

Please Start Here

General Information	
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Reporting Calendar Year	2024
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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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Notes: "n" indicates an optional field.
Call to order for complete audio multiplication form.

Jurisdiction	Fortuna
Reporting Year	2024 (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	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
Very Low	Deed Restricted	73	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	73
Low	Deed Restricted	46	-	-	-	-	-	-	-	-	-	-	8	38
	Non-Deed Restricted		-	-	-	8	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	51	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		12	14	33	20	2	4	-	-	-	-	85	-
Above Moderate		120	12	3	14	15	16	21	38	-	-	-	119	1
Total RHNA		290												
Total Units			24	17	47	43	18	25	38	-	-	-	212	112
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.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Fortuna	
Reporting Year		2024	(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 been unable to develop a First Time Homebuyer Program but continues to monitor for available funds.
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 unis per year.	Ongoing	The City has not received any state or federal assistance to provide loans through this program.
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 utilizes the State Density Bonus law and will update the Zoning Code as resources allow.
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 2025.

H-8. Annual Progress Report	Prepare and submit annual progress report to HCD.	Annually	The City submitted the 2023 APR to HCD before April 1, 2023 and will submit the 2024 APR in time.
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 2025.
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 affordable housing but suggests this (and the available concessions through density bonus law) whenever there are preapplication meetings around residential development.
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 amended the Zoning Ordinance to allow for SROs in compliance with state law in 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.

[illegible]

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			Current Year
Income Level			
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			5
Total Units			5

Building Permits Issued by Affordability Summary		
	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	0
Above Moderate		38
Total Units		38

Certificate of Occupancy Issued by Affordability Summary			Current Year
Income Level			
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			21
Total Units			21