communities Grant

## Mga Pre-Application Workshop

Maglalabas ang Santa Clara Valley Transportation Authority (VTA) ng Transit-Oriented Communities Grant upang kumuha ng mungkahi mula sa mga munisipalidad, hurisdiksyon, sining, pangkultura, edukasyon, nonprofit, at iba pang mga organisasyong pangkomunidad ng Santa Clara County. Ang layunin ng grant na ito ay upang suportahan ang bisyon ng VTA sa paglikha ng pantay-pantay na Transit-Oriented Communities sa palibot ng mga istasyon. Sa bawat workshop, rerepasuhin ng mga kawani ang mga tagubilin at ipapakita ang online application system.

Mga Area ng Grant Program:

- Pagpapalano at Pagpapatupad ng Patakaran
- Katatagan ng Komunidad
- Edukasyon at Pakikipabahagi
- Placekeeping, Arts, at Activation

Kinakailangang dumalo ang mga aplikante sa isang pre-application workshop o repasuhin ang nakarekord na workshop bago mag-aplay.

Direktang magparehistro sa pamamagitan ng Eventbrite. Makikita sa kanan ang petsa, oras, at mga opsyon sa format. Sa pre-registration, makakatanggap ka ng email ng paalala sa pagpupulong at mga update sa programa.

Maglalaan sa workshop ang VTA ng interpretasyon sa wikang Espanyol.. Kung kailangan mo ng iba pang mga serbisyo sa pagsasalin o akomodasyon, mangyaring makipag-ugnayan sa VTA Community Outreach sa (408) 321-7575/TTY (408) 321-2330 o mag-email sa [community.outreach@vta.org](mailto:community.outreach@vta.org) sa Mayo 6, 2025.

In-Person	Online
<b>Martes, Mayo 13</b> 1:30 p.m. to 2:30 p.m. Magparehistro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>Huwebes, Mayo 15</b> 11:00 a.m. to 12:00 p.m. Magparehistro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 891 5290 6044 Passcode: 143522
<b>Huwebes, Mayo 22</b> 1:30 p.m. to 2:30 p.m. Magparehistro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>Martes, Mayo 20</b> 11:30 a.m. to 12:30 p.m. Magparehistro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
Higit pang impormasyon ang available sa <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> . Mag-email ng mga tanong sa <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>Huwebes, Mayo 29</b> 11:30 a.m. to 12:30 p.m. Magparehistro: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485

# Transit-Oriented Communities (TOC) 보조금

## 사전 신청 워크숍

산타클라라 카운티 밸리 교통국(VTA)은 산타클라라 지자체, 관할 구역, 예술, 문화, 교육, 비영리 및 기타 커뮤니티 단체의 제안을 받기 위해 Transit-Oriented Communities 보조금을 발표합니다. 이 보조금의 목적은 역 주변에 공평한 Transit-Oriented Communities 를 조성하려는 VTA의 비전을 지원하는 것입니다. 각 워크숍에서 담당 직원이 가이드라인을 검토하고 온라인 신청 시스템을 시연합니다.

보조금 프로그램 영역:

- 계획 및 정책 시행
- 지역사회 탄력성
- 교육 및 참여
- 장소 꾸미기, 예술 및 활성화

신청자는 신청 전에 사전 신청 워크숍에 참석하거나 녹화된 워크숍을 검토해야 합니다.

Eventbrite에서 직접 등록하십시오. 오른쪽에는 날짜, 시간 및 형식 옵션입니다. 사전 등록하시면 이메일로 회의 알림과 프로그램 업데이트를 받으실 수 있습니다.

로 이메일을 보내주십시오. VTA는 워크숍에서 스페인어 통역을 제공합니다. 기타 통역 서비스나 편의시설이 필요한 경우 2025년 5월 6일까지 (408) 321-7575/TTY (408) 321-2330으로 VTA Community Outreach 에 문의하거나 [community.outreach@vta.org](mailto:community.outreach@vta.org) 로 이메일을 보내주시기 바랍니다.

직접 대면	온라인
<b>5월 13일 화요일</b> 오후 1:30 ~ 오후 2:30 Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>5월 15일 목요일</b> 오전 11:00 ~ 오후 12:00 Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 891 5290 6044 Passcode: 143522
<b>5월 22일 목요일</b> 오후 1:30 ~ 오후 2:30 Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>5월 20일 화요일</b> 오전 11:30 ~ 오후 12:30 Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
자세한 정보는 <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> 에서 확인할 수 있습니다. 질문은 <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>5월 29일 목요일</b> 오전 11:30 ~ 오후 12:30 Register: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485

# Transit-Oriented Communities Grant

## 申請前研討會

聖達卡拉穀交通管理局 (VTA) 正在發佈 “Transit-Oriented Communities Grant”, 向聖達卡拉各市、轄區、藝術、文化、教育、非營利組織和其他社區組織徵集建議。該項撥款旨在支持 VTA 在車站周圍創建公平的公交導向型社區的願景。在每次研討會上, 工作人員都將對指南進行回顧, 並對線上申請系統進行演示。

撥款計畫領域:

- 規劃與政策實施
- 社區復原力
- 教育與參與
- 場所營造、藝術和啟動

申請者在申請前必須參加申請前研討會或☑看研討會記錄。

直接通過 Eventbrite 登記。右側是日期、時間和格式選項。登記前, 您將收到會議提醒和計畫更新的電子郵件。

VTA 將在研討會上提供西班牙語和越南語口譯服務。如需其他翻譯服務或便利, 請於2025年5月29日星期四電 (408) 321-7575/TTY (408) 321-2330 VTA Community Outreach 或發送電子郵件至 [community.outreach@vta.org](mailto:community.outreach@vta.org) 。

線下	線上
<b>年5月13日星期二</b> 1:30 p.m. to 2:30 p.m. 登記處: <a href="https://www.eventbrite.com/e/TOC-Grant-May-13-tickets-752906044">TOC-Grant-May-13.eventbrite.com</a>  Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116	<b>年5月15日星期四</b> 11:00 a.m. to 12:00 p.m. 登記處: <a href="https://www.eventbrite.com/e/TOC-Grant-May-15-tickets-752906044">TOC-Grant-May-15.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 6044 Passcode: 143522
<b>年5月22日星期四</b> 1:30 p.m. to 2:30 p.m. 登記處: <a href="https://www.eventbrite.com/e/TOC-Grant-May-22-tickets-752906044">TOC-Grant-May-22.eventbrite.com</a>  Morgan Hill Community & Cultural Center 17000 Monterey Road Morgan Hill, CA 95037	<b>年5月20日星期二</b> 11:30 a.m. to 12:30 p.m. 登記處: <a href="https://www.eventbrite.com/e/TOC-Grant-May-20-tickets-752906044">TOC-Grant-May-20.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485
欲了解更多信息 <a href="https://vta.org/TOCgrant">vta.org/TOCgrant</a> . 您可以在 處查看。如有任何問題, 請聯絡 <a href="mailto:tocgrant@vta.org">tocgrant@vta.org</a> .	<b>年5月29日星期四</b> 11:30 a.m. to 12:30 p.m. 登記處: <a href="https://www.eventbrite.com/e/TOC-Grant-May-29-tickets-752906044">TOC-Grant-May-29.eventbrite.com</a>  Zoom: <a href="https://zoom.us/join">zoom.us/join</a> Webinar ID: 859 7050 0896 Passcode: 890485

**From:** VTA Board Secretary  
**Sent:** Friday, May 9, 2025 11:51 AM  
**To:** VTA Board of Directors  
**Subject:** VTA Information: VTA provides Affordable Housing tour



May 9, 2025

Contact: [Media.Relations@VTA.org](mailto:Media.Relations@VTA.org)  
(408) 464-7810 (no texts)

### **Dozens of Affordable Housing Units Set to Open Near Tamien Light Rail Station**

**San Jose, CA –** Get a sneak peek more than 130 affordable apartments set to open soon, in **the first Transit-Oriented Development to be completed on VTA-owned property in 25 years.**

The development is next to San Jose's Tamien Station, served by Caltrain and VTA light rail and bus. The project has 135 one, two, and three-bedroom rental units affordable to households earning between 30%-60% of Area Median Income. Sixty-seven of those units are allocated for rapid rehousing to move individuals and families out of homelessness.

**Tours are available Tuesday, May 13, 2025, from 9-11 a.m. at 1197 Lick Avenue, San Jose. News media is welcome.**

"This is a significant milestone for VTA, marking the completion of a development that contributes to addressing the housing crisis in Silicon Valley," said VTA General Manager/CEO Carolyn Gonot. "VTA is moving quickly to make land available for hundreds of affordable housing units across Santa Clara County."

VTA has [10 projects currently being built or planned to be built](#) on VTA-owned property near light rail stations throughout the county. These developments bring in up to \$5 million in revenue annually for VTA through ground lease arrangements with housing developers, potentially increasing to \$30 million a year as all eligible VTA properties are leased.

Under VTA's Transit Oriented Development Policy, each project with residential units will be required to provide a minimum of 25% affordable housing. At least half of the affordable housing units will be targeted at Extremely-Low and Very Low Income Households (households earning 50% AMI or less).

"Affordable housing is the solution to ending homelessness," said Michael Warren, Board Chair of Family Supportive Housing, Inc., which provides services and shelter for families experiencing homelessness. "At Family Supportive Housing's shelter alone, we serve nearly 200 families per year who simply could not keep up with rising rents. These families are doing everything right—working hard and contributing meaningfully to our community—but they still can't afford to live in Santa Clara County."

Residents are expected to move in beginning in August 2025.

Project developer, Core Companies, will be on hand for the tour, and the event will feature opportunities to learn more about VTA's Transit Oriented Development (TOD) Program, Current RFPs & Development Opportunities, VTA's Transit Oriented Communities (TOC) Grant Program, CORE's Tamien Project Lease-Up, and Transit Service Programs.

# # #





# Santa Clara Station Area Specific Plan

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 589  
SAN JOSE, CA

Share your thoughts on  
development options!

*iComparta con nosotros lo que  
piensa de las opciones de desarrollo!*

分享您對規劃的想法吧!



Register for the event  
*Regístrese para el evento*  
為本活動進行註冊



# VIRTUAL COMMUNITY WORKSHOP

Explore three development alternatives for the Station Area and share your input on the future you would like to see! Help shape a thriving, transit-oriented community.

**Thursday, May 15, 2025**  
**6 - 8 p.m.**

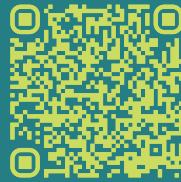
Zoom link:

<https://us02web.zoom.us/j/89809271981?pwd=qQlPGmSl6iOaKY0nmvGJltkkEnUzG.1>

Meeting ID: 898 0927 1981

Passcode: 681515

Zoom link



*Spanish and Chinese interpretation will be provided. For other language services or accommodations, please contact VTA Community Outreach at (408) 321-7575/TTY (408) 321-2330 or email [community.outreach@vta.org](mailto:community.outreach@vta.org) by May 2, 2025.*



# TALLER COMUNITARIO VIRTUAL

Explore tres alternativas de desarrollo para el Área de la Estación, y díganos su opinión sobre qué futuro le gustaría ver. Ayúdenos a darle forma a una comunidad próspera orientada al transporte público.

**Jueves, 15 de mayo de 2025**  
**6 - 8 p.m.**

*Habrà servicio de interpretación en español.*

## 虛擬社群研討會

探索車站區域的三種規劃方案，關於您對未來的期許，分享您的看法吧！說明塑造一個繁榮的、以交通為導向的社區。

**2025年5月15日星期四**  
**下午6 - 8點**

將提供中文口譯。

Led by:



**City of  
Santa Clara**  
The Center of What's Possible

In partnership with:

