





Jurisdiction	Fortuna		ANNUAL ELEMENT PROGRESS REPORT										Note: "+" indicates an optional field																																				
Reporting Year	2023 (Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas																																				
Planning Period	6th Cycle 08/31/2019 - 08/31/2027		Table A2																																														
A2_1_Prior	A2_1_Current	A2_1_Address	A2_1_Name	A2_4_vLowDeed	A2_4_vLowNone	A2_4_LowDeed	A2_4_LowNone	A2_4_ModDeed	A2_4_ModNone	A2_4_Above	A2_5_Date	A2_6_Units	A2_7_vLowDeed	A2_7_vLowNone	A2_7_LowDeed	A2_7_LowNone	A2_7_ModDeed	A2_7_ModNone	A2_7_Above	A2_8_Date	A2_9_Units																												
Project Identifier			Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial	Housing	Term of	Demolished/Destroyed Units			Density Bonus			Notes																									
Prior APN*	Current APN	Street Address	Project Name*	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*																						
Summary Row: Start Data Entry Below																							1																										
	203-271-024-000	3419 Trinity Ave	Lisa Savage									0	0	NONE	Y		Rent		0			0.0%	0		No																								
	202-061-043-000	160 Ridge View Ct	Fortuna Loop Inc									0	0	NONE	Y				0			0.0%	0		No																								
	040-332-017-000	236 Sunnyside	Han Craig L & Susan L									0	0	NONE	Y		Rent		0			0.0%	0		No																								
	203-311-005	3050 Hillmarvise Road	Miguel Mendez									0	0	NONE	Y				0			0.0%	0		No																								
	040-282-039	2565 Avery Court	AF Builders									0	0	NONE	Y				0			0.0%	0		No																								
	040-252-005	1526 L Street	Owner									0	0	NONE	Y		Rent		0			0.0%	0		No																								
	203-094-020	2891 Drake Hill	Owner									0	0	NONE	Y				0			0.0%	0		No																								
	202-082-005	3040 Nellie Way	Fitze Construction									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-065	1277 Ridgeview Court	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-018	587 Hilltop Drive	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	040-282-038	2555 Avery Court	AF Builders									0	0	NONE	Y				0			0.0%	0		No																								
	202-082-005	3045 Nellie Lane	Fitze Construction									0	0	NONE	Y				0			0.0%	0		No																								
	202-082-005	3055 Nellie Way	Fitze Construction									0	0	NONE	Y				0			0.0%	0		No																								
	202-082-005	3050 Nellie Way	Fitze Construction									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-065	154 Ridgeview Ct	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	203-062-021	2775 Thomas Street	AF Builders									0	0	NONE	Y				0			0.0%	0		No																								
	200-411-050	2775 Thomas Street	Kevin Mckenny									0	0	NONE	Y				0			0.0%	0		No																								
	203-062-021	2775 Thomas Street	AF Builders									0	0	NONE	Y				0			0.0%	0		No																								
	203-062-021	2775 Thomas Street	AF Builders									0	0	NONE	Y		Rent		0			0.0%	0		No																								
	40282037	2547 Avery Court	AF Builders									0	0	NONE	Y				0			0.0%	0		No																								
	203-132-025	3526 Bartlett Lane	Construction									0	0	NONE	Y				0			0.0%	0		No																								
	202-834-3849	136 Hope Lane	Chad Mussey									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-014	427 Hilltop Dr	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-016	541 Hilltop Dr	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-017	565 Hilltop Dr	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	200-151-021	Smith Lane	Ramirez Lopez									0	0	NONE	Y		Rent		0			0.0%	0		No																								
	203-031-017	Kenmar Road	CLK									0	0	NONE	Y				0			0.0%	0		No																								
	200-452-031	2977 Hillmarvise Road	Ralph Johnson									0	0	NONE	Y				0			0.0%	0		No																								
	203-311-005	3050 Hillmarvise Road	Ramirez Lopez									0	0	NONE	Y				0			0.0%	0		No																								
	202-061-068	1077 Ridgeview Road	Danco Builders									0	0	NONE	Y				0			0.0%	0		No																								
	200-461-035	2447 Hilltop	Brice Luster									3	0	NONE	Y		Rent		0			0.0%	0		No																								
	200-461-035	2447 Hilltop	Brice Luster									2	0	NONE	Y		Rent		0			0.0%	0		No																								
	202-142-084	116 Hope Lane	Thompson									1	0	NONE	Y				0			0.0%	0		No																								
	040-282-037	2545 Avery Court	AF Builders									1	0	NONE	Y				0			0.0%	0		No																								
	203-191-057	5001 Hillras Way	Reson Design									1	0	NONE	Y				0			0.0%	0		No																								
	203-191-056	5013 Hillras Way	Reson Design									1	0	NONE	Y				0			0.0%	0		No																								
	040-282-037	2547 Avery Court	AF Builders									1	0	NONE	Y				0			0.0%	0		No																								
	200-452-039	102 Franklin Way	AF Builders									1	0	NONE	Y				0			0.0%	0		No																								
	202-093-031	109 Gunkster Drive	Construction									1	0	NONE	Y				0			0.0%	0		No																								
	203-021-054	1923 Kelli Way	Fernando Olea									1	0	NONE	Y				0			0.0%	0		No																								
	202-082-005	3025 Nellie Way	Fitze Construction									1	0	NONE	Y				0			0.0%	0		No																								
	200-452-038	162 Franklin Court	Jared Collings									1	0	NONE	Y				0			0.0%	0		No																								
	200-164-011	4789 Joseph Court	Pedrito Olea									1	0	NONE	Y				0			0.0%	0		No																								
	040-105-005	624 Main Street	Ray Chisum									0	0	NONE	Y				1	Destroyed		0.0%	0		No																								

Jurisdiction	Fortuna	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2027

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 - 01/01/2019-08/30/2019	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	73	-	-	-	-	-	-	-	-	-	-	-	73
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	46	-	-	-	-	-	-	-	-	-	-	8	38
	Non-Deed Restricted		-	-	8	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	51	-	-	-	-	-	-	-	-	-	-	85	-
	Non-Deed Restricted		12	14	33	20	2	4	-	-	-	-	-	-
Above Moderate		120	12	3	14	15	16	21	-	-	-	-	81	39
Total RHNA		290												
Total Units			24	17	47	43	18	25	-	-	-	-	174	150
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2019	2020	2021	2022	2023	2024	2025	2026	2027	6	7
		Extremely low-income Need											Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		37		-	-	-	-	-	-	-	-	-	-	37

\*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](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		Fortuna	
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
H-1. Housing Rehabilitation	Obtain state and federal assistance	Thru 2019	The City has not received any state or federal assistance to expand its Housing Rehabilitation program but will continue to apply for funding as NOFAs are released.
H-2. First-Time Homebuyer Program	Develop FTHB program & provide assistance	Thru 2019	The City has not yet developed a First Time Homebuyer Program yet but is in discussion with an outside agency to determine feasibility.
H-3. Promote Fair Housing Opportunities	Compile & distribute information, act as third party, & refer to DFEH	Ongoing	The City has not received any calls or referred any interested persons to the Fair Employment and Housing Commission but continues to promote equal housing opportunities by providing educational information at City Hall and on the City's website.
H-4. CDBG Housing Revolving Loan Fund	Use revolving fund to assist up to five units per year.	Ongoing	The City has not received any state or federal assistance to provide any loans with the Housing Revolving Loan Fund.
H-5. Density Bonus Program	Update the Zoning Code to ensure compliance with state law and provide affordable housing through use of the density bonus provision.	2019	The City has not yet updated the Zoning Ordinance to ensure compliance with state law but plans to complete this program by the end of 2024.
H-6. Preserve Assisted Units	Preserve assisted affordable housing projects.	Ongoing, as projects approach expiration.	There are no affordable housing projects at risk of converting to market rate.
H-7. Improvement Standards	The City shall review and update the Improvement Standards and Specifications to ensure that balanced improvements are required of new developments.	Annually review standards and revise within six to eight months, if necessary	The City has received funding from the SB2 Planning Grant to facilitate updates to the Improvement standards. The standards are on track to be updated by the end of 2024.
H-8. Annual Progress Report	Prepare and submit annual progress report to HCD.	Annually	The City will complete the 2023 APR for submittal to HCD by April 1, 2023.
H-9. Residential Multifamily Development Review Process	Replace the conditional use permit requirement for multifamily development in multifamily zones with a site plan review process.	2018	On 12/4/23 the City adopted Ordinance 2023-764 amending chapters 17.03, 17.06, and 17.08 of the Fortuna Municipal Code to comply with the multifamily design standards and to allow agricultural employee housing.
H-10. Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility	Maintain an inventory of available sites within the City and rezone sites 6 and 12 to allow residential use by- right.	Ongoing inventory, and rezone within 3 years from Housing Element adoption.	The City reviews and maintains its inventory of affordable housing sites and makes it available to developers. The City did not have any projects come forward that requested lot consolidation.
H-11. Emergency Shelters and Regional Homeless Coordination	Ensure the City's Emergency Shelter ordinance conforms to state law.	Spring 2018	The City reviewed the existing ordinance and modified and removed several standards and created an overlay ordinance of the existing identified emergency shelter zones.
H-12. Transitional and Supportive Housing	Amend the Zoning Ordinance to allow transitional and supportive housing types as permitted uses subject to same standards as residential uses contained in the same type of structure.	Spring 2018	The City plans to amend the Zoning Ordinance to ensure that transitional and supportive housing types will be allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. This amendment is planned for 2024.
H-13. Facilitate the Development of Affordable Housing	Implement programs to facilitate the development of affordable housing (funding, outreach, fee waiver, City-owned parcels).	Ongoing	The City has not received any applications for the development of affordable housing. The City has started the discussion on City-owned sites that may be suitable for affordable housing development. This discussion will continue into the 6th cycle planning period. The City is currently coordinating with Rural Communities Housing/Housing Humboldt to determine an appropriate program to utilize several City owned sites.
