



CITY OF FORTUNA 2019–2027 HOUSING ELEMENT

AUGUST 2019



TABLE OF CONTENTS

I.	Introduction.....	1
1.	Public Participation.....	2
2.	General Plan Consistency	3
II.	Housing Goals, Policies, and Programs	5
III.	Review and Revise.....	17
IV.	Housing Needs Assessment	31
1.	Population Characteristics	31
2.	Employment Characteristics.....	33
3.	Household Characteristics	35
4.	Income Characteristics	36
5.	Housing Stock Characteristics.....	40
6.	Housing Cost and Affordability	43
7.	Special Needs Groups	44
8.	Energy Conservation in Residential Development	50
9.	Regional Housing Needs Assessment.....	56
V.	Housing Resources	58
VI.	Housing Constraints.....	67
1.	Nongovernmental Constraints.....	67
2.	Governmental Constraints.....	69
3.	Opportunities for Energy Conservation	85
VII.	Quantified Objectives	88

Appendix – Public Participation

List of Tables

Table 1 Population Growth Trends 31

Table 2 Surrounding Jurisdictions Population Growth Trends..... 31

Table 3 Population Projections..... 32

Table 4 Age Characteristics 32

Table 5 Race and Ethnicity 2017..... 33

Table 6 Distribution of Workers Ages 16 or Older by Category, 2017 City of Fortuna and Humboldt County..... 34

Table 7 Comparison of Employment by Major Occupational Category City of Fortuna and Humboldt County 34

Table 9 Household Characteristics, 2017 35

Table 10 Overcrowded Households, 2016 36

Table 11 Maximum Household Income Level, 2018 by Household Size for Humboldt County 36

Table 12 Household Income, 2017 37

Table 13 Sources of Household Income, 2017 City of Fortuna and Humboldt County 37

Table 14 Poverty Status, 2017 City of Fortuna and Humboldt County 38

Table 16 Households Overpaying by Income category, 2015 39

Table 17 Housing Units by Housing Type 40

Table 18 Units Constructed 40

Table 19 Housing Tenure 41

Table 20 Occupancy Status of Housing Stock 41

Table 21 Age of Housing Stock, 2018 42

Table 22 Housing Conditions Survey Results..... 43

Table 25 Housing Affordability by Income Level, 2018 44

Table H-26 Disability Characteristics Age..... 44

Table 27 Persons with Developmental Disabilities by Age, 2018..... 45

Table 28 Households Size by Tenure 46

Table 29 Households by Tenure by Age..... 46

Table 30 Farms and Farmworkers by Work Period Length—Humboldt County..... 48

Table 31 Assisted Housing Projects..... 53

Table 32 Housing and Successor Agency Funds 55

Table 33 Successor Agency Assets..... 55

Table 34 Regional Housing Needs Allocation, December 31, 2018–August 31, 2027 56

Table 35 Regional Housing Needs by Income 57

Table 36 Residential Land Use Designation – Allowable Density 59

Table 38 Comparison of the Regional Housing Need and Residential Sites Capacity 61

Table 39 Vacant Residential Sites Inventory 61

Table 35: Interest Rates..... 68

Table 40 City of Fortuna Development Standards 70

Table 41 Parking Standards..... 70

Table 42 Housing Types Permitted by Zoning District 71

Table 43 Typical Fees for Single Family and Multifamily Development 76

Table 44 Planning and Development Fees..... 76

Table 45 City Impact Fees 77

Table 46 Timelines for Permit Procedures..... 79

Table 47 Typical Processing Procedures by Project Type..... 80

Table 48 City of Fortuna Street Standards 82

Table 49 Energy Conservation Programs 85

Table 50 Quantified Objectives 88

Figures

Figure 1 – Vacant Sites Inventory 65

I. INTRODUCTION

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Fortuna. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the city's share of the state-prescribed regional housing need. The Housing Element is the component of the City's General Plan that provides a five-year vision for housing. Fortuna, along with all municipalities, is required by state law to update the Housing Element of the General Plan every five years.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives.

The California state legislature has identified the attainment of a decent home and suitable living environment for every resident as the state's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element.

The primary purpose of a housing element is to:

- 1) preserve and improve housing and neighborhoods,
- 2) provide adequate housing sites,
- 3) assist in the provision of affordable housing,
- 4) remove governmental constraints to housing investment, and
- 5) promote fair and equal housing opportunities.

This Housing Element consists of the following major components: (1) an analysis of the city's demographics, housing characteristics, and existing and future housing needs; (2) a review of potential market, governmental, and environmental constraints to meeting the city's identified housing needs; (3) an evaluation of the land, financial, and organizational resources available to address the city's identified housing needs; and (4) a statement of the Housing Plan to address the city's identified housing needs, including housing goals, policies, and programs.

DATA SOURCES

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, and other local sources as available.

The US Census, which is completed every ten years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2012–2016 (data provided from HCD) and 2013–2017 ACS data.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

1. PUBLIC PARTICIPATION

The California Department of Housing and Community Development requires that local governments make a diligent effort to achieve the public participation of all economic segments of the community.

Throughout the Housing Element update process, the City of Fortuna made diligent efforts to reach all segments of the community. Public input on housing needs and strategies is critical to developing appropriate and effective City housing programs. The City elicited public participation by posting notices of meetings at City Hall, the Chamber of Commerce, and the City's River Lodge; by publishing notices in the local newspaper; and by contacting service providers (specifically representing lower-income households), local real estate agents, developers, housing needs advocacy groups, and other stakeholders.

All segments of the community were encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups and inviting them to attend public workshops on the Housing Element.

In an effort to continue to engage the public in the process, the City reached out to local interest groups, including several that represent the Hispanic community (listed below) to inform each group that the draft Housing Element has been submitted to HCD and to ask for input and feedback.

- Paso a Paso
- St. Patrick Mission/St. Joseph Church
- Eel River Multigenerational Center
- Open Door Community Health Center
- St. Joseph Hospital
- Humboldt State University
- Latino Community Coordinator
- Food for People
- Humboldt County Office of Education

PUBLIC WORKSHOP

To provide opportunities for public participation in the preparation of the Housing Element, the City conducted a workshop on November 28, 2018, to explain the purpose and contents of the Housing Element, explain state requirements, and initiate dialogue regarding specific housing needs. Invitations were sent to community-based organizations, nonprofit housing organizations, building industry representatives, and public agencies, and notices were posted in City buildings.

- Arcata Economic Development Corp.
- Area I Agency on Aging
- Bear River Band of the Rohnerville Rancheria
- Fortuna Chamber of Commerce
- Fortuna Community Services
- Fortuna Family Resource Center
- Fortuna Rotary Club
- Humboldt Area Foundation
- Humboldt Association of Realtors
- Humboldt Bay Housing Corp.
- Humboldt Builders Exchange
- Humboldt County Dept. of Health
- Humboldt County Farm Bureau
- Humboldt County Housing Authority
- Humboldt County Office of Education
- Humboldt Habitat for Humanity
- League of Women Voters
- North Coast Veterans Resource Center
- Northern CA Association of Home Builders
- Open Door Community Health Center
- Redwood Community Action Agency
- Redwood Legal Assistance
- River Life Foundation
- Senior Resource Center
- St. Joseph Food Pantry
- Tina Christensen, Coldwell Banker

Comments Received

Comments from the public workshop are summarized in the appendix. No additional comments have been received on the draft Housing Element.

PUBLIC HEARINGS

Public Hearings for adoption will be held in August 2019 and the City plans to provide Spanish translation for all noticing.

2. GENERAL PLAN CONSISTENCY

The Housing Element is a component of the General Plan, which provides guiding policy for all growth and development within the community. The General Plan consists of nine chapters (referred to as elements) that address both the state-mandated planning issues plus optional subjects that are of particular concern to Fortuna: Land Use, Economic Development, Housing, Transportation/Circulation, Natural & Cultural Resources, Parks, Recreation & Open Space, Public Facilities, Health & Safety, and Community Design.

State law requires consistency among chapters of the General Plan, stating that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” As such, goals and policies in the Housing Element should be interpreted and implemented consistent with the goals and policies of the rest of the General Plan. The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the

city. To ensure that the contents of the 2014–2019 Housing Element maintain consistency with the other elements of the adopted General Plan, a consistency analysis of the entire document was conducted.

This Housing Element update is consistent with the General Plan because it relies on compatible data, programs, and policies of the General Plan, as well as the General Plan land use designations that are identified in the Land Use Element. The goals, objectives, and policies of the Housing Element have been reviewed for consistency with the goals, objectives, and policies of the 2030 General Plan adopted in October 2010.

The City will continue to ensure consistency between the Housing Element and other General Plan elements so that policies introduced in one element are consistent with other elements. At this time, the Housing Element does not propose significant changes to any other element of the General Plan. However, if over time it becomes apparent that changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

Per Assembly Bill (AB) 162 (Government Code Section 65302), the City will evaluate and amend as appropriate the Health & Safety and Parks, Recreation, & Open Space Elements of the General Plan to include analysis and policies regarding flood hazard and management information.

Senate Bill 244: Disadvantaged Unincorporated Communities

As part of the 2014–2019 Housing Element update, the City completed an analysis of disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements. As this analysis was just completed in summer of 2018, the City has reviewed the current memo for accuracy and concluded that everything is still current.

II. HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the goals and policies of the City concerning housing. Following, it identifies the specific programs the City will carry out to implement the goals and policies. Changes from the previous housing element are shown in the section following.

Goal H-1

Provide decent housing for all persons regardless of age, sex, race, marital status, ethnic background, income, or other arbitrary factors.

Policies

H-1.1 Continue to encourage the development and provision of a variety of housing choices, including residential types, tenancies, sizes, locations, and prices, for all economic groups.

H-1.2 Provide and post information at City Hall on federal and state programs dealing with fair employment and fair housing opportunities and refer complaints to the California Department of Fair Employment and Housing.

H-1.3 Continue to assist and encourage the private sector to construct and finance new housing, including both owner and rental units.

Goal H-2

Provide adequate housing by location, type, price, and tenure, including for those of low and moderate income.

Policies

H-2.1 Promote the provision of an adequate number of rental units affordable to low- and moderate-income households.

H-2.2 Continue to encourage sound growth in the city by designating suitable sites for residential development.

H-2.3 Approach widespread housing problems through the coordinated action of government, private sector, and the community at large.

Goal H-3

Provide for the development of a balanced residential environment, including access to jobs, community facilities, and services.

Policies

H-3.1 Review the zoning and subdivision ordinances and revise as necessary to correct conflicts and streamline the permit process.

H-3.2 Conduct studies and make recommendations on improving the permit processing procedures, and update handouts that explain the various development standards to the public.

H-3.3 Assist the private sector to the extent feasible to construct new housing in the city. In addition, assist the private sector in trying to obtain state or federal financing to construct new housing.

H-3.4 Make a maximum effort to promote affordable housing for retired Fortuna residents, particularly those with limited fixed incomes.

Goal H-4

Encourage sound growth by designating suitable sites for residential development.

H-4.1 Promote adaptive reuse of vacant buildings in the city as housing.

Policies

Goal H-5

Improve and conserve existing residential neighborhoods.

Policies

H-5.1 Continue to monitor housing conditions and where possible steps should be taken to upgrade those that need repairs.

H-5.2 Actively enforce new state construction standards for energy efficiency.

H-5.3 Continue to enforce housing, electrical, fire prevention, and health and safety codes to ensure that the quality, safety, and livability of the housing stock will be maintained.

H-5.4 Continue to ensure that codes and specifications reflect changes in construction technology.

H-5.5 Current minimum housing standards and building codes should be maintained in order to allow construction of low-cost housing.

Goal H-6

Strive to reduce the cost of housing and to provide starter homes for residents, particularly young families.

Policies

H-6.1 Assist, when possible, those public and private agencies capable of producing or assisting in producing housing, particularly including low- and moderate-income housing.

H-6.2 Promote homeownership within the city.

H-6.3 Encourage the use of solar energy within the city.

H-6.4 To the fullest extent feasible, utilize state and federal funding to develop a program to rehabilitate housing in need of repair in the city by providing low-interest loans to those people who do not qualify for normal financing.

H-6.5 To the fullest extent feasible, attempt to obtain state and federal funding to install public infrastructure that would encourage infill and lower overall development costs for housing.

H-6.6 Encourage infill in the mid-Fortuna area to reduce the cost of new residential construction and minimize the cost of providing public services.

H-6.7 Strive to keep the City's Improvement Standards and Specifications up to date.

H-6.8 Continue to encourage the development of starter homes for first-time homebuyers by providing funding to upgrade streets, drainage, water, and sewer facilities using the 20% Housing Set Aside funds from the Fortuna Redevelopment Project.

Programs

H-1. Housing Rehabilitation

Statement: 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 2019–2027 planning period.

Financing: CDBG and HOME funds

Time Frame: Apply to HCD for CDBG and HOME funds through the state's annual funding cycle as Notices of Funding Availability are released.

Responsible Agency: Community Development Department

H-2. First-Time Homebuyer Program

Statement: The City will develop a First-Time Homebuyer (FTHB) program and, through the availability of HOME funds, will provide financial assistance through loans and/or grants to help buyers with down payments, closing costs, mortgage insurance premiums, and/or with a silent second trust deed. Through the FTHB program, the City will assist low-income households (80 percent or less than the county median). The City will partner with an agency to assist with the implementation of this program.

Objective: Assist five households during the 2019–2027 planning period.

Financing: HOME funds

Time Frame: Develop a program and identify an agency to partner with by December 2020, ongoing through 2027, as funding is available.

Responsible Agency: Community Development Department

H-3. Promote Fair Housing Opportunities

Statement: The City will refer interested persons to the California Fair Housing and Employment Council. 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, and on the City's website. The Planning Division shall also maintain the information at all City government office locations.

Objective: Continue to promote fair housing.

Financing: City of Fortuna

Time Frame: Mail and post information annually every January.

Responsible Agency: Community Development Department

H-4. CDBG Housing Revolving Loan Fund

Statement: 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 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.

Objective: Increase and improve the supply of low- and moderate-income housing by rehabilitating five units per year.

Financing: Revolving loan fund and future CDBG grants

Time Frame: Ongoing through 2027

Responsible Agency: Community Development Department

H-5. Density Bonus Program

Statement: 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 the City's website, and at pre-application meetings.

Objective: Update the Zoning Ordinance to ensure compliance with state law and provide affordable housing through use of the density bonus provision.

Financing: City of Fortuna

Time Frame: Update the Zoning Ordinance within one year from adoption; ongoing as projects are processed through the Community Development Department.

Responsible Agency: Community Development

H-6. Preserve Assisted Units

Statement: 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.

Objective: Preserve assisted affordable housing projects.

Financing: City of Fortuna

Time Frame: Ongoing, as projects approach expiration

Responsible Agency: Community Development Department

H-7. Improvement Standards

Statement: 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.

Objective: Evaluate the City's Improvement Standards and Specifications and revise as necessary.

Financing: City of Fortuna

Time Frame: Annually review standards and revise within six to eight months, if necessary

Responsible Agency: Community Development Department

H-8. Annual Review of the Housing Element

Statement: 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.

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.

Financing: City of Fortuna

Time Frame: Annually, starting April 2019

Responsible Agency: Community Development

H-9. Residential Multifamily Development Review Process

Statement: 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 amend the Zoning Code to replace the conditional use permit requirement for multifamily development in multifamily zones with an administrative, non-hearing site plan review process. This process will continue to include design review. The administrative site plan review process will consist of a checklist of pre-determined standards, providing greater certainty to multifamily developers and streamlining the approval process by eliminating discretionary public hearings.

In addition, the City will amend the current design review process, standards and findings to create a set of design guidelines that are clear, objective and do not constrain the development of housing. The process will also allow staff to review projects and will not require public noticing or public hearings.

Objective: Replace the conditional use permit process with a site plan review.

Financing: City of Fortuna, SB 2 funding

Time Frame: Within one year from adoption.

Responsible Agency: Community Development Department

H-10. Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility

Statement: 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.

To comply with new housing laws, the City will rezone all sites zoned R-M with a General Plan designation of Residential High, 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.

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.

Financing: City of Fortuna

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 all sites zoned R-M with a General Plan designation of Residential High to allow residential use by-right within 3 years from adoption of this Housing Element.

Responsible Agency: Community Development Department

H-11. Emergency Shelters and Regional Homeless Coordination

Statement: The City's Zoning Ordinance 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 ongoing compliance with state law, the City will:

- Annually monitor sites within the overlay zone to ensure there is sufficient capacity and that the sits 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.
- Continue to coordinate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Objective: Annually work with the County and Humboldt Housing and Homeless Coalition (HHHC) during the yearly point-in-time homeless count.

Financing: City of Fortuna

Time Frame: Annually monitor emergency shelter overlay zone sites. Meet with neighboring cities and the County annually to discuss homeless issues.

Responsible Agency: Community Development Department

H-12. Transitional and Supportive Housing

Statement: 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. Additionally, supportive housing will be allowed as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Objective: Amend the Zoning Ordinance to state that transitional and supportive housing types consistent with state law.

Financing: City of Fortuna

Time Frame: Update the Zoning Ordinance within one year from adoption.

Responsible Agency: Community Development Department

H-13. Facilitate the Development of Affordable Housing

Statement: In an effort to facilitate the development of affordable housing, the City will consider the following efforts:

- Prioritize any available funding for affordable housing, extremely low-income households, and/or for emergency shelters.
- Conduct yearly outreach to affordable housing developers and shelter providers, identifying available sites for development and assisting with funding applications.

- Waive or defer impact fees for affordable housing developments and shelters when feasible.
- Dedicate City-owned site(s) (two residentially zoned vacant sites--Spring Street and Penn Street) to an affordable housing developer and/or emergency shelter provider.

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.

Financing: City of Fortuna

Time Frame: Ongoing. Conduct yearly outreach, waive or defer fees as projects are processed.

Responsible Agency: Community Development Department

H-14. Housing Grants and Other Forms of Assistance

Statement: 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)

Objective: Provide gap financing to developers to encourage affordable housing. Target assisting 5 households with the programs listed.

Financing: City of Fortuna

Time Frame: Ongoing, as NOFAs are released.

Responsible Agency: Community Development Department

H-15. Housing for Extremely Low-Income Households

Statement: 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.

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.

Financing: City of Fortuna

Time Frame: Ongoing as projects are processed through the Community Development Department. Amend the Zoning Ordinance within one year from adoption.

Responsible Agency: Community Development Department

H-16. Accessory Dwelling Units

Statement: 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.

Objective: Support the development of accessory dwelling units.

Financing: City of Fortuna

Time Frame: Update the Zoning Ordinance within one year from adoption.

Responsible Agency: Community Development Department

H-17. Efficiency Units

Statement: The City shall consider adopting changes to the California 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.

Objective: Encourage efficiency unit construction.

Financing: City of Fortuna

Time Frame: Determine if this is feasible and update the Zoning Ordinance by December 2020.

Responsible Agency: Community Development Department

H-18. Reasonable Accommodation Procedure

Statement: 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."

Objective: Develop and formalize a general process for reasonable accommodations.

Financing: City of Fortuna

Time Frame: Update the Zoning Ordinance within one year from adoption.

Responsible Agency: Community Development Department

H-19. Provide Assistance for Persons with Developmental Disabilities

Statement: 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.

Objective: Work with the Redwood Coast Regional Center to develop an outreach program to assist persons with development disabilities.

Financing: City of Fortuna

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.

Responsible Agency: Community Development Department

H-20. Energy Conservation

Statement: The City will work with Redwood Community Action Agency (RCAA) to promote residential energy efficiency. The following programs are available through RCAA:

Free Weatherization Program – 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.

Energy Demonstration Center – 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.

Utility Payment Assistance Program – Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.

Objective: Promote residential energy conservation.

Financing: City of Fortuna

Time Frame: Ongoing

Responsible Agency: Community Development Department

H-21. Inclusionary Zoning Ordinance

Statement: 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.

Objective: Promote the development of affordable housing.

Financing: City of Fortuna

Time Frame: Explore options of an ordinance by the end of 2019; if determined to be feasible, adopt an ordinance by the end of 2020.

Responsible Agency: Community Development Department

H-22. Preservation of Mobile Homes

Statement: 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 (MPRRROP). 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.
- Compile a list and map of mobile home parks in Fortuna.
- Develop a list of mobile home preservation experts and nonprofit organizations that can assist in the preservation of mobile home units. Provide this information to interested mobile home park residents, owners, and nonprofit organizations.

Objective: Preserve housing affordable to lower-income persons.

Financing: City of Fortuna

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 2019. Consider preparation of a housing assessment by the end of 2020.

Responsible Agency: Community Development Department

H-23. Infrastructure Provision and Financing

Statement: 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.

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.

Financing: City of Fortuna

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.

Responsible Agency: Community Development Department

H-24. Employee Housing

Statement: To comply with Health and Safety Code Sections 17021.5 and 17021.6 the City will review and revise the zoning code. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.

Objective: Promote the development of employee housing.

Financing: City of Fortuna

Time Frame: Update the Zoning Ordinance within one year from adoption.

Responsible Agency: Community Development Department

III. REVIEW AND REVISE

Program		Evaluation	Continue-Modify-Delete
<p>H-1. Housing Rehabilitation</p> <p>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.</p>	<p>Objective: As funding is available, assist five lower-income households over the 2014–2019 planning period.</p> <p>Time Frame: Apply to HCD for CDBG and HOME funds through the state’s annual funding cycle as Notices of Funding Availability are released.</p>	<p>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.</p>	<p>Continue</p>
<p>H-2 HOME-Financed First Time Homebuyer Program</p> <p>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).</p>	<p>Objective: Assist five households during the 2014–2019 planning period.</p> <p>Time Frame: Develop a program and identify an agency to partner with by December 2018, ongoing through 2019, as funding is available.</p>	<p>The City has not yet developed a First Time Homebuyer Program but will determine if this program is feasible within the first half of the 6th cycle planning period.</p>	<p>Continue</p>
<p>H-3 Promote Fair Housing Opportunities</p> <p>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</p>	<p>Objective: Continue to promote fair housing.</p> <p>Time Frame: Mail and post information annually every January.</p>	<p>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.</p>	<p>Continue</p>

Program		Evaluation	Continue- Modify-Delete
<p>complaints to City government offices, public libraries, and post offices. The Planning Division shall also maintain the information at all City government office locations.</p>			
<p>H-4 CDBG Housing Revolving Loan Fund</p> <p>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.</p> <p>Time Frame: Ongoing through 2019</p>	<p>The City has not received any state or federal assistance to provide any loans with the Housing Revolving Loan Fund.</p>	<p>Continue</p>
<p>H-5. Density Bonus Program</p> <p>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.</p> <p>Time Frame: Update the Zoning Code by December 2018; ongoing as projects are processed through the Community Development Department.</p>	<p>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 2019.</p>	<p>Continue</p>

Program		Evaluation	Continue- Modify-Delete
the City's website, and at pre-application meetings.			
<p>H-6. Preserve Assisted Units</p> <p>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.</p> <p>Time Frame: Ongoing, as projects approach expiration</p>	<p>There are no affordable housing projects at risk of converting to market rate.</p>	<p>Continue</p>
<p>H-7 Improvement Standards</p> <p>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.</p> <p>Time Frame: Annually review standards and revise within six to eight months, if necessary</p>	<p>The City continues to evaluate Improvement Standards and Specifications and revise as necessary.</p>	<p>Continue</p>

Program		Evaluation	Continue- Modify-Delete
<p>H-8. Annual Review of the Housing Element</p> <p>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.</p> <p>Time Frame: Annually, starting April 2018</p>	<p>The City is in the process of completing its 2018 APR and plans to submit in May 2019.</p>	<p>Continue</p>
<p>H-9. Residential Multifamily Development Review Process</p> <p>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.</p> <p>Time Frame: End of 2018</p>	<p>The City continues to monitor the conditional use permit process but has not yet replaced the conditional use permit process with a site plan review.</p>	<p>Continue</p>
<p>H-10. Maintain an Inventory of Affordable Housing Sites and Ensure Site Feasibility</p>	<p>Objective: Encourage the development of housing for all segments of the community, specifically lower-income</p>	<p>The City did not have any projects come forward that requested lot consolidation.</p>	<p>Continue</p>

Program	Evaluation	Continue-Modify-Delete
<p>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>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>H-11. Emergency Shelters and Regional Homeless Coordination</p> <p>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:</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.</p>	<p>In 2018, the City reviewed the existing emergency shelter ordinance for conformance with State law, and amended the Zoning Ordinance and created an overlay zone where emergency shelters are permitted by right.</p> <p>Humboldt Housing and Homeless Coalition (HHHC) did not reach out to request City participation for the point-in-time homeless count.</p>

Program		Evaluation	Continue- Modify-Delete
<ul style="list-style-type: none"> - 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. - Identify and revise the current standards for emergency shelters to remove any discretionary approvals. - Monitor annually and add additional sites, if needed. <p>In addition, the City will continue to coordinate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.</p>	<p>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>H-12 Transitional and Supportive Housing</p> <p>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</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.</p>	<p>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 2020.</p>	<p>Continue</p>

Program		Evaluation	Continue- Modify-Delete
restrictions on residential uses contained in the same type of structure.	Time Frame: Update the Zoning Ordinance by spring 2018.		
<p>H-13. Facilitate the Development of Affordable Housing</p> <p>In an effort to facilitate the development of affordable housing, the City will consider the following efforts:</p> <ul style="list-style-type: none"> - Prioritize any available funding for affordable housing, extremely low-income households, and/or for emergency shelters. - Conduct yearly outreach to affordable housing developers and shelter providers, identifying available sites for development and assisting with funding applications. - Waive or defer impact fees for affordable housing developments and shelters when feasible. - Dedicate City-owned site(s) to an affordable housing developer and/or emergency shelter provider. 	<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.</p> <p>Time Frame: Ongoing. Conduct yearly outreach, waive or defer fees as projects are processed.</p>	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.	Continue
<p>H-14 Housing Grants and Other Forms of Assistance</p> <p>The City shall pursue funding for housing programs, and/or assist private developers who</p>	Objective: Provide gap financing to developers to encourage affordable housing. Target assisting 5 households with the programs listed.	The City has not received any applications for or interest in affordable housing development.	Continue

Program	Evaluation	Continue-Modify-Delete
<p>pursue housing assistance programs, including but not limited to the following:</p> <ul style="list-style-type: none"> - 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>Time Frame: Ongoing, as NOFAs are released.</p>	
<p>H-15. Housing for Extremely Low-Income Households</p> <p>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</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.</p>	<p>The City plans to amend the Zoning Ordinance to allow for SROs to comply with state law. This amendment is planned for 2020.</p> <p>Continue</p>

Program		Evaluation	Continue- Modify-Delete
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.	Time Frame: Ongoing as projects are processed through the Community Development Department. Amend the Zoning Ordinance by December 2018.		
<p>H-16. Accessory Dwelling Units</p> <p>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.</p> <p>Time Frame: Update the Zoning Ordinance by December 2018.</p>	The City plans to amend the Zoning Ordinance to comply with state law concerning accessory dwelling units (ADU). This amendment is planned for 2020. The City received applications for and approved two ADU applications in 2018.	Continue.
<p>H-17 Efficiency Units</p> <p>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.</p> <p>Time Frame: Determine if this is feasible and update the Zoning Ordinance by December 2018.</p>	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.	Continue.
<p>H-18 Reasonable Accommodation Procedure</p> <p>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</p>	Objective: Develop and formalize a general process for reasonable accommodations.	The City plans develop and formalize a general process for reasonable accommodations in 2020.	Continue.

Program		Evaluation	Continue- Modify-Delete
<p>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>Time Frame: Update the Zoning Ordinance by December 2018.</p>		
<p>H-19. Provide Assistance for Persons with Developmental Disabilities</p> <p>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.</p> <p>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>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.</p>	<p>Continue.</p>
<p>H-20. Energy Conservation</p> <p>The City will work with Redwood Community Action Agency (RCAA) to promote residential</p>	<p>Objective: Promote residential energy conservation.</p> <p>Time Frame: Ongoing</p>	<p>The City provides a link on the website to the Redwood Community Action Agency (RCAA) to help promote residential energy efficiency.</p>	<p>Continue.</p>

Program		Evaluation	Continue-Modify-Delete
<p>energy efficiency. The following programs are available through RCAA:</p> <p>Free Weatherization Program – 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.</p> <p>Energy Demonstration Center – 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.</p> <p>Utility Payment Assistance Program – Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.</p>			
<p>H-21. Inclusionary Zoning Ordinance</p> <p>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</p>	<p>Objective: Promote the development of affordable housing.</p> <p>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>The City plans to explore the adoption of a local inclusionary housing program in 2019 and if determined feasible, will adopt an inclusionary housing program in 2020.</p>	<p>Continue.</p>

Program		Evaluation	Continue-Modify-Delete
<p>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>H-22. Preservation of Mobile Homes</p> <p>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:</p> <ul style="list-style-type: none"> - 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 	<p>Objective: Preserve housing affordable to lower-income persons.</p> <p>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>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.</p>	<p>Continue.</p>

Program		Evaluation	Continue- Modify-Delete
<p>through communications with residents and owners, identifying city, state, federal, and private resources available to address those needs.</p> <ul style="list-style-type: none"> - Provide assistance with funding applications to mobile home park owners, residents, and nonprofit organizations to assist in mobile home park preservation. - Compile a list and map of mobile home parks in Fortuna. - Develop a list of mobile home preservation experts and nonprofit organizations that can assist in the preservation of mobile home units. Provide this information to interested mobile home park residents, owners, and nonprofit organizations. 			
<p>H-23. Infrastructure Provision and Financing</p> <p>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.</p> <p>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>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.</p>	<p>Continue.</p>

Program		Evaluation	Continue- Modify-Delete	
<p>H-24. Employee Housing</p> <p>To comply with Health and Safety Code Sections 17021.5 and 17021.6 the City will review and revise the zoning code. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</p>		<p>Objective: Promote the development of employee housing.</p> <p>Time Frame: Update the Zoning Ordinance by December 2018.</p>	<p>The City plans to amend the Zoning Ordinance to comply with Health and Safety Code Sections 17021.5 and 17021.6 in 2020.</p>	<p>Continue.</p>

IV. HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Fortuna residents.

1. POPULATION CHARACTERISTICS

POPULATION TRENDS

Between 2000 and 2018, Fortuna’s population increased by approximately 15 percent from 10,498 to 12,042. Table 1 shows population trends from 1990 to 2018.

**Table 1
Population Growth Trends**

Year	Population	Numerical Change	Percentage Change	Average Growth Rate
1990	8,788	—	—	—
2000	10,498	1,710	19.5%	2.0%
2010	11,926	1,428	13.6%	1.4%
2018	12,042	116	1.0%	0.1%
Annual Average:	0.8%			

Sources: 1990, 2000, and 2010 US Censuses; California Department of Finance, E-5 Report 2018.

When compared with other communities in Humboldt County, Fortuna yields the highest percentage change in population growth from 2000 to 2018. The city with the most similar percentage change is Blue Lake, which has had an approximately 12 percent increase in population since 2000.

**Table 2
Surrounding Jurisdictions Population Growth Trends**

Jurisdiction	2000	2018	Numerical Change	Percentage Change	Average Annual Growth Rate
Arcata	16,651	18,398	1,747	10.4%	0.6%
Blue Lake	1,137	1,280	143	12.6%	0.7%
Eureka	26,128	26,362	234	0.9%%	0.1%
Ferndale	1,382	1,367	-15	-1.1%	%
Fortuna	10,498	12,042	1,544	14.7%	0.8%
Rio Dell	3,174	3,348	174	5.5%%	0.3%
Trinidad	312	340	28	8.8%	0.5%
Humboldt County	126,518	136,002	9,484	7.5%	0.4%

Sources: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2018, with 2010 Census Benchmark.

POPULATION PROJECTIONS

According to population projections prepared by the California Department of Finance, the city is expected to experience a consistent level of growth over the next two decades (see Table 3). Based on the historical growth rate of 1.6 percent, Fortuna’s population over the long term will grow at the following rate:

Table 3
Population Projections

Year	2010	2015	2020	2025	2030
Population	12,179	13,185	14,274	15,453	16,730

Source: California Department of Finance projections.

AGE CHARACTERISTICS

A community’s housing needs are determined in part by the age characteristics of residents. Each age group has distinct lifestyles, family type and size, income levels, and housing preferences. As people move through each stage of life, their housing needs and preferences change.

Fortuna's population has grown in school age and young adult age groups (2.4 percent and 7.3 percent), indicating a possible need for single-family homes and larger apartments (see Table 4). The large decrease in the preschool age groups and college age groups (-20.4 percent and -7.3 percent) combined with slight increases in all adult age groups, including young adults (6.4 percent), middle adults (2.4 percent), and seniors (1.1 percent), indicates a need for more affordable housing to accommodate the needs of young adults and seniors living on a limited income. The increase of school-age children and young adults appears to be related to the perceived level of housing affordability in Fortuna for families and cannabis-related employment, respectively, relative to nearby cities such as Arcata and Eureka.

The increase in jobs related to cannabis cultivation in the county attracts young adults (mostly male) because these jobs are well paying, generally informal, and often unreported. The City of Fortuna is in close proximity to several cannabis cultivation hubs in Humboldt County, making it a convenient place for cannabis workers to live.

Table 4
Age Characteristics

Age	2010		2017		Numerical Change	Percentage Change
	Number	Percentage	Number	Percentage		
Preschool Age (<5)	852	7.1%	678	5.7%	-174	-20.4%
School Age (5–17)	2,085	17.5%	2,134	17.8%	49	2.4%
College Age (18–24)	1,192	10.0%	1,105	9.2%	-87	-7.3%
Young Adults (25–44)	2,681	22.5%	2,852	23.8%	171	6.4%
Middle Adults (45–64)	3,050	25.6%	3,123	26.0%	73	2.4%
Seniors (65+)	2,066	17.3%	2,089	17.4%	23	1.1%
Median Age	38.1		39.9		1.7	4.7%

Sources: 2010 US Census; 2013-2017 American Community Survey Table S0101.

RACE AND ETHNICITY

Race and ethnicity can potentially reflect cultural preferences regarding housing needs. For example, certain cultures may be accustomed to living with extended family members and need larger units. Therefore, planning for communities with high concentrations of certain racial/ethnic groups should consider the unique housing needs of these groups.

California in general, and Northern California recently, has seen a significant rise in its minority populations. According to US Census figures, 19.4 percent of the population in the City of Fortuna is of Hispanic descent, representing a 2 percent increase since 2015 (see Table 5). By race, the white population is the largest racial group in the city at 83.2 percent. A small number of minorities include: some other race (7.4 percent), two or more races (4.8 percent), American Indian/Alaska Native (3.0 percent), Asian (0.7 percent), and Black/African American (0.5 percent).

Hispanic or Latino groups increased by 5.1 percent from 2010 to 2017, according to the US Census and American Community Survey estimates. Recent studies have suggested that Hispanics and/or Latinos differ in attitudes toward housing densities and household size, as well as cultural practices of living with extended families; thus, housing needs tend to vary and should be an important factor in determining local housing needs.

