

**Please Start Here**

General Information	
Jurisdiction Name	Fortuna
Reporting Calendar Year	2025
Contact Information	
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City	Fortuna
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**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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<b>Jurisdiction</b>	Fortuna	
<b>Reporting Year</b>	2025	(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>		
<b>Income Level</b>		<b>Current Year</b>
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		5
<b>Total Units</b>		<b>18</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	9	7
2 to 4 units per structure	6	8	0
5+ units per structure	101	0	0
Accessory Dwelling Unit	0	1	3
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>107</b>	<b>18</b>	<b>10</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	9	18
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	18
Number of Proposed Units in All Applications Received:	150
Total Housing Units Approved:	150
Total Housing Units Disapproved:	0

**Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications**

Number of SMAP Applications	0
Number of SMAP Applications Approved	0

<b>Units Constructed - SMAP (formerly SB 35 / 423) - Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Acutely Low	0	0	0
Extremely Low	0	0	0
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>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
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
SMAP	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	0	0
Discretionary	18	150

<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

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	24
Sites Rezoned to Accommodate the RHNA	0





Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
Current APN	Street Address	Project Name	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 Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	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 Rentor	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 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*
8	9	10	16	17	18	19	20	21	22	23	24	25											
			0	0	0	0	13	5		18	#REF!												
200-411-061	3200 Newburg Rd Fortuna, CA 95540	Jason Brownfield								0			HCD Affordability Calculator										
040-291-006	305 N Fortuna Blvd Fortuna, CA 95540	DJ Clerk, Clecko								0			HCD Affordability Calculator										
202-061-006	3455 Richmond Road Fortuna, CA 95540	Alan Bard Engineering								0			HCD Affordability Calculator										
202-381-048	Berry Creek Ave 1589 Newburg Road, Fortuna, CA 95540	Steve Ambroses								0			HCD Affordability Calculator										
201-071-011		ACOC INC								0			HCD Affordability Calculator										
203-031-017	3120 Kenner Road	Kenamy Properties LLC								0			HCD Affordability Calculator										
202-061-010	304 Hilltop Drive	Danco Builders							1	9/18/2025			HCD Affordability Calculator										
202-041-048	293 Hilltop Drive	Danco Builders							1	7/23/2025			HCD Affordability Calculator										
202-241-083	850 Windhorse Lane	Colin Ranchard							1	9/11/2025			HCD Affordability Calculator										
202-161-028	2450 Newburg Court	SDA Properties LLC CO						4		9/19/2025			HCD Affordability Calculator										
200-082-005 and 202-121-004	3055 Neak Way	Flize Construction						4		4/23/2025			HCD Affordability Calculator										
202-061-056	708 Hilltop Drive	Danco Builders							1	3/12/2025			HCD Affordability Calculator										
203-291-068	3730 Vista Street	Mickey and Sore							1	3/12/2025			HCD Affordability Calculator										
203-091-014	1610 Thomas Street	Paul Weisand						1		2/19/2025			HCD Affordability Calculator										
200-161-038	2430 Newburg Court	SDA Properties LLC						4		9/12/2025			HCD Affordability Calculator										
202-131-063	1269 Ardmore Lane	AF Builders								0			HCD Affordability Calculator										
202-061-017	965 Hilltop Drive	Danco Builders								0			HCD Affordability Calculator										
202-381-047	2360 Second Avenue	Collings Construction								0			HCD Affordability Calculator										
203-251-006	3366 School Street	Philip Nyberg								0			HCD Affordability Calculator										
202-051-009	3088 Richmond Road	Bruce Lund								0			HCD Affordability Calculator										
202-061-043	160 Richmond Court	Danco Builders								0			HCD Affordability Calculator										
202-061-006	3428 Richmond Road	Ray Chasum								0			HCD Affordability Calculator										
203-132-056	3775 Bartel Way	Jennifer & Sean Boulik								0			HCD Affordability Calculator										
040-282-039	2965 Avery Court	AF Builders								0			HCD Affordability Calculator										
203-011-005	6200 Richmond Road	Mickey and Sore								0			HCD Affordability Calculator										