H-14. Housing Grants and Other Forms of Assistance	Pursue funding for housing programs, and/or assist private developers who pursue housing assistance programs	Ongoing	The City has not received any applications for or interest in affordable housing development.
H-15. Housing for Extremely Low-Income Households	Amend the Zoning Ordinance to allow conversion of hotels and motels to single-room occupancy units (SRO) under specified conditions in selected zones, and prioritize funding.	Ongoing	The City plans to amend the Zoning Ordinance to allow for SROs to comply with state law. This amendment is planned for 2024.
H-16. Accessory Dwelling Units	Ensure consistency with state law concerning accessory dwelling units (Assembly Bill 2299 and Senate Bill 1069), the City shall review standards and revise as necessary to facilitate the development of accessory dwelling units.	2020	The City adopted an ADU Ordinance on 11/15/2021 in conformance with State law allowing ADUs in residential areas.
H-17. Efficiency Units	Consider adopting changes to the Uniform Building Code to allow construction of efficiency units as small as 150 square feet.	2020	Although the City has not formally adopted changes to the California Building Code to allow construction of efficiency units as small as 150 square feet, consistent with the requirements of state and local law, the City understands that with housing affordability not improving, the City is supportive of small housing units.
H-18. Reasonable Accommodation Procedure	Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with disabilities and streamline the permit review process.	2020	The City plans develop and formalize a general process for reasonable accommodations in 2024.
H-19. Provide Assistance for Persons with Developmental Disabilities	Create an outreach program.	2020	The City plans to contact Redwood Coast Regional Center to determine a plan for informing families about housing and services available for persons with developmental disabilities.
H-20. Energy Conservation	Work with Redwood Community Action Agency (RCAA) and Redwood Coast Energy Authority (RCEA) to promote residential energy efficiency.	Ongoing	The City is participating in development of a multijurisdictional Climate Action Plan that includes RCEA to identify and implement energy efficiency programs.
H-21. Inclusionary Zoning Ordinance	Explore the adoption of a local inclusionary housing program	2019	The City plans to explore the adoption of a local inclusionary housing program in 2024 and if determined feasible, will adopt an inclusionary housing program in 2026.
H-22. Preservation of Mobile Homes	Assist in the preservation of mobile homes as an affordable housing option thru program implementation.	Annually & ongoing.	The City is in the process of formulating a plan to implement this program and work to assist with preserving mobile homes within the city.
H-23. Infrastructure Provision and Financing	Minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements.	Annually evaluate measures and apply for at least 3 funding sources, as NOFAs are released	In 2023 the City compiled resources into "Fortuna Infrastructure Provision and Financing Document" to be used as guidance for future development.
H-24. Employee Housing	Review and revise the zoning code to allow employee housing without discretionary permits in agricultural zones.	2020	On 12/4/23 the City adopted Ordinance 2023-764 amending chapters 17.03, 17.06, and 17.08 of the Fortuna Municipal Code to comply with the multifamily design standards and to allow agricultural employee housing.



Jurisdiction	Fortuna	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	08/31/2019 - 08/31/2027

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									











<b>Jurisdiction</b>	Fortuna	
<b>Reporting Period</b>	2023	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	08/31/2019 - 08/31/2027

## ANNUAL ELEMENT PROGRESS REPORT

**Table K  
Tenent Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

<b>Does the Jurisdiction have a local tenant preference policy?</b>	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.</b>	
<b>Notes</b>	



Data is auto-populated based on data entered in Tables A, A2, C, and D

<b>Jurisdiction</b>	Fortuna	
<b>Reporting Year</b>	2023	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	08/31/2019 - 08/31/2027

<b>Building Permits Issued by Affordability Summary</b>		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		21
<b>Total Units</b>		<b>25</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	12	21	12
2 to 4 units per structure	0	0	5
5+ units per structure	70	0	0
Accessory Dwelling Unit	0	4	0
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>82</b>	<b>25</b>	<b>17</b>

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	25	25
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	10
Number of Proposed Units in All Applications Received:	10
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions - Applications</b>	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	10	10
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas