

Jurisdiction	Calabasas	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes		
1					2	3	4	5							6	7	8	9	10		11	12	13	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915.2	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	5	12	0	0	1	126	144	119	0							
	2068-003-020	4799 Commons Way	The Commons Lane	SPR-2023-005	5+	R	5/1/2023			12				107	119	119		NONE	Yes	Yes	Approved	Discretionary		
	2072-016-018	23656 Aster Trail	N/A	SPR-2023-007	2 to 4	O	7/6/2023							2	2			NONE	No	No	Pending	Discretionary		
	2080-010-012	22534 Calipatria Dr	N/A	SPR-2023-010	SFD	O	9/7/2023							1	1			NONE	No	No	Pending	Discretionary		
	2072-014-005	23616 Valley View	N/A	SPR-2023-016	SFD	O	12/14/2023							1	1			NONE	No	No	Pending	Discretionary		
	2068-019-022	4440 Park Aurora	N/A	SPR-2023-017	2 to 4	O	12/21/2023							2	2			NONE	No	No	Pending	Discretionary		
	2052-018-038	26002 Philrich	N/A	ZCL-2023-042	ADU	O	2/10/2023		1					1	1			NONE	No	No	Approved	Ministerial		
	2078-017-044	22941 De Kalb	N/A	ZCL-2023-045	ADU	O	2/19/2023							1	1			NONE	No	No	Approved	Ministerial		
	2052-016-021	26232 Veva Way	N/A	ZCL-2023-129	ADU	O	5/11/2023		1					1	1			NONE	No	No	Approved	Ministerial		
	2068-022-021	4230 Park Alisal	N/A	ZCL-2023-145	2 to 4	O	5/24/2023		2					2	2			NONE	No	No	Approved	Ministerial		
	2069-096-013	4010 Prado de las Frutas	N/A	ZCL-2023-146	ADU	O	5/25/2023							1	1			NONE	No	No	Approved	Ministerial		
	2052-017-010	5542 Ruthwood Dr	N/A	ZCL-2023-159	ADU	O	6/10/2023							1	1			NONE	No	No	Approved	Ministerial		
	2080-003-013	22650 Jameson Dr	N/A	ZCL-2023-164	ADU	R	6/20/2023							1	1			NONE	No	No	Approved	Ministerial		
	2064-024-023	4355 Oak Glen St	N/A	ZCL-2023-184	ADU	O	7/19/2023							1	1			NONE	No	No	Approved	Ministerial		
	2069-014-014	4261 Temma Ct	N/A	ZCL-2023-217	ADU	O	9/5/2023							1	1			NONE	No	No	Approved	Ministerial		
	2069-094-003	3855 Prado del Trigo	N/A	ZCL-2023-216	ADU	O	9/13/2023							1	1			NONE	No	No	Approved	Ministerial		
	2069-088-025	4225 Prado de los Pajaros	N/A	ZCL-2023-214	ADU	O	9/6/2023							1	1			NONE	No	No	Pending	Ministerial		
	2052-014-031	5236 Cangas Dr	N/A	ZCL-2023-222	ADU	R	9/13/2023		1					1	1			NONE	No	No	Approved	Ministerial		
	2079-007-045	4005 Pulido Ct	N/A	ZCL-2023-226	ADU	O	9/13/2023							1	1			NONE	No	No	Pending	Ministerial		
	2052-020-085	26070 Redbluff Dr	N/A	ZCL-2023-233	ADU	O	10/25/2023							1	1			NONE	No	No	Approved	Ministerial		
	2072-019-031	23719 Aster Trail	N/A	ZCL-2023-234	ADU	R	10/9/2023						1	1	1			NONE	No	No	Approved	Ministerial		
	2078-011-028	22360 Liberty Bell Rd	N/A	ZCL-2023-248	ADU	O	11/1/2023							1	1			NONE	No	No	Pending	Ministerial		
	4455-006-035	24101 Dry Canyon Cold Creek Rd	N/A	ZCL-2023-261	ADU	O	11/16/2023							1	1			NONE	No	No	Pending	Ministerial		
	2080-003-013	22650 Jameson Dr	N/A	ZCL-2023-277	ADU	O	12/28/2023							1	1			NONE	No	No	Pending	Ministerial		

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits													
1					2	3	4							5	6	7							8	9			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	
Summary Row: Start Data Entry Below							0	4	12	0	0	1	122		139	0	3	0	0	0	0	0	12		15	0	1
