

Jurisdiction	Fortuna	
Reporting Year	2022	(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 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	Notes	
1				2	3	4	5							6	7	8	9	10		11	12
Prior APN*	Current APN	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*
Street Address																					
Summary Row: Start Data Entry Below							0	0	0	7	0	70	31	108	0	0					
040-282-013	040-282-037	2545 Avery Court	AF Builders	SFD	O	12/30/2021							1	1			No	No	No	Approved	
040-282-013	040-282-038	2555 Avery Court	AF Builders	SFD	O	12/30/2021							1	1			No	No	No	Approved	
	200-452-039	102 Franklin Avenue	Rock Solid Construction	SFD	O	2/23/2022							1	1			No	No	No	Approved	
	203-021-033	1805 Kelli Way	Fernando Vasquez	SFD	O	12/28/2021							1	1			No	No	No	Approved	
	203-021-054	1923 Kelli Way	Fernando Vasquez	SFD	O	12/28/2021							1	1			No	No	No	Approved	
	202-061-042	154 Ridgeview Court	Danco	SFD	O	10/15/2021							1	1			No	No	No	Disapproved	
	040-341-006	119/121 12th Street	Fitze Construction	SFD	O	8/25/2021							1	1			No	No	No	Approved	
	202-044-005	3040 Nellie Way	Fitze Construction	SFD	O	2/23/2022							1	1			No	No	No	Approved	
	202-061-065	151 Ridgeview Court	Danco	SFD	O	2/22/2022							1	1			No	No	No	Disapproved	
	202-061-018	587 Hilltop Dr	Danco	SFD	O	2/22/2022							1	1			No	No	No	Approved	
	202-142-084	116 Hope Lane	Thompson Construction	SFD	O	3/9/2022							1	1			No	No	No	Approved	
	200-164-011	2786 Joseph Street	Domatia Olea	SFD	O	3/14/2022							1	1			No	No	No	Approved	
	202-092-018	5000 Rohnerville RD	Wendt Construction	SFD	O	3/14/2022							1	1			No	No	No	Approved	
	202-092-018	5000 Rohnerville RD	Wendt Construction	ADU	R	3/14/2022				1			1	1			No	No	No	Approved	
	202-061-067	171 Ridgeview Court	Danco	SFD	O	6/2/2021							1	1			No	No	No	Approved	
	202-061-026	745 Hilltop Drive	Danco	SFD	O	5/9/2022							1	1			No	No	No	Approved	
	200-452-038	162 Franklin Court	Jared Collings	SFD	O	5/18/2022							1	1			No	No	No	Approved	
	202-112-062	1680 Xavier Court	KH McKenny Construction	SFD	O	6/15/2022							1	1			No	No	No	Approved	
	203-021-041	1969 Kelli Way	S.J.L. Construction	SFD	O	6/28/2022							1	1			No	No	No	Approved	
	202-093-031	169 Guliksen Dr	Wendt Construction	SFD	O	7/19/2022							1	1			No	No	No	Approved	
040-282-013	040-282-039	2565 Avery Court	AF Builders	SFD	O	7/27/2022							1	1			No	No	No	Approved	
	202-044-015	3025 Nellie Way	Fitze Construction	SFD	O	10/3/2022							1	1			No	No	No	Approved	
	202-061-012	397 Hilltop Drive	Danco	SFD	O	11/21/2022							1	1			No	No	No	Disapproved	
	202-061-014	427 Hilltop Drive	Danco	SFD	O	11/21/2022							1	1			No	No	No	Disapproved	
	202-061-015	507 Hilltop Drive	Danco	SFD	O	11/21/2022							1	1			No	No	No	Disapproved	
	202-061-016	541 Hilltop Drive	Danco	SFD	O	11/21/2022							1	1			No	No	No	Disapproved	
	202-061-017	565 Hilltop Drive	Danco	SFD	O	11/21/2022							1	1			No	No	No	Disapproved	
	202-142-079	136 Hope Lane	Chad Mussey	SFD	O	12/14/2022							1	1			No	No	No	Approved	
	203-132-025	3526 Bartlett Lane	Jeffrey Aquilar	SFD	O	12/16/2022							1	1			No	No	No	Disapproved	
	203-062-021	2771 Thomas	AF Builders	SFD	O	12/22/2022							1	1			No	No	No	Disapproved	
	203-062-021	2771 Thomas	AF Builders	ADU	R	12/23/2022				1			1	1			No	No	No	Disapproved	
	203-062-021	2771 Thomas	AF Builders	ADU	R	12/24/2022				1			1	1			No	No	No	Disapproved	
	202-251-064	4372 Forest Hills Drive	Ross Jones	SFD	O	12/30/2022							1	1			No	No	No	Disapproved	
	200-151-021	Smith Lane	Kramer Properties	5+	R	12/22/2022						70	70	70			No	No	No	Disapproved	
	040-043-016	806 13th Street	Tyler Franklin	2 to 4	R	2/28/2022							4	4			No	No	No	Approved	
	203-031-017	3120 Kenmar Road	CLK-Christiansen	SFD	O	8/26/2022							8	8			No	No	No	Disapproved	

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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 - 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	-	-	-	-	-	-	-	-	-	-	81	-
	Non-Deed Restricted		12	14	33	20	2	-	-	-	-	-	-	
Above Moderate		120	12	3	14	15	16	-	-	-	-	-	60	60
Total RHNA		290												
Total Units			24	17	47	43	18	-	-	-	-	-	149	171
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2019	2020	2021	2022	2023	2024	2025	2026	2027	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.
 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.

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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 2023.
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 2023.
H-8. Annual Progress Report	Prepare and submit annual progress report to HCD.	Annually	The City submitted its 2021 APR, and is in the process of completing its 2022 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	The City has received funding from the SB2 Planning Grant and is working with a consultant and a stakeholder committee to facilitate amendments to the Zoning Code to replace use permit requirements with a site plan review process.
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 2023.
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 2023.
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.	43435	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.	43435	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.	43435	The City plans develop and formalize a general process for reasonable accommodations in 2023.
H-19. Provide Assistance for Persons with Developmental Disabilities	Create an outreach program.	Within one year of housing element adoption.	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 2023 and if determined feasible, will adopt an inclusionary housing program in 2023.
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	The City did not receive any development applications for the following properties but would assist with infrastructure constraints as projects are processed: APNs 201-149-023, -024, -037, and -039. The City has received funding from the SB2 Planning Grant to identify ways to minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements.
H-24. Employee Housing	Review and revise the zoning code to allow employee housing without discretionary permits in agricultural zones.	43435	The City has received funding from the SB2 Planning Grant to facilitate amendments to the Zoning Ordinance to comply with Health and Safety Code Sections 17021.5 and 17021.6 in 2020.

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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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will 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: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	16	10
2 to 4	4	0	0
5+	70	0	36
ADU	1	0	0
MH	0	2	0
Total	75	18	46

Housing Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	108
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas