

The background of the page is a light blue-tinted image of architectural blueprints. The blueprints contain various technical drawings, including floor plans, sections, and elevations. Key labels on the blueprints include 'OFFICE ROOM', 'LIFT UP STAIR', 'CENTRAL DROP IN PA', and 'COAT CL'. Dimensions such as '13'-0"', '14'-0"', '12'-0"', and '10'-0"' are visible. A white ruler is placed diagonally across the bottom right of the page, and a pencil is positioned near the top right. The overall aesthetic is professional and technical.

Directory of Programs & Strategies

Section Three

Directory of Programs and Strategies

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DIRECTORY OVERVIEW

This section of *Blueprint 2001* provides a Directory of Programs and Strategies that can be used to increase the supply of housing, especially housing that is affordable to lower- and moderate-income families or that responds to other unmet housing needs.

The Directory provides a menu of possible approaches and resources to support local initiatives. **No one program is a guarantee of success and not all the techniques listed are appropriate for all communities.** Success hinges on the local community's ability to use a range of techniques and to tailor programs to capitalize on potential opportunities. It can be used as a resource when developing the policies and programs for a housing element and as an ongoing resource for ideas, information, and contacts to make local housing programs more effective.

This section is organized according to the State's program requirements (described on pages 1-39 and 1-40):

- **Ensuring Adequate Sites** (*beginning on page 3-5*). These programs and strategies can be used to help increase the supply of potential housing development sites.
- **Supporting Affordable Housing** (*beginning on page 3-30*). These programs and strategies are targeted towards increasing the supply of housing that is affordable to lower income households or have the net effect of improving affordability in the long-term (for example, by linking jobs and housing; encouraging home-based occupations; or improving energy efficiency).
- **Meeting Special Needs** (*beginning on page 3-49*). This is not one of the six program area requirements specifically defined by State law for the Five-Year Action Plan, but is an important part of the Housing Element in terms of responding to issues identified in the needs assessment. These programs and strategies could be placed in the category of "Supporting Affordable Housing," but have been organized under this heading because they speak specifically to a particular housing type or the special housing needs of a population segment.
- **Conserving and Improving Existing Housing** (*beginning on page 3-70*). These programs and strategies focus on the existing affordable housing stock and efforts to preserve it.
- **Removing Governmental Constraints** (*beginning on page 3-62*). These programs and strategies focus on local government procedures and standards and how they can be modified to support affordable housing goals.
- **Promoting Equal Housing Opportunities** (*beginning on page 3-101*). This addresses the issue of "fair housing" and how the housing element can help ensure equal housing opportunities for everyone.
- **Preserving Assisted Housing** (*beginning on page 3-105*). This addresses the issue of affordable units that may be lost due to expiring subsidy restrictions.

Each description includes a brief overview of the approach and purpose, a list of *Benefits*, pointers for what to do *During the Housing Element Process...* and ideas for *Potential Programs and Actions* that might be included in the Housing Element.

When available and relevant, a list of key *Contacts and Resources* is provided and related sections to be cross-referenced are listed under the heading *See Also...* and *Success Stories* are described to highlight successful programs and projects from communities throughout the Bay Area. Contact information for the success stories, highlighted in bold-face type in *Section Three* is included in *Appendix D*. Financial programs are listed separately in *Section Four, Directory of Financial Resources*.

Smart Growth Strategies

Smart growth principles provide a framework for understanding and responding to the relationships between housing and other issues that are critical to the long-term livability of our communities.

Many of the policy and program strategies included in this Section promote both affordable housing and smart growth principles. These strategies are marked with the "Smart Growth Strategy" symbol to help identify them as particularly useful strategies for meeting local housing needs in more livable and sustainable ways.

**SMART
GROWTH**