	2068-003-020	4799 Commons Way	The Commons Lane	SPR-2023-005	5+	R			12				107	12/6/2023	119										0		
	2069-094-002	3865 Prado del Trigo	N/A	ZCL-2022-376	ADU	O							1	1/9/2023	1										0		
	2069-008-053	24615 Park Miramar	N/A	ZCL-2022-313	ADU	O							1	1/13/2023	1										0		
	2069-037-036	23918 Park Granada	N/A	ZCL-2022-370	ADU	R	1							1/27/2023	1										0		
	2078-017-044	22941 De Kalb Dr	N/A	ZCL-2023-045	ADU	O							1	3/14/2023	1							1	9/5/2023	1			
	2052-016-021	26232 Veva Way	N/A	ZCL-2023-129	ADU	R	1							6/22/2023	1										0		
	2069-096-013	4010 Prado de las Frutas	N/A	ZCL-2023-146	ADU	O							1	6/30/2023	1								1	12/14/2023	1		
	2052-018-038	26002 Philrich Cir	N/A	ZCL-2023-042	ADU	O	1							7/13/2023	1		1							1	12/21/2023	1	
	2052-017-010	5542 Ruthwood Dr	N/A	ZCL-2023-189	ADU	O							1	7/19/2023	1							1	11/3/2023	1			
	2080-003-013	22650 Jameson Dr	N/A	ZCL-2023-164	ADU	R							1	7/20/2023	1										0		
	2068-022-021	4230 Park Alisal	N/A	ZCL-2023-145	2 to 4	R	1							8/7/2023	1										0		
	2064-024-023	4355 Oak Glen St	N/A	ZCL-2023-145	ADU	O							1	8/18/2023	1											0	
	2069-094-003	3855 Prado del Trigo	N/A	ZCL-2023-216	ADU	O							1	10/5/2023	1											0	
	2052-014-031	5236 Cangas Dr	N/A	ZCL-2023-222	ADU	O							1	10/10/2023	1											0	
	2069-014-014	4261 Temma Ct	N/A	ZCL-2023-217	ADU	O							1	10/16/2023	1											0	
	2069-002-031	23736 Park Madrid	N/A	ZCL-2022-139	ADU	R							1	10/18/2023	1											0	
	2072-019-031	23719 Aster Trail	N/A	ZCL-2023-234	ADU	R						1		10/23/2023	1											0	
	2052-020-085	26070 Redbluff Dr	N/A	ZCL-2023-233	ADU	O							1	10/25/2023	1											0	
	2072-011-007	3462 Lilac Trl	N/A	SPR-2020-002	2 to 4	O							2	12/7/2023	2											0	
	2079-016-018	4022 Bon Homme Rd	N/A	SPR-2022-012	SFD	O							1	8/3/2023	1											0	
	2068-025-005	23684 Park Sevilla	N/A	ZCL-2020-158	ADU	R	1							5/25/2021	1		1						3/29/2023	1			
	2069-101-021	25242 Prado de Rosado	N/A	ZCL-2021-304	ADU	R	1							12/22/2021	1		1						1/31/2023	1			
	2052-019-074	5534 Parkmor Rd	N/A	ZCL-2022-009	ADU	R							1	2/7/2022	1							1	4/5/2023	1			
	2052-014-022	5235 Edgeware Dr	N/A	ZCL-2022-258	ADU	O							1	9/2/2022	1							1	1/31/2023	1			
	2068-026-007	23675 Park Sevilla	N/A	ZCL-2022-266	ADU	O							1	9/8/2022	1							1	6/7/2023	1			
	2072-019-018	23749 Canyon Dr	N/A	ZCL-2021-295	ADU	O							1	2/14/2022	1							1	7/25/2023	1			
	2072-007-018	3525 Poppy Dr	N/A	ZCL-2022-223	ADU	O							1	11/28/2022	1							1	7/6/2023	1			
	2052-016-041	26227 Veva Way	N/A	ZCL-2022-364	ADU	R							1	12/27/2022	1							1	4/5/2023	1			
	2069-008-051	24655 Park Miramar	N/A	ZCL-2022-287	ADU	O							1	12/21/2022	1							1	10/24/2023	1			
	2052-026-024	26197 Adamor Rd	N/A	ZCL-2021-016	2 to 4	O							2	10/19/2021	2							2	4/28/2023	2			
	2080-004-001	3747 Eddingham Ave	N/A	ZCL-2021-019	ADU	R	1							2/18/2021	1		1						8/1/2022	1		1	
	2069-091-024	25481 Prado de Amor	N/A	ZCL-2022-204	ADU	O							1	7/7/2022	1							1	11/7/2022	1			
	4455-008-018	24111 Saint Andrews Ln	N/A	PL1501953	SFD	O							1	9/28/2016	1							1	7/31/2018	1			