Table A2

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

Project Identifier													11	12	13	14	15	16	17	18	19	20			21				22	23	24	25
Current APN	Street Address	Project Name	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Non-Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Non-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) Data Inbound	# of Units Issued	13	14	15	16	17	18	19	20	21	22	23	24	25					
205-411-081	3550 Newburg Rd, Fortuna, CA 95504	Jason Brownfields												0	NONE	No				HCD Affordability Calculator												
040-281-038	365 N Futaba Blvd, Fortuna, CA 95504	OJ Check, Cleaton												1	NONE	No				HCD Affordability Calculator												
202-081-008	3405 Richmond Road, Fortuna, CA 95504	Alan Baird Engineering												0	NONE	No				HCD Affordability Calculator												
202-081-040	Berry Creek Ave	Steve Amberson												0	NONE	No				HCD Affordability Calculator												
201-071-001	1554 Newburg Road, Fortuna, CA 95504	ACGC INC												0	NONE	No				HCD Affordability Calculator												
203-031-017	3125 Kestrel Road	Kenneth Properties LLC												0	NONE	No				HCD Affordability Calculator												
202-081-010	304 Hilleg Drive	Danco Builders												0	NONE	No				HCD Affordability Calculator												
202-081-028	203 Hilleg Drive	Danco Builders												0	NONE	No				HCD Affordability Calculator												
202-041-083	950 Woodburn Lane	Colin Farnham												0	NONE	No				HCD Affordability Calculator												
200-181-038	2440 Newburg Ct	SDA Properties LLC												1	NONE	No				HCD Affordability Calculator												
200-082-005 and 202-111-002	3260 Nash Way	Flux Construction												1	NONE	No				HCD Affordability Calculator												
202-081-028	308 Hilleg Drive	Danco Builders												0	NONE	No				HCD Affordability Calculator												
203-291-008	3700 View Street	Mickey and Sons												0	NONE	No				HCD Affordability Calculator												
203-081-014	1810 Theatre Street	Paul Westcott												0	NONE	No				HCD Affordability Calculator												
200-181-038	2440 Newburg Ct	SDA Properties LLC												0	NONE	No				HCD Affordability Calculator												
202-111-083	1208 Alhambra	AF Builders											1	12/1/2025	1	NONE	No			HCD Affordability Calculator												
202-081-017	3600 Hilleg Drive	Danco Builders												1	10/20/2025	1	NONE	No		HCD Affordability Calculator												
202-081-047	2800 Second Street	College Construction												1	8/20/2025	1	NONE	No		HCD Affordability Calculator												
203-251-006	3368 School Street	Philip Nyberg												1	6/5/2025	1	NONE	No		HCD Affordability Calculator												
202-051-009	3088 Richmond Road	Bruce Lund												1	5/28/2025	1	NONE	No		HCD Affordability Calculator												
202-081-043	160 Ridgeview Court	Danco Builders												1	5/22/2025	1	NONE	No		HCD Affordability Calculator												
202-081-008	3400 Richmond Road	Ray Chaurm												1	5/10/2025	1	NONE	No		HCD Affordability Calculator												
203-132-056	3775 Barber Way	Jennifer & Sean Borden												1	3/13/2025	1	NONE	No		HCD Affordability Calculator												
040-282-039	2500 Anaya Court	AF Builders												1	3/10/2025	1	NONE	No		HCD Affordability Calculator												
203-311-005	6100 Richmond Road	Mickey and Sons												1	2/12/2025	1	NONE	No		HCD Affordability Calculator												



<b>Jurisdiction</b>	Fortuna	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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	Projection Period	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
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	73		-	-	-	-	-	-	-	-	-	-	73
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	46		-	-	-	-	-	-	-	-	-	8	38
	Non-Deed Restricted			-	-	-	8	-	-	-	-	-	-	-
Moderate	Deed Restricted	51		-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		12	14	33	20	2	4	-	13	-	-	98	-
Above Moderate		120	12	3	14	15	16	21	38	5	-	-	124	-
Total RHNA		290												
Total Units			24	17	47	43	18	25	38	18	-	-	230	111

\*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

\*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

\*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

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.

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).



## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Fortuna						
Reporting Year		2025		(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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
<b>H-1. Housing Rehabilitation</b> Attempt to obtain state and federal assistance to expand the Housing Rehabilitation Program to upgrade those units needing rehabilitation consistent with state and federal guidelines. The purpose of the program would be to provide low interest loans to low and moderate-income families to make necessary repairs.	Objective: As funding is available, assist five lower-income households over the 2014–2019 planning period. Time Frame: Apply to HCD for CDBG and HOME funds through the state's annual funding cycle as Notices of Funding Availability are released.	12/31/2026	6th Cycle	Continuous	On 2/2/2026 the City delegated it's 2022 and 2023 PLHA allocations (\$149,869) of the County of Humboldt to be utilized for Housing Rehabilitation and FTHB Programs to benefit Fortuna residents. The City will continue to prioritize delegating future PLHA and other funding allocations.	Other	5	Resolution 2026-02 chrome-extension://efaidnbnmnnibpcjpcglcfindmkaj/https://towncloud-core-prod.s3.us-west-2.amazonaws.com/uploads/fortuna-ca/meetings/item_attachment/attachment/3551/5b_PLHA_Delegation_CC_SR.pdf
<b>H-2 HOME-Financed First Time Homebuyer Program</b> Work with developers to provide single-family starter homes for young families by assisting with public improvements for those projects financed by the Home Investment Partnership Program (HOME).	Objective: Assist five households during the 2014–2019 planning period. Time Frame: Develop a program and identify an agency to partner with by December 2018, ongoing through 2019, as funding is available.	12/31/2026	6th Cycle	In Progress	The City has been meeting with experienced housing developers, providing information regarding HOME and other HCD funding programs, and offering assistance to navigate funding streams and application processes.	Meetings	4	None
<b>H-3 Promote Fair Housing Opportunities</b> The City will refer interested persons to the State Fair Employment and Housing Commission. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of state or federal fair housing requirements. The City will support housing equal opportunity programs by having the Planning Division distribute information about fair housing rights and procedures for filing fair housing complaints to City government offices, public libraries, and post offices. The Planning Division shall also maintain the information at all City government office locations.	Objective: Continue to promote fair housing. Time Frame: Mail and post information annually every January.	12/31/2026	6th Cycle	Completed	Ongoing. Information posted at CDD offices and City website.	Households	1000	https://www.friendlyfortuna.com/departments/community_development/index.php

<p><b>H-4 CDBG Housing Revolving Loan Fund</b>  The City received CDBG grants in 1988, 1989, and 1992 to create and carry out a housing rehabilitation program for low and moderate-income residents. The Fortuna Redevelopment Agency is responsible for implementing the program. The funds from the grant were used to make loans to qualified property owners. The loan repayments have been placed in a revolving fund. The moneys in the revolving loan fund are being used to make loans to rehabilitate dwellings of low and moderate-income residents.</p>	<p>Objective: Increase and improve the supply of low- and moderate-income housing by rehabilitating five units per year.  Time Frame: Ongoing through 2019</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>On 2/2/2026 the City delegated it's 2022 and 2023 PLHA allocations of the County of Humboldt to be utilized for Housing Rehabilitation and FTHB Programs to benefit Fortuna residents. The City will continue to prioritize delegating future PLHA and other funding allocations.</p>	<p>Other</p>	<p>5</p>	<p>Resolution 2026-02  chrome-extension://efaidnbnmnnibpcajpcglcfindmkaj/https://towncloud-core-prod.s3.us-west-2.amazonaws.com/uploads/fortuna-ca/meetings/item_attachment/attachment/3551/5b_PLHA_Delegation_CC_SR.pdf</p>
<p><b>H-5. Density Bonus Program</b>  State law requires that the City allow more dwellings to be built than the existing development standards allow if a developer agrees to make a certain number of dwellings available to the target income group. This provision in state law is commonly referred to as a density bonus provision. The City should actively encourage developers to utilize the density bonus provision and develop affordable housing by providing information about the program at the counter, on</p>	<p>Objective: Update the Zoning Code to ensure compliance with state law and provide affordable housing through use of the density bonus provision.  Time Frame: Update the Zoning Code by December 2018; ongoing as projects are processed through the Community Development Department.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Zoning update planned for 2026 as part of larger ongoing zoning updates.</p>	<p>Households</p>	<p>500</p>	<p>None</p>
<p><b>H-6. Preserve Assisted Units</b>  State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p>Objective: Preserve assisted affordable housing projects.  Time Frame: Ongoing, as projects approach expiration</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing. MOU with County for monitoring recently renewed.</p>	<p>Households</p>	<p>500</p>	<p>None</p>

<p><b>H-7 Improvement Standards</b> Because the City's Improvement Standards and Specifications are a critical component of subdivision design, it is imperative that they reflect realistic standards that protect public health and safety, while at the same time not impose unnecessary, excessive development costs. The City shall review and update the Improvement Standards and Specifications to ensure that balanced improvements are required of new developments.</p>	<p>Objective: Evaluate the City's Improvement Standards and Specifications and revise as necessary. Time Frame: Annually review standards and revise within six to eight months, if necessary</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Improvement standards revised and approved by staff. To be adopted by City Council in 2026.</p>	<p>Other</p>	<p>0</p>	<p>None</p>
<p><b>H-8. Annual Review of the Housing Element</b> The City must prepare an annual progress report on the status and progress in implementing its Housing Element. The annual progress report must be presented to the Planning Commission or City Council and is then submitted to HCD and the Governor's Office of Planning and Research.</p>	<p>Objective: Review the Housing Element on an annual basis to determine the effectiveness of the programs in achieving the City's housing goals and objectives. Time Frame: Annually, starting April 2018</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing.</p>	<p>Other</p>	<p>1000</p>	<p>None</p>
<p><b>H-9. Residential Multifamily Development Review Process</b> Currently, the City requires a conditional use permit for multifamily developments with 5 or more units. To ensure that the conditional use permit process does not impact the timing, cost, or supply of multifamily development, the City shall replace the conditional use permit requirement for multifamily development in multifamily zones with a site plan review process. This process will continue to review elements such as aesthetics, traffic, parking, noise and visual impacts. The site plan review process will incorporate objective standards to promote greater certainty and streamlining in the approval process for multifamily development.</p>	<p>Objective: Replace the conditional use permit process with a site plan review. Time Frame: End of 2018</p>	<p>12/4/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Objective Design Standards for MF development adopted on 12/4/2023</p>	<p>Households</p>	<p>500</p>	<p><a href="https://towncloud.io/go/fortuna-ca/agendas/236">https://towncloud.io/go/fortuna-ca/agendas/236</a></p>

<p><b>H-10. Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility</b> The City will aid developers looking to develop affordable housing by continuing to maintain an inventory of available sites within the City and by identifying potential sites that are prime for affordable housing development. The City will continue to allow lot consolidation as a ministerial process, and when financially feasible, the City will waive any fees for consolidating small parcels. The City will also provide information and technical assistance on federal and state funding sources or referrals to appropriate agencies.</p> <p>To comply with new housing laws, the City will rezone sites 6 and 12 to allow residential use by- right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households.</p>	<p>Objective: Encourage the development of housing for all segments of the community, specifically lower-income households. Ensure the City is meeting its regional housing needs allocation.</p> <p>Time Frame: Ongoing; review and update the sites inventory on an annual basis. Provide lot consolidation assistance as projects are processed through the Community Development Department. Rezone sites 6 and 12 to allow residential use by- right within 3 years from adoption of this Housing Element.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing</p>	<p>Households</p>	<p>100</p>	<p>None</p>
<p><b>H-11. Emergency Shelters and Regional Homeless Coordination</b> State law requires the City to identify a zone where emergency shelters are permitted by right, without discretionary review. The City is also permitted to adopt developmental and managerial standards in accordance with Government Code Section 65583(a)(4)(A). The City's Zoning Ordinance currently allows for the development of a homeless shelters by right on select parcels in the Commercial Thoroughfare (C-T) and Light Industrial (M-1) zoning districts. To ensure compliance with state law, the City will: - Create an emergency shelter overlay zone where an emergency shelter will be permitted by right, without discretionary review. - Identify sites within the overlay zone that have sufficient capacity and are appropriate and suitable for a homeless shelter. - Work with the County and Humboldt Housing and Homeless Coalition (HHHC) during the yearly point-in-time homeless count to conduct a suitability study to determine the specific needs for Fortuna.</p>	<p>Objective: Amend the Zoning Ordinance to create an overlay zone that will be applied to identified sites where an emergency shelter will be permitted by right and remove any discretionary approval by allowing planning director approval of design review. Annually work with the County and Humboldt Housing and Homeless Coalition (HHHC) during the yearly point-in-time homeless count. Time Frame: Update the Zoning Ordinance by spring 2018. Identify and revise the current standards and remove any discretionary approvals prior to adoption of the Housing Element. Meet with neighboring cities and the County annually to discuss homeless issues.</p>	<p>11/5/2018</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Emergency Shelter Overlay Zones adopted on 11/5/2018</p>	<p>Other</p>	<p>100</p>	<p>chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://cms8.revize.com/revize/cityoffortuna/Documents/Your%20Government/City%20Council/Agenda%20Packets%20and%20Minutes/2018/Minutes/11-05-2018%20Regular%20Meeting%20Minutes.pdf?t=202505091221550&amp;t=202505091221550</p>

<p><b>H-12 Transitional and Supportive Housing</b>  The City currently has separate definitions of transitional and supportive housing, as defined in Health and Safety Code Sections 50675.2 and 50675.14, included in its Zoning Ordinance. In an effort to comply with state law, the City will review and revise its Zoning Ordinance to state 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.</p>	<p>Objective: Amend the Zoning Ordinance to state 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. Time Frame: Update the Zoning Ordinance by spring 2018.</p>	<p>11/17/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Transitional and Supportive Housing Ordinances Adopted on 11/17/2025</p>	<p>Households</p>	<p>100</p>	<p><a href="https://towncloud.io/go/fortuna-ca/agendas/616">https://towncloud.io/go/fortuna-ca/agendas/616</a></p>
<p><b>H-13. Facilitate the Development of Affordable Housing</b>  In an effort to facilitate the development of affordable housing, the City will consider the following efforts:</p> <ul style="list-style-type: none"> <li>- Prioritize any available funding for affordable housing, extremely low-income households, and/or for emergency shelters.</li> <li>- Conduct yearly outreach to affordable housing developers and shelter providers, identifying available sites for development and assisting with funding applications.</li> <li>- Waive or defer impact fees for affordable housing developments and shelters when feasible.</li> <li>- Dedicate City-owned site(s) to an affordable housing developer and/or emergency shelter provider.</li> </ul>	<p>Objective: Increase the likelihood of developing and rehabilitating housing units affordable to lower- income individuals and families by educating developers, increasing public awareness of the process, and creating a partnership with developers between developers and the City.  Time Frame: Ongoing. Conduct yearly outreach, waive or defer fees as projects are processed.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>On 2/2/2026 the City delegated it's 2022 and 2023 PLHA allocations of the County of Humboldt to be utilized for Housing Rehabilitation and FTHB Prgrams to benefit Fortuna residents. The City will continue to prioritize delegating future PLHA and other funding allocations.</p>	<p>Other</p>	<p>5</p>	<p>Resolution 2026-02  chrome-extension://efaidnbmninnibpcjpcglclefindmkaj/  https://towncloud-core-prod.s3.us-west-2.amazonaws.com/uploads/fortuna-ca/meetings/item_attachment/attachment/3551/5b_PLHA_Delegation_CC_SR.pdf</p>

<p><b>H-14 Housing Grants and Other Forms of Assistance</b>  The City shall pursue funding for housing programs, and/or assist private developers who pursue housing assistance programs, including but not limited to the following: -First time Homebuyer Program  - Home Investment Partnership Program (HOME)  - State Community Development Block Grant (CDBG)  - Multifamily Housing Program (MHP)  - Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)  - CalHome Program  - Building Equity and Growth in Neighborhoods Program (BEGIN)  - United States Department of Agriculture Housing Programs  - California Housing Finance Authority Loans (CHFA)  - Federal Low-Income Housing Tax Credit (LIHTC)</p>	<p>Objective: Provide gap financing to developers to encourage affordable housing. Target assisting 5 households with the programs listed. Time Frame: Ongoing, as NOFAs are released.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>On 2/2/2026 the City delegated it's 2022 and 2023 PLHA allocations of the County of Humboldt to be utilized for Housing Rehabilitation and FTHB Programs to benefit Fortuna residents. The City will continue to prioritize delegating future PLHA and other funding allocations.</p>	<p>Other</p>	<p>5</p>	<p>Resolution 2026-02  chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://towncloud-core-prod.s3.us-west-2.amazonaws.com/uploads/fortuna-ca/meetings/item_attachment/attachment/3551/5b_PLHA_Delegation_CC_SR.pdf</p>
<p><b>H-15. Housing for Extremely Low-Income Households</b>  The City shall amend the Zoning Ordinance to allow conversion of hotels and motels to single-room occupancy units (SRO) under specified conditions in selected zones. In addition, to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.</p>	<p>Objective: Support the development of housing for extremely low-income households and amend the Zoning Ordinance to allow for SROs to comply with state law. Assist 3 extremely low-income households by the end of the planning period. Time Frame: Ongoing as projects are processed through the Community Development Department. Amend the Zoning Ordinance by December 2018.</p>	<p>1/6/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>SRO Ordinance adopted on 1/6/2026</p>	<p>Households</p>	<p>100</p>	<p>https://towncloud.io/go/fortuna-ca/agendas/616</p>
<p><b>H-16. Accessory Dwelling Units</b>  Accessory dwelling units (second units) can be an affordable housing option and can help meet the needs of many residents in the city. To 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.</p>	<p>Objective: Support the development of accessory dwelling units. Time Frame: Update the Zoning Ordinance by December 2018.</p>	<p>3/2/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On 3/2/2026 the City Council approved an amendment to the Zoning Code to comply with State ADU LAws</p>	<p>Households</p>	<p>500</p>	<p>https://towncloud.io/go/fortuna-ca/agendas/674</p>

<p><b>H-17 Efficiency Units</b>  The City shall consider adopting changes to the Uniform Building Code to allow construction of efficiency units as small as 150 square feet in size consistent with the requirements of state and local law.</p>	<p>Objective: Encourage efficiency unit construction.  Time Frame: Determine if this is feasible and update the Zoning Ordinance by December 2018.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Zoning amendment planned for 2026</p>	<p>Households</p>	<p>100</p>	<p>None</p>
<p><b>H-18 Reasonable Accommodation Procedure</b>  The City will 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. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website. The City will also update the definition of family to state "one or more persons living together in a dwelling unit."</p>	<p>Objective: Develop and formalize a general process for reasonable accommodations.  Time Frame: Update the Zoning Ordinance by December 2018.</p>	<p>1/6/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>City Council adopted Reasonable Accommodation Ordinance on 1/6/2025</p>	<p>Households</p>	<p>1000</p>	<p><a href="https://towncloud.io/go/fortuna-ca/agendas/616">https://towncloud.io/go/fortuna-ca/agendas/616</a></p>
<p><b>H-19. Provide Assistance for Persons with Developmental Disabilities</b>  Chapter 507, Statutes of 2010 (Senate Bill 812), which took effect January 2011, requires the City to address the needs of individuals with a developmental disability. The City will work with the Redwood Coast Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure and directing people to service information on the City's website.</p>	<p>Objective: Work with the Redwood Coast Regional Center to develop an outreach program to assist persons with development disabilities.  Time Frame: Develop an outreach program within one year of adopting the Housing Element and implement the program within six months after it is developed.</p>	<p>11/25/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>City worked with RCRC to develop a flyer to assist DD persons with Housing Assistance. Posted to City website and at CDD offices.</p>	<p>Households</p>	<p>100</p>	<p><a href="https://cms8.revize.com/revize/cityoffortuna/departments/community_development/index.php">https://cms8.revize.com/revize/cityoffortuna/departments/community_development/index.php</a></p>

<p><b>H-20. Energy Conservation</b>  The City will work with Redwood Community Action Agency (RCAA) to promote residential energy efficiency. The following programs are available through RCAA:  <b>Free Weatherization Program –</b> Provides weatherization services and assistance to low- to moderate-income households through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weather stripping, water heater wrap, insulation of various home components, and financial assistance.  <b>Energy Demonstration Center –</b> Through the Energy and Environmental Services Division of the RCAA, this center provides energy efficiency retrofits, home improvement, utility and energy assistance, client education and advocacy, and other services to people in need in Humboldt County.  <b>Utility Payment Assistance Program –</b> Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.</p>	<p>Objective: Promote residential energy conservation.  Time Frame: Ongoing</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing. City provides referrals to RCEA and RCAA as appropriate.</p>	<p>Households</p>	<p>5000</p>	<p><a href="https://redwoodenergy.org/">https://redwoodenergy.org/</a></p>
<p><b>H-21. Inclusionary Zoning Ordinance</b>  Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income people as a condition of development. The City will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the City deems construction of inclusionary units to be impractical, pay an in-lieu fee, or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the City will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.</p>	<p>Objective: Promote the development of affordable housing.  Time Frame: Explore options of an ordinance by the end of 2018; if determined to be feasible, adopt an ordinance by the end of 2019.</p>	<p>10/28/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On 10/28/2026 The City approved a Zoning Amendment to allow by-right development of multifamily housing developments in which at least 20 percent of the units are affordable to lower-income households</p>	<p>Households</p>	<p>500</p>	<p><a href="https://towncloud.io/go/fortuna-ca/agendas/627">https://towncloud.io/go/fortuna-ca/agendas/627</a></p>

<p><b>H-22. Preservation of Mobile Homes</b>  Mobile homes are an affordable housing option for many residents. In an effort to assist with preserving this type of housing, the City will take the following steps:  - Compile a list of resources and provide technical assistance to facilitate the maintenance and preservation of mobile home parks.  - Conduct yearly outreach to mobile home residents and park owners regarding potential funding sources, including the State's Mobilehome Park Rehabilitation and Ownership Program (MPRRP). Outreach may be facilitated by going to mobile home clubhouses and posting information in readily visible locations.  - Consider preparing an assessment of housing-related needs in mobile home parks through communications with residents and owners, identifying city, state, federal, and private resources available to address those needs.  - Provide assistance with funding applications to mobile home park owners, residents, and nonprofit organizations to assist in mobile home park preservation.</p>	<p>Objective: Preserve housing affordable to lower-income persons.  Time Frame: Provide assistance at least annually and as an ongoing effort. Compile a list of resources and map of mobile home parks and develop a list of preservation experts and nonprofit organizations by the end of 2018. Consider preparation of a housing assessment by the end of 2018.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City is in the process of drafting a Mobile Home Rent Stabilization Ordinance. Draft ordinance in public comment period.</p>	<p>Households</p>	<p>200</p>	<p>None</p>
<p><b>H-23. Infrastructure Provision and Financing</b>  To minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state or USDA infrastructure funding programs to support improvement efforts. The City will also consider allowing for fee exemptions when energy and water conservation measures are considered for new development.</p>	<p>Objective: Reduction of housing development cost associated with infrastructure development. Assist with infrastructure constraints for properties included in the sites inventory, specifically APNs 201- 149-023, -024, -037, and -039.  Time Frame: Annually evaluate measures and apply for at least 3 funding sources, as NOFAs are released. As applications are processed through the Community Development Department.</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City planning to apply for CDBG funds or Infill Infrastructure funds under 2026 NOFAs.</p>	<p>Households</p>	<p>100</p>	<p><a href="https://www.hcd.ca.gov/funding/iig">https://www.hcd.ca.gov/funding/iig</a></p>





<b>Jurisdiction</b>	Fortuna	
<b>Reporting Period</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">checklist here</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>		
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>	2025 (Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle 08/31/2019 - 08/31/2027

## ANNUAL ELEMENT PROGRESS REPORT

**Table K  
Tenant 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>	No	
<b>If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.</b>		
Notes		