Fortuna has the largest Hispanic population in the county with a well-established community of personal and cultural networks and other services and amenities attracting newcomers. The increased cannabis cultivation opportunities are open to young adults nearby, and the Hispanic population may benefit from the increasing job opportunities.

Table 5
Race and Ethnicity 2017

Race/Ethnicity	Number of Persons	Percentage of Population
One Race	10,522	87.8%
White	9,970	83.2%
Black/African American	63	0.5%
American Indian/Alaska Native	355	3.0%
Asian	89	0.7%
Native Hawaiian/Pacific Islander	45	0.4%
Some other race	886	7.4%
Two or more races	573	4.8%
Total by Race	11,981	100.0%
Non-Hispanic or Latino	9,643	80.6%
Hispanic or Latino	2,328	19.4%
Total by Ethnicity	11,981	100.0%

Source: 2010 Census, 2013–2017 American Community Survey Table DP05.

2. EMPLOYMENT CHARACTERISTICS

EMPLOYMENT

As shown in Table 6, a slightly lower percentage (63.6 percent) of Fortuna workers can be categorized as receiving wage or salary income from private-sector employers than for the county overall (70.5 percent).

Additionally, Fortuna has a larger share of government (21.5 percent) and self-employed (14.5 percent) workers relative to the county. Meanwhile, the city and the county both have the same percentage of unpaid family workers.

Table 6
Distribution of Workers Ages 16 or Older by Category, 2017
City of Fortuna and Humboldt County

Class of Workers Ages 16 and Older	Percentage of All Workers	
	Fortuna	Humboldt County
Private Wage and Salary Workers	63.6%	70.5%
Government Workers	21.5%	18.9%
Self-Employed Workers	14.5%	10.2%
Unpaid Family Workers	0.4%	0.4%
Total	100%	100%

Source: 2013–2017 American Community Survey Table DP03.

WORKFORCE

Table 7 shows that in 2017 Fortuna exceeded the overall county in terms of the share of its workforce employed in sales and office occupations as well as production, transportation, and material-moving occupations. In contrast, Fortuna trailed the county in the share of its workforce employed in management, business, science, and arts occupations; service occupations; and natural resources, construction, and maintenance occupations. From 2010 to 2017, both Fortuna and the county experienced an increase in the share of employment in management, business, science, and arts occupations and service occupations. For the same time period, both Fortuna and the county experienced a decrease in the share of employment in natural resources, construction, and maintenance occupations. These broad trends reflect the continuing economic transition away from manufacturing and toward service occupations. The intensity of often-underground cannabis cultivation has also increased employment in Humboldt County.

Table 7
Comparison of Employment by Major Occupational Category
City of Fortuna and Humboldt County

Occupations (Age 16 Years and Over)	2010		2017	
	Fortuna	Humboldt County	Fortuna	Humboldt County
Management, business, science, and arts	24.7%	31.8%	28.1%	33.9%
Service	18.6%	21.5%	19.3%	23.1%
Sales and Office	30.3%	25.8%	30.8%	23.6%
Natural resources, construction, and maintenance	15.3%	12.1%	8.6%	10.3%
Production, transportation, and material moving	11.1%	8.8%	13.2%	9.1%

Source: 2006–2010 American Community Survey, 2013–2017 American Community Survey Table S2401.

3. HOUSEHOLD CHARACTERISTICS

The amount and type of housing needed in Fortuna is largely determined by population growth, various demographic characteristics, and the quality of the existing housing stock. The demographic variables—including age, race/ethnicity, occupation, and income level—combine to influence the type of housing needed.

HOUSEHOLD TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

Table 8 displays household composition as reported by the 2013–2017 ACS. In the City of Fortuna, families comprised 63.2 percent of all households, and 29.5 percent of families have children under 18 years of age. Humboldt County as a whole has a lower percentage of families (56.3 percent), and a lower percentage of those families have children under 18 years of age (22.8 percent).

Table 8
Household Characteristics, 2017

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Fortuna	4,514	2.62	63.2%	29.5%	36.8%
Humboldt County	53,966	2.43	56.3%	22.8%	43.7%

Source: 2013–2017 American Community Survey Table CP02

OVERCROWDED HOUSEHOLDS

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in Fortuna. According to data from the 2012–2016 ACS, there were a total of 306 overcrowded households, representing only 6.9 percent of all households (see Table 9). The number of overcrowded households has increased slightly since the 270 overcrowded households reported in 2000.

Of the 306 overcrowded households, almost three-quarters (229 households) are renter households. At the same time, overcrowded renter households represent 11.4 percent of all renter households, which is slightly less than 13.21 percent for the state of California.

Further, approximately 2.6 percent (115 households) of the households in Fortuna reported being severely overcrowded, a majority of which were renter households.

**Table 9
Overcrowded Households, 2016**

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	31	1.3%	160	8.0%	191	4.3%
More than 1.5	46	1.9%	69	3.4%	115	2.6%
Total Overcrowded Households	77	3.2%	229	11.4%	306	6.9%
Total Households	2,438	100.0%	2,004	100.0%	4,442	100.0%
Statewide Overcrowding Rates	3.96%		13.21%		8.20%	

Source: 2012-2016 American Community Survey Table B25014.

4. INCOME CHARACTERISTICS

HCD INCOME LIMITS

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the state. The 2018 area median income (AMI) in Humboldt County (for a four-person household) is \$59,900. Table 10 shows the maximum annual income level for each income group adjusted for household size for Humboldt County, as determined by HCD. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

**Table 10
Maximum Household Income Level, 2018
by Household Size for Humboldt County**

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$12,600	\$21,000	\$33,550	\$41,950	\$50,350
2-Person	\$16,460	\$24,000	\$38,350	\$47,900	\$57,500
3-Person	\$20,780	\$27,000	\$43,150	\$53,900	\$64,700
4-Person	\$25,100	\$29,950	\$47,900	\$59,900	\$71,900
5-Person	\$29,420	\$32,350	\$51,750	\$64,700	\$77,650
6-Person	\$33,740	\$34,750	\$55,600	\$69,500	\$83,400
7-Person	\$37,140	\$37,150	\$59,400	\$74,300	\$89,150
8-Person	\$39,550	\$39,550	\$63,250	\$79,050	\$94,900

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2018.

HOUSEHOLD INCOME

A household's income affects its ability to find appropriate housing and determines the type and quality of housing. According to the ACS, the median household income in 2017 for the City of Fortuna was \$46,451 per year. This is somewhat higher than the county median of \$43,718, but lower than the state median of \$67,169. The distribution of income categories in Fortuna is shown in Table 11.

Table 11
Household Income, 2017

Income	Number	Percentage
Less than \$10,000	274	6.1%
\$10,000 to \$14,999	314	7.0%
\$15,000 to \$24,999	633	14.0%
\$25,000 to \$34,999	490	10.9%
\$35,000 to \$49,999	818	18.1%
\$50,000 to \$74,999	975	32.5%
\$75,000 to \$99,999	492	10.9%
\$100,000 to \$149,999	393	8.7%
\$150,000 to \$199,999	69	1.5%
\$200,000 or more	56	1.2%
Median household income	\$46,451	

Source: 2013–2017 American Community Survey Tables B19001, B19013.

There are some relatively minor differences in the sources of household income between Fortuna and Humboldt County, as shown in Table 12. Specifically, a smaller fraction of Fortuna households receive earned income, and a larger fraction of Fortuna households receive Social Security and retirement income. Levels of public assistance or supplemental security incomes are virtually the same between the city and the county level.

These differences reflect the slightly larger proportion of retirement-age residents in Fortuna (20.4 percent) compared to the overall county (20.1 percent), according to the 2013–2017 ACS.

Table 12
Sources of Household Income, 2017
City of Fortuna and Humboldt County

Household Income Source	Fortuna		Humboldt County	
	Mean Income by Category	Percentage of Households	Mean Income by Category	Percentage of Households
Earnings	\$54,057	67.3%	\$57,506	73.9%
Social Security Income	\$18,075	36.2%	\$17,190	33.6%
Supplemental Security Income	\$10,780	8.6%	\$9,693	8.3%
Public Assistance Income	\$5,972	4.1%	\$4,088	3.7%
Retirement Income	\$22,804	23.1%	\$26,269	19.0%

Source: 2013–2017 American Community Survey DP03.

POVERTY

Approximately 21 percent of all Fortuna families with children under age five were in poverty, according to the 2013–2017 ACS data shown in Table 13. This figure is less than for the county overall, which has a rate of 15.3 percent. The percentages of female-headed families in poverty in Fortuna are more than double the percentage of married families. Similarly, female-headed families in poverty in Humboldt County are nearly double the rate of married Humboldt County families in poverty. Fortuna has a small share of its female-headed families with children under five in poverty (10.5 percent) relative to the countywide rate of 30.4 percent.

Table 13
Poverty Status, 2017
City of Fortuna and Humboldt County

Poverty Status Category	Percentage in Poverty	
	Fortuna	Humboldt County
Families	8.9%	10.5%
With Children Under Age 18	15.6%	17.3%
With Children Under Age 5	20.7%	15.3%
Families, Female Householder, No Husband Present	21.5%	23.1%
With Children Under Age 18	32.0%	30.2%
With Children Under Age 5	10.5%	30.4%
Individuals	17.6%	20.8%
Age 18 and Over	15.9%	20.4%
Age 65 and Over	6.2%	8.0%

Source: 2013-2017 American Community Survey Tables S1701, S1702.

HOUSEHOLD OVERPAYMENT

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income.

The Comprehensive Housing Affordability Strategy, which was developed by the United States Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2011–2015 ACS. According to this data, there were 840 owner households and 1,145 renter households earning less than 80 percent of the AMI in the city as of 2015. Of these, 125 owner households and 390 renter households fell into the extremely low-income category (incomes less than 30 percent of AMI). As identified in Table 14, 400 households (9.2 percent of all households) in Fortuna are extremely low-income households that are overpaying for housing (households with an income 30 percent or less of the AMI). For all lower income households (households with an income 80 percent or less of the AMI) in Fortuna, there are 1,280 that are overpaying (or approximately 30 percent of all Fortuna households). To assist in the development of housing affordable to extremely low-income households, the City has included program H-15 and H-17. In addition, there are two newer housing developments, Yarrow Village (2014) and Church Hill Townhomes (2011), that include a total of nine units affordable to extremely low-income households.

Please note: HUD refers to AMI or MFI as HAMFI (Household Area Median Family Income).

**Table 14
Households Overpaying by Income Category, 2015**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	4,325	100.0%
Total renter households	1,830	42.3%
Total owner households	2,495	57.7%
Total lower income (0-80% of HAMFI) households	1,985	45.9%
Lower income renters (0-80%)	1,145	26.5%
Lower income owners (0-80%)	840	19.4%
Extremely low-income renters (0-30%)	390	9.0%
Extremely low-income owners (0-30%)	125	2.9%
Lower income households paying more than 50%	735	17.0%
Lower income renter households severely overpaying	500	11.6%
Lower income owner households severely overpaying	235	5.4%
Extremely low income (0-30%)	340	7.9%
ELI renter households severely overpaying	295	6.8%
ELI owner households severely overpaying	45	1.0%
Income between 30%-50%	220	5.1%
Income between 50% -80%	175	4.0%
Lower income households paying more than 30%	1,280	29.6%
Lower income renter households overpaying	855	19.8%
Lower income owner households overpaying	425	9.8%
Extremely low income (0-30%)	400	9.2%
Income between 30%-50%	400	9.2%
Income between 50% -80%	480	11.1%
Total households overpaying	1,685	39.0%
Total renter households overpaying	930	21.5%
Total owner households overpaying	755	17.5%
Total households paying between 30%-50% income	905	20.9%
Total households paying > 50% income	780	18.0%

Source: CHAS, 2011-2015.

5. HOUSING STOCK CHARACTERISTICS

HOUSING TYPE

According to the Department of Finance, in 2018 approximately two-thirds (69.6 percent) of the city’s housing stock was made up of single-family homes, nearly one-quarter (23.3 percent) were multifamily units, and the remaining 7 percent were mobile homes (see Table 15). Humboldt County had slightly lower percentages of single-family homes (60.7 percent) and multifamily units (16.4 percent).

Table 15
Housing Units by Housing Type

Housing Type	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Single-Family Detached	3,328	66.7%	3,423	66.5%	95	2.9%
Single-Family Attached	162	3.2%	162	3.1%	0	0.0%
2 to 4 Units	566	11.3%	593	11.5%	27	4.8%
5 or More Units	575	11.5%	608	11.8%	33	5.7%
Mobile Homes	360	7.2%	359	7.0%	-1	0.0%
Total Housing Units	4,991	100.0%	5,145	100.0%	154	3.1%

Source: California Department of Finance, 2010 and 2018.

CONSTRUCTION DURING THE PLANNING PERIOD, 2019–2027

According to the City’s building permit records, 127 units were constructed between 2014 and 2018. Table 16 breaks down the types of units that were constructed.

Table 16
Units Constructed

Type of Units	Number
Single-Family Detached Unit	58
Single-Family Attached	3
2 to 4 units	26
5 or more units	40
Mobile Homes	0
Total	127

Source: City of Fortuna Building Department 2018.

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

Table 17 details housing tenure in Fortuna according to the 2010 Census and the 2012–2016 ACS data. When comparing this to Humboldt County, the City of Fortuna has a slightly lower owner-occupied household percentage (54.9 percent) than the county (55.3 percent). On the other hand, Fortuna has a slightly higher percentage of renter-occupied households (45.1 percent) relative to the county (44.7 percent).

**Table 17
Housing Tenure**

Tenure	2010		2016		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Renter-occupied units	1,941	41.4%	2,004	45.1%	63	3.2%
Owner-occupied units	2,747	58.6%	2,438	54.9%	-309	-11.3%

Source: 2010 Census, 2012–2016 American Community Survey.

VACANCY RATES

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed earlier.

The average annual vacancy rate for Fortuna is 9.9 percent overall (see Table 18). For rental units the vacancy rate is 2.6 percent, and it is 1.2 percent for for-sale units, according to the California HCD. HUD has established a minimum target rate for overall unit vacancy of 3 percent to ensure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Fortuna’s vacancy rate is at a high level, which can help prevent hardship for renters and maintain rents.

**Table 18
Occupancy Status of Housing Stock**

Type	2010		2018		Numerical Difference	Percentage Change
	Number	Percentage	Number	Percentage		
Occupied	4,688	93.9%	4,442	90.1%	-246	-5.2%
Vacant	303	6.1%	491	9.9%	188	161.2%
For rent	129	2.6%	129	2.6%	0	0%
For sale	48	1.0%	59	1.2%	11	22.9%
Rented/sold, not occupied	19	0.4%	45	0.9%	26	136.8%
For seasonal/recreational or occasional use	35	0.7%	76	1.5%	41	117.1%
All other, including migrant workers	72	1.4%	182	3.7%	110	152.8%
Total Housing Units	4,991	100.0%	4,933	100.0%	-58	-1.2%

Source: 2012-2016 American Community Survey Tables B25002 and B25004.

AGE OF HOUSING STOCK

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to be in need of major repairs (e.g., a new roof or plumbing). As a general rule of thumb, houses 30 years old or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

When looking at Table 19, while 14 percent of the housing stock is relatively new, 20 years old or less in age, nearly two-thirds (64.5 percent) of the housing stock was built before 1989 (30 years or older). Based on this, it is safe to assume that a majority of these units are in need of some type of rehabilitation. The City’s Building Official also provided input on the estimated need of rehabilitation. Based on the high number of new single-family development and remodels, and dilapidated buildings being rehabilitated or demolished, as well as input from the Code Enforcement Officer’s enforcement activities and field review, it is estimated that approximately 20 percent of the housing stock is in need of rehabilitation.

Table 19
Age of Housing Stock, 2018

Year Structure Built	Number of Units	Percentage of Total
Built 2014 to 2018 ¹	127	2.5%
Built 2010 to 2013	64	1.3%
Built 2000 to 2009	561	10.9%
Built 1990 to 1999	1,072	20.9%
Built 1980 to 1989	595	11.6%
Built 1970 to 1979	571	11.1%
Built 1960 to 1969	497	9.7%
Built 1950 to 1959	840	16.4%
Built 1940 to 1949	324	6.3%
Built 1939 or before	486	9.5%
Total	5,137	100.0%

Source: 2013–2017 American Community Survey, Table B25034.

1. Data for these sources are solely from 2018 City of Fortuna Building Permits.

Housing Conditions Survey Results

A housing conditions “windshield” survey was conducted by the Redwood Community Action Agency in spring 2009 for the purpose of evaluating the condition of the existing housing stock in Fortuna. An assessment was made for each structure in five categories: foundation, roofing, siding, windows, and electrical. A point system was used to compare the level of repair required for each category. Houses needing few repairs were given a “sound” rating, while those requiring more repairs were given a rating from “minor” to “substantial,” depending on the amount of work needed. Units found to be economically beyond repair were “dilapidated.” The results are shown in Table 20. The majority of housing remains in sound condition, with some in need of minor or moderate repairs. There is only a small percentage in need of substantial repairs or considered dilapidated. When looking at the age of the housing stock and the results from the 2009 Housing Condition survey, it is safe to assume that approximately 65 percent of the housing stock is in need of some type of rehabilitation. To assist with the rehabilitation of these units, the City has included program H-1.

Table 20
Housing Conditions Survey Results

Level of Need	No. of Units	Percentage of Total
Sound	2,120	50.1%
Minor	1,323	31.1%
Moderate	621	14.7%
Substantial	146	3.5%
Dilapidated	19	0.5%
Total:	4,229	100.0%

Source: Redwood Community Action Agency.

6. HOUSING COST AND AFFORDABILITY

RENTAL PRICES

Based on data from Trulia.com—a website that provides local data on homes for sale; apartments for rent; neighborhood insights, markets, and trends—as of March 2019 the median rental price for rentals in Fortuna was \$1,795. This is an increase of 11 percent compared to the same period last year.

HOUSING SALES COSTS

According to Trulia, the median sales price for homes in Fortuna between January and April 2019 was \$297,000 based on 26 home sales, as compared to \$262,500 for June to August 2017. Trends in Fortuna show a 2 percent year-over-year rise in median sales price.

HOUSING AFFORDABILITY

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up, resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Significant price inflation in the housing market drove home prices up in the early 2000s. This was often referred to as the “housing bubble,” which hit its peak in 2005 and began to “burst” in 2006. As a result, home prices declined across the country and in the state of California. Since then, home prices have been on a steady rise in recovery, and median home prices in Fortuna are almost back to levels prior to the housing crash, according to Trulia.

Table 21 lists the affordable rents and maximum purchase price based on the HCD income limits for Humboldt County. As shown, the maximum affordable rent is \$824 monthly for a very-low-income, four-person household; \$1,317 for a low-income household; and \$1,977 for a moderate-income household. As discussed previously, the median rental price in Fortuna as of April 2019 was \$1,795. Therefore, only moderate- and possibly some low-income households can afford median rental prices.

According to data from Trulia.com, the median home price for Fortuna in April 2019 was \$297,000. When looking at Table 21, the maximum affordable sales price for a four-person household is \$135,555 for a very-low-income household, \$217,564 for a low-income household, and \$327,203 for a moderate-income household. This

indicates that moderate-income households and possibly some low-income households would be able to afford existing and newly constructed homes, while very-low-income households may have trouble finding an affordable house.

Table 21
Housing Affordability by Income Level, 2018

(Based on a Four-person Household in Humboldt County)	Income Level		
	Very Low	Low	Moderate
Annual Income	\$29,950	\$47,900	\$71,900
Monthly Income	\$2,496	\$3,992	\$5,992
Maximum Monthly Gross Rent ¹	\$824	\$1,317	\$1,977
Maximum Purchase Price ²	\$135,555	\$217,564	\$327,203

Source: 2018 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <https://www.chase.com/mortgage/mortgage-resources/affordability-calculator>.

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

7. SPECIAL NEEDS GROUPS

Certain groups encounter greater difficulty finding decent, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, medical condition or disability, and/or household characteristics. State housing element law identifies the following “special needs” groups: the disabled, large households, seniors, farmworkers, female heads of households, and the homeless. An important role of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable housing in Fortuna.

PERSONS WITH DISABILITIES

The City of Fortuna has a disabled population of 2,223 persons, that is, 18.5 percent of the total population, according to the 2012–2016 ACS. Table 22 provides additional characteristics for the disabled population.

To meet the special needs of disabled residents, the City continues to support the upgrade of existing buildings to conform to the American with Disabilities Act (ADA) requirements. Some local buildings are also providing units that are accessible to handicapped people. The City has an implementation plan to upgrade City facilities and infrastructures to meet ADA standards.

Table 22
Disability Characteristics Age

Characteristics	Number	Percentage
Total Population	12,042	100.0%
Total Persons with a Disability	2,223	18.5%
Persons Age 65 + with a Disability	951	42.8%
Type of Disability (All Ages Groups)		
Hearing	642	28.8%
Vision	490	22.0%
Cognitive	828	37%

Characteristics	Number	Percentage
Ambulatory	1,083	48.7%
Self-Care	511	23.0%
Independent Living	831	37.4%
Total Population in Labor Force	5,042	100.0%
Employed – with a disability	369	7.3%
Unemployed – with a disability	66	1.3%

Source: 2012–2016 American Community Survey, Table S1810.

Note: Persons can have more than one type of disability; percentages will not add to 100%.

DEVELOPMENTAL DISABILITIES

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. A developmental disability is a severe or chronic disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment to that required for mentally retarded individuals. Table 23 includes information about Fortuna’s population of developmentally disabled persons by age.

Table 23
Persons with Developmental Disabilities by Age, 2018

Age Range	Persons
0–17 years	107
18+ years	105
Total	212

Source: California Department of Developmental Services 2018.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special health-care needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Housing Element program H-19 specifically addresses the needs of the developmentally disabled.

Redwood Coast Regional Center

Redwood Coast Regional Center (RCRC) serves children and adults with developmental disabilities. The center offers services to residents in Del Norte, Humboldt, Lake, and Mendocino counties. It serves families whose infants or toddlers (birth to 3 years of age) have or are at risk for development disabilities or delays. RCRC also serves individuals from age 3 through adulthood. Currently, RCRC provides services to 212 clients in Fortuna.

Infants and toddlers (birth to 36 months) who are at high risk for a developmental disability may also qualify for services. High risk for a developmental disability exists when a child has two or more factors that require

intervention services. Such factors may include, but are not limited to, problems associated with low birth weight; prematurity; prenatal exposure to drugs, alcohol, or environmental hazards; feeding or muscle tone problems; or severe medical problems and children whose parents have a developmental disability.

In addition, individuals at risk of having a child with a developmental disability may be eligible for prenatal diagnostic services, counseling, and other prevention services.

LARGE HOUSEHOLDS

Large households are defined as having five or more members residing in the home. These households constitute a special need group because of an often limited supply of adequately sized, affordable housing units. Because of high housing costs, families and/or extended families may be forced to live together under one roof. Overcrowded housing units are defined as those having more than 1.01 persons per room. Fortuna has 191 units with 1.01 to 1.50 occupants per room and 115 units with 1.51 or more occupants per room, which comprises 6.9 percent of the total housing units. Eliminating overcrowded conditions has been identified as one of the goals of the Housing Rehabilitation Program. Other ways to alleviate overcrowding is to develop and participate in a first-time homebuyers program to promote homeownership, which would help some families move out of apartments, which are typically smaller. Table 24 shows household size by tenure for the City.

Table 24
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	2,365	58.9%	146	29.4%	2,511	55.6%
Renter	1,362	41.1%	351	70.6%	2,003	44.4%
Total	4,017	100.0%	497	100.0%	4,514	100.0%

Source: 2013–2017 American Community Survey Table B25009.

SENIORS

According to the 2013–2017 ACS, 1,285 elderly households reside in Fortuna, which is 28.5 percent of the total households (see Table 25). Of the 1,285 senior households, 320 (16.0 percent) were renters, which indicates a fairly strong renter population among seniors. Further, only 126 or 6.1 percent of the 2,086-total population under the poverty level were over the age of 65.

Table 25
Households by Tenure by Age

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
15–34 years	173	6.9%	537	26.8%	710	15.7%
35–64 years	1,373	54.7%	1,146	57.2%	2,519	55.8%
65 years or more	965	38.4%	320	16.0%	1,285	28.5%
Total	2,511	100.0%	2,003	100.0%	4,514	100.0%

Source: 2013–2017 American Community Survey.

Over the last 20 years, Fortuna has experienced a trend, with senior citizens from other areas moving to the city to retire. The Lutheran Home for the Aging of Humboldt County and Mountain View Village provide federally subsidized housing for seniors. The Meadows Senior Village is a 40-unit apartment complex that provides HOME-assisted units to very low- and low-income seniors. Yarrow Village is a 25-unit complex completed in 2015 that provides one- and two-bedroom units to very-low- and low-income households. In addition, the Fitze Senior multifamily units were constructed in 2014 to provide 11 units targeted for moderate-income seniors.

The Sequoia Springs Assisted Living Facility in Fortuna has 62 assisted living units, 20 memory care units, and 20 retirement cottages.

As persons live longer and the elderly population continues to grow, so will the need for programs and services to support independent living, as well as the development of affordable specialized housing. This may take the form of programs and services to help fund the construction of ramps and remove other barriers in housing, or the development of in-home health and social support network, drawing on the resources of local volunteers and governmental social service agencies. In planning for the needs of seniors, the City should also remain open to the development of additional assisted-living and residential small-group care facilities appropriate in scale to the community.

FARMWORKERS

According to the 2012 Census of Agriculture, there are 2,226 farmworkers in Humboldt County, over half of which are on smaller farms of 10 or fewer workers (Table 26). While overall the number of farms has been in decline over the last decade, the agricultural industry had seen an increase in employment of 37 percent since 1985, primarily a result of the expansion of Sun Valley Bulb Farm in the Arcata bottoms. In the Eel River Valley, most farming operations are on small, family-run dairies.

There are no special housing needs for farmworkers in Fortuna based on the characteristics of the agricultural operations in the Eel River Valley. These operations are family-owned and -run dairies and do not have a need for seasonal workers. Of the three farming operations in Fortuna, two are owner-operated businesses (Nyberg Dairy, Clendenen's Apple Orchard and Ciderworks), and one is leased (Winner, leased to Zang's, a family-run strawberry farm). These agricultural operations have confirmed that they do not have a need for additional housing because each is family run, with a single-family residence on the premises. During harvest time, several extra workers are hired; the workers typically live in permanent apartment-style rental housing in Fortuna. According to the 2012–2016 ACS, 141 persons who reside in the City of Fortuna were employed in farming, fishing, and forestry occupations.

Currently, the City's Agriculture Exclusive zoning district identifies two types of farmworker housing (in addition to a primary single-family residence): "Farm dwellings" is a principally permitted use, and "Labor camps and labor supply camps" is a conditionally permitted use. Farm dwellings are dwelling units for workers who live and work on the farm, and labor camps are for those who may work elsewhere. There are no expressed limits on the number of residents. To ensure consistency with state law, the City has included program H-24 and will review and revise the code as needed.

**Table 26
Farms and Farmworkers by Work Period Length—Humboldt County**

Hired Farm Labor	Total	Farms	319
		Workers	2,226
	Farms with 10 or More Workers	Farms	35
		Workers	1,472
Workers by Days Worked	150 Days or More		
	Total	Farms	182
		Workers	1,248
	Farms with 10 or More Workers	Farms	11
		Workers	808
	Fewer than 150 Days		
	Total	Farms	213
		Workers	978
	Farms with 10 or More Workers	Farms	13
		Workers	500

Source: USDA Agricultural Census 2012, Table 7.

FEMALE HEADS OF HOUSEHOLDS

Female heads of households have a problem due to generally lower income levels, having only a single source of income, often having the financial burden of child care, and reluctance of some people to rent to them as a result of these difficulties. In 2017, there were 503 families with a female householder and no husband present. Approximately 21 percent of these (108 total) are below the poverty level. In comparison, 4.2 percent of the households of married couples were below poverty level. The Housing Rehabilitation Program has been made available to female heads of households and this should continue.

EXTREMELY LOW-INCOME HOUSEHOLDS

The City of Fortuna must provide an estimate of the projected extremely low-income housing needs. Per HCD guidelines, 50 percent of the City's very-low-income RHNA number qualifies as extremely low income. Therefore, the City is estimating approximately 50 percent of its very-low-income regional housing need to be an extremely low-income housing need. In other words, of the 73 very-low-income housing units needed, the City is estimating 36 units for extremely low-income households. Most, if not all, extremely low-income households will require rental housing. The extremely low-income households will likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. To assist in the development of housing affordable to extremely low-income households, the City has included programs H-15 and H-17. In addition, there are two newer housing developments, Yarrow Village (2014) and Church Hill Townhomes (2011), that include a total of 9 units affordable to extremely low-income households.

HOUSING NEEDS OF THE HOMELESS

Homelessness in California is recognized by HCD as a continuing and growing crisis. In California, there are at least 115,738 homeless people, or 0.3 percent of the state's total population. About 20 percent of the state's homeless are "chronic" homeless who have been homeless for six months or more. This population tends to be composed of single adults who face such obstacles as mental illness, substance abuse problems, and chronic physical health problems or disabilities that prevent them from working. Homeless individuals and families are

without permanent housing largely because of a lack of affordable housing, often compounded by limited education or skills, mental illness and substance abuse issues, domestic violence, and the lack of family or other support networks.¹

SB 2 (Cedillo, 2007) was signed into law to address the housing needs of the homeless population by requiring every jurisdiction to identify potential sites where new emergency shelters can be located without discretionary review by the local government. It also increases protections for providers seeking to open a new emergency shelter, transitional housing, or supportive housing development, by limiting the instances in which local governments can deny such developments. Refer to the Housing Constraints section of this document for more discussion on emergency shelters.

Existing facilities that serve the homeless in Fortuna include the Fortuna Adventist Community Services Program, which provides substance abuse counseling; assists in locating housing, food, and other personal items; and offers a short-term residence for a family or individual. Also, the St. Joseph Pantry Shelf offers short-term emergency food supplies and two safe-and-sober houses, each with a five-person capacity. Additional resources are available on the Humboldt Housing and Homeless Coalition website.

Every January, a consortium of Humboldt County agencies, known as the Humboldt Housing and Homeless Coalition (HHHC), conduct a comprehensive count of homeless people in the county, including the City of Fortuna and immediate vicinity. The purpose of the point-in-time count of homeless people is to obtain an unduplicated count and some basic information about homeless people. This information is used to assess the effectiveness of the services the community provides and identify service gaps for future planning. Point-in-time counts are mandated by HUD for organizations that receive certain federal homeless assistance funding.

Preliminary results from the January 2019 point-in-time count show that 1,473 homeless persons were counted across Humboldt County. In Fortuna, approximately 83 homeless persons were counted from the Fortuna-Loleta-Ferndale area. In 2017, there were 23 people counted in Fortuna alone, which indicates a sharp increase (60 persons) in homeless persons over the last two years.

City staff also reached out to the Fortuna Police Department and River Life Foundation to provide additional sources for the homeless estimate. The estimate provided was 15 to 20 homeless persons within the City.

There are several emergency and transitional housing shelters throughout the county, although the number of shelters available within the county is limited. The combined number of year-round available shelter beds for both transitional and emergency programs is estimated at 518 as of 2017. The majority of homeless resources are in Eureka and Arcata. Some of these shelters include the following:

- The Eureka Rescue Mission runs a sectarian overnight emergency shelter that houses 120 overnight guests at the men’s facility and approximately 25 guests at the women’s and children’s facility
- Bridge House: Redwood Community Action Agency (RCAA) operates a transitional shelter for families, which provides services to 25 persons. In the past, Bridge House has lost major funding, but RCAA is typically able to provide case management and financial advising services as well as a monitoring program for those who recently completed the “Parents and Adults in Transition” program. Bridge House primarily serves women and children, is a smaller facility with 24-hour staff, and focuses on

¹ Sources: Governor’s Interagency Task Force on Homelessness, Progress Report and Work Plan for 2003; Health and Human Services Agency and Business, Transportation and Housing Agency, December 2002.

clients who are more independent. Participants live in one of RCAA's shelters from two to six months (Rachel Wild, Administrative Support).

- Arcata Service Center (ASC): ASC provides referrals to clients for emergency shelter (typically to Arcata Adult Shelter) and transitional shelter (typically Arcata House). Arcata House in Arcata has four facilities and serves about 40 people overall; Arcata Adult Shelter (Humboldt All Faith Partnership) serves 20 overnight guests.
- Fortuna Adventist Community Services: This organization is an ecumenical-based nonprofit agency that serves the whole southern part of the county, providing food bank items, clothing by voucher, walk-in services, group support, and a three-day crisis room to persons in need (Rhonda Lewis, Executive Director).

Planning for Emergency Shelters

Each jurisdiction must identify in its housing element at least one zoning category in which homeless shelters are allowed without a conditional use permit or other discretionary review. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone for existing zoning districts. If a local government's existing zoning does not allow emergency shelters without a use permit or other discretionary action, the housing element must include a program to identify a specific zone(s) and amend the zoning code within one year of adoption of the housing element. The local agency may also adopt a limited range of development and management standards; the standards must be objective and encourage and facilitate the development of emergency standards, and not render them infeasible.

The City permits emergency shelters by right without a conditional use permit on select parcels in the M-1 and C-T zoning districts. The City identified these two zoning districts as appropriate because of the proximity to services, including shopping, multifamily apartments, medical offices, government offices, churches, public schools, pedestrian accessibility, and the bus line.

8. ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENT

State law requires local governments, in preparing a housing element, to address energy conservation measures with respect to residential developments in their jurisdiction. The City's energy conservation efforts are focused on implementation of residential energy standards for new housing units per the California Building Code and ensuring that subdivisions are designed to maximize passive or natural heating and cooling opportunities.

RESIDENTIAL ENERGY STANDARDS

The California Building Code (Title 24 of the California Code of Regulations) requires new residential construction to meet a comprehensive set of standards for energy conservation. Building additions or alterations must also meet Title 24 standards if they increase the heated or cooled floor space of the building. Builders may achieve compliance with these standards either by calculating energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of energy compliance. The City's Building Department reviews all plans to see that the design and construction comply with Title 24 energy standards.

Subdivision Design for Passive Solar Access

The California Subdivision Map Act requires that the “design of the subdivision ... provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.” Subdivisions are encouraged to be designed in such a way that they maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging incorporation of techniques to maximize use of solar energy. Passive cooling opportunities include the design of lots to allow the appropriate orientation of the structure to take advantage of prevailing breezes or available shade. Orienting lots to allow structures to be aligned east-west to maximize southern exposure can enhance passive solar heating.

Other Energy Conservation Methods

The Redwood Coast Energy Authority (RCEA) administers grants and programs countywide to promote energy conservation, which benefits Fortuna. The program recently installed an electric-car charging station in Fortuna. The RCEA also offers energy surveys to Fortuna residents to identify ways homeowners can improve energy efficiency in their homes.

Additional Energy Conservation Programs

As part of the City’s 2010 General Plan update, the following programs