	2069-090-054	25300 Prado de la Magia	N/A	PL1606851	SFD	O							1	4/6/2017	1							1	12/21/2017	1			
	2069-089-024	25355 Prado de la Felicidad	N/A	PL1801481	SFD	O							1	10/4/2018	1							1	9/12/2019	1			

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	132	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	3	-	-	-	-	-	-	3	129
Low	Deed Restricted	71	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	71
Moderate	Deed Restricted	70	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		4	-	4	-	-	-	-	-	-	-	8	62
Above Moderate		81	-	-	2	12	-	-	-	-	-	-	14	67
Total RHNA		354												
Total Units			4	-	6	15	-	-	-	-	-	-	25	329
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		66	-	-	-	-	-	-	-	-	-	-	66	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

- VLI Deed Restricted
- VLI Non Deed Restricted
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Calabasas	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Single-family Rehabilitation Program	Assist 5 households annually, for 40 units over the planning period.	2021-2029	The program was resumed in 2023 after a break due to COVID-19, and two residents have been assisted so far. More are on the waitlist to be helped once the first two projects are completed.
Home Repair/ ADU Assistance Program	Coordinate with code enforcement to identify homes in need of substantial rehabilitation. Advertise funding availability for the creation of ADUs.	Advertise program annually in conjunction with monitoring under the Rental Registration Program.	Ongoing. No qualifying homes or ADUs have yet been identified.
Rental Assistance Program	Provide ongoing assistance to 50 households, contingent on funding.	2021-2029	Ongoing. The City continued to provide monthly subsidies to 50 residents through 2023. The subsidies increased from \$262/month to \$276/month in August 2023.
Rental Registration Program	Continue to maintain the rental database.	Update the database on an annual basis.	Ongoing. Annual rent information provided by apartment owners is entered into the City's rental database in July of every year, and was accomplished for 2023 as usual. Also, the data was reported to the City Council.
Mobile Home Park Preservation	Provide tenants information on MPROP funding as appropriate.	2021-2029	Ongoing. Staff continues to work with the mobile home park management to keep tenants informed about the CDBG Residential Rehabilitation program. Regarding the State's MPROP funding availability - the tenants association has communicated to the City that they are not presently interested in acquiring the park.
Preservation and Monitoring of Assisted Housing	Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance.	Est. monitoring procedures by 2022 and coordinate with annual monitoring under the Rental Registration Program	Annual monitoring of rent-restricted affordable housing units is accomplished via administration of the City's Rental Registration Program. The information gathered for the 2023 Rental Registration Program report confirmed that the affordable units at each location continue to be inhabited by qualifying tenants and with appropriate rent amounts.
