

Mayor Liccardo's 15-Point Housing Plan

- 1) **Financing Housing for our Missing Middle**
Craft a private-public financing mechanism for rent-restricted housing for modest and middle-income workers, such as teachers, nurses, and police officers struggling with high living costs.
- 2) **Expand Housing for Students, Faculty, & Staff at SJSU**
Focus on our future by making college more affordable, and teaching a more financially viable career, with SJSU's help.
- 3) **Partner on Teacher Housing Projects**
Encourage school districts to make district-owned land available for construction of affordable housing for teachers and staff.
- 4) **Better Utilize CalTrans Land for Homeless Housing**
Work with CalTrans on sites they have identified to develop additional housing for the homeless, and identify other underutilized publicly-owned land.
- 5) **Revitalize Struggling Business Districts**
Encourage mixed-use developments that integrate housing that can create needed foot traffic in several declining neighborhood business districts.
- 6) **Double-Down on Downtown**
Eliminating constraints in development guidelines can facilitate more housing in towers adjacent to new transit, adding vitality to our core without the burden of freeway traffic.
- 7) **Transit-Oriented Affordable Housing in North San Jose**
Eliminating longstanding legal hurdles can enable construction of 2,400 affordable homes adjacent to light rail and BART stations in North San Jose.
- 8) **Encourage Secondary Units**
With loosened regulations to encourage homeowners to build secondary units on their lots, the Housing Trust's new pilot program can enable broader awareness of this opportunity.
- 9) **Protect Residents from Displacement**
Focusing on expanding housing where it doesn't currently exist with affordability requirements can ensure that new housing doesn't push out vulnerable current tenants.
- 10) **Move Urban Villages with Existing Transit to the Front of the Line**
Accelerating housing in those urban villages that already have light-rail and bus rapid-transit stops can enable housing development without the same road congestion.
- 11) **Better Identify Housing Sites to Prospective Developers**
Scrap the redundant layers of zoning and land use designations, and create new on-line tools to help small developers identify the hard-to-find existing in-fill housing opportunity sites.
- 12) **Reevaluate Fees to Encourage Construction**
Calculate and collect development fees in ways that encourage new housing construction while ensure developers pay their fair share for parks, roads, and other needs.
- 13) **Incentivize Neighboring Cities to Do Their Share**
Incentivize our surrounding jobs-heavy suburban cities to bear their responsibility for building housing through changes in regional transportation funding and fee formulas.
- 14) **Generate More Funding for Affordable Housing**
Explore options to increase funding for affordability, such as an 'empty home fee,' higher affordability requirements for general plan changes, and tax-increment financing.
- 15) **Redevelop Nuisance Properties**
Eliminate zoning barriers to enable transformation of bars, liquor stores, massage parlors, bail bonds, and other complaint-inducing uses to community-serving, mixed-use housing.