

Programs	
Inventory to maintain sufficient sites at appropriate densities to accommodate RHNA for lower income households. If an approval of a development results in a reduction of site capacity below the residential capacity needed to accommodate the remaining RHNA, including for lower income households, the Town will identify and zone sufficient adequate sites at appropriate densities to accommodate the remaining RHNA.	Community Development Department
	Timeframe
	Ongoing tracking as developments are approved
	Funding Source
	None required
	Quantified Objective
	Maintain RHNA capacity
	Performance Metric(s)
	Number of units and affordability level applied for; number of units and affordability level entitled; number of units and affordability level permitted; number of units and affordability level completed
D Additional Housing Capacity for the North Forty Specific Plan Amend the North Forty Specific Plan to allow for a density from 30 dwelling units per acre to 40 dwelling units per acre and increase the total number of dwelling units allowed in the Specific Plan. Sites identified in the North Forty Specific Plan Area are reuse sites and must permit owner-occupied and rental multi-family uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. See Implementation Program AQ and AR. Amend the North Forty Specific Plan to remove the housing unit cap. This amendment will allow developments to reach the maximum allowable density plus the additional units due to density bonus and other applicable regulations. Amend the North 40 Specific Plan to remove guest parking requirements and modify development standards to facilitate achieving maximum densities.	Implementation Policies
	HE-1.1 Adequate Sites
	HE-3.3 Efficient Development Processing
	Responsible Department/Review Authority
	Community Development Department
	Timeframe
	January 2025
	Funding Source
	None required
	Quantified Objective
	Facilitate the construction of 45 new homes for lower-income households.
	Performance Metric(s)
	Number of affordable homeownership units entitled and the number of units entitled for lower-income Households
E Affordable Development on Town Owned Property Pursue opportunities to work with an affordable housing developer or enter into a public-private partnership to develop affordable housing, targeting lower-income households on Town owned property.	Implementation Policies
	HE-1.1 Adequate Sites
	HE-2.9 Public/Private Partnerships
	Responsible Department/Review Authority
	Town Manager
	Timeframe
	Ongoing effort

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