Condominium Conversion Ordinance	Implement the City's current ordinance to provide tenant protections and relocation assistance in the advent of a condominium conversion.	2021-2029	No condominium conversion initiatives were proposed for any rental housing properties in the City during this annual reporting period.
Residential Sites Inventory	Provide information on available sites and incentives to developers. Update the CMU, RM-16 and RM-20 Land Use and Zoning designations to allow densities of 20 – 24 units/acre.	Update Land Use and Zoning categories in conjunction with Housing Element adoption (October 2021)	The zoning designations and standards were updated coincident with the Housing Element adoption. Also, the City released a Notice of Funding Availability (for \$4.5 million) in 2022 to accomplish affordable housing development on a property in the City, and the identified future housing sites were specifically mentioned. Although the state grants for this funding have since expired, City funds for affordable housing development remain available. Staff also fields inquiries on a regular basis from housing developers, and we advise them of the identified future housing sites.

Facilitate Development on Large Sites	Target production of 52 lower-income units on large sites.	Initiate meetings beginning in 2022. Achieve affordable units by 2029.	Entitlements were obtained for a 119-unit housing project on one of the largest sites identified in the housing element (Site 11). Staff has continued to coordinate with owners of the other sites and responded to inquiries as they came in, including conversations with a housing developer regarding Site 12 within the Craftsman's Corner annexation area.
Affordable Housing Overlay (AHO)	Provide Incentives for affordable housing on designated sites: - Increased densities - Increased height - Increased FAR - Reduced open space	Adopt AHO in conjunction with adoption of the Element in 2021. Create Affordable Housing page on City website in 2022 with links to the AHO and other ordinances.	The City Council adopted an Affordable Housing Overlay (AHO) zoning in 2022. An Affordable Housing webpage has since been created and is accessible via the City's website. The webpage includes links to the Housing Element, the AHO and density bonus provisions of the City's Land Use and Development Code, as well as the City's other affordable housing programs. The City continues to work with property owners interested in development opportunities on sites identified in the AHO.
Promote Accessory Dwelling Units (ADUs)	Initiate an education and marketing program for homeowners on the benefits of ADUs and the availability of City funds for ADU development. Develop ADU Design Workbook and pre-approvable construction plans. Achieve production of an average of 12 ADUs annually.	ADU marketing program (2022). ADU Design Workbook and Construction Plans (2023).	Staff is compiling research regarding an ADU design workbook and an associated set of pre-designed and Code compliant (e.g., approvable) plans for new ADUs, with intent to prepare and issue a final set of pre-approved ADU plans in 2024.
Track and Monitor Accessory Dwelling Units	Establish an ADU tracking system to track use and affordability; conduct a mid-cycle review and report to HCD. If actual production and affordability is far from projected trends, rezone an additional site (as may be necessary) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach.	Tracking system (2022). Conduct midcycle review in 2025, and as necessary, expand marketing within 6 months, or rezone within one year.	Starting in 2022 ADU permit information was added to the City's electronic permit tracking system.
Annexation of Craftsman Corner	Complete annexation of Craftsman Corner by October 2024. Should the annexation not be completed by this date, rezone additional sites as necessary to address the City's RHNA.	10/1/2024	During this reporting period Planning staff reengaged LAFCO staff, and worked with counterparts in the City of Hidden Hills and the County of Los Angeles to complete a draft tax exchange agreement. The draft agreement, once finalized, will go to each entity's legislative body for approval, and following that the reorganization (annexation) will move on to LAFCO for consideration. We currently anticipate concluding annexation by the end of 2024.
Inclusionary Housing Program	Provide developers with information on available options and incentives to fulfill inclusionary requirements.	2021-2029	The Inclusionary Housing ordinance is available to the public on the City's website via the link to our updated Municipal Code.
Commercial/ Industrial Impact Fee Program	Generate funds to assist in providing affordable housing opportunities to Calabasas' workforce.	2021-2029	Ongoing. Staff continues to provide developers with information regarding the affordable housing mitigation fee requirements. The 2021-2029 Housing Element includes programs for expenditure of funds collected via this program and the associated ordinance.
Affordable Housing Development Assistance	Allocate \$1 million in Affordable Housing Funds towards construction of affordable senior housing, and issue a Request for Proposal (RFP) for development on one of the AHO sites. Pursue funding under the DR-MHP Program.	Issue RFP in 2022. Submit project application to DR-MHP program by December 2022.	The RFP (actually released as a Notice of Funding Availability or NOFA), was issued in October 2022 and subsequently re-issued in December. The City garnered a \$3.257 million grant from the DR-MHP program, to which the City added \$1.2 million for a total available amount of approximately \$4,457,000. The NOFA specifically identified the Housing Element future housing development sites as potential (preferred) project locations.

Green Building	In conjunction with adoption of the new State Building Energy Efficiency Standards (Energy Code) in 2022, prepare an updated Green Building Checklist and provide to building applicants upon inquiring about project development.	Adopt updated Green Building Code in 2022 and provide checklist to building applicants.	The City continues to implement the California Green Building Code (CalGreen). The 2022 Green Building Ordinance was adopted by the City, which went into effect January 2023.
Density Bonus Program	Promote density bonus and other regulatory incentives in conjunction with discussions with development applicants.	Create Affordable Housing page on City website in 2022 with links to the Density Bonus Ordinance, as well as the AHO, IHO and ADU ordinances.	An "Affordable Housing" page on City website has been in place for some time now, and it is continually updated. Links to the Density Bonus Ordinance, as well as the AHO, IHO and ADU ordinances, are provided.
Zoning Text Amendments for Special Needs Housing	Modify zoning standards for transitional and supportive housing, and emergency shelters consistent with current State law.	Amend the Development Code by 2022.	These Code updates were delayed and are set for completion in 2024.
Adaptive Reuse of Office Space	Research modified standards utilized in other jurisdictions to facilitate office conversions. Adopt modified standards as appropriate.	Adopt modified standards as appropriate by 2023.	Nothing to report for the 2023 reporting period.
Objective Design Standards and Streamlined Development Review	Adopt Objective Design and Development Standards for multifamily and mixed use development projects. Eliminate the Community Forum requirement on Housing Element sites.	Amend the Municipal Code to eliminate Community Forums on Housing Element sites (2022) and incorporate objective standards (2023).	In April 2022 the City Council approved a Code update to eliminate Community Development Forums for designated housing sites in the 2021 - 2029 Housing Element. In 2023 staff began compiling research for preparation of objective design standards; the updated design standards are programed for completion and adoption in 2025.
Fair Housing Program	Contract with the Housing Rights Center (HRC) to promote open and fair housing practices, and to facilitate communication between tenants and landlords. Assist in program outreach through referrals and distribution of educational info.	By 2022, provide multilingual Fair Housing brochures at City Hall, the Library and Community Center, and incorporate fair housing information on the City's website.	Fair housing inquiries continue to be referred to the Los Angeles County Housing Rights Center. The City provides links to the Housing Rights Center and LA County Department of Consumer & Business Affairs on its website.
Housing Opportunities for Persons Living with Disabilities	Work in cooperation with the NLACRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects.	Pursue supportive housing funding at least once during planning period in conjunction with affordable projects.	No funding was pursued in 2023.
Senior Housing Opportunities	Adopt incentives for development of senior housing in the AHO (2021), and commit Housing Trust Funds and issue an RFP for affordable senior housing on one of the AHO sites (2023).	Adopt AHO in 2021. Issue RFP by 2023.	The Affordable Housing Overlay Zone includes incentives for new senior housing development. The affordable housing development RFP (actually released as a Notice of Funding Availability or NOFA), was issued in 2022, offering approximately \$4,457,000 in support of a new housing project, and senior housing development (to include affordable units) is specified as a qualifying housing type in the NOFA. Although the state grants for this funding have since expired, City funds for affordable housing development remain available to interested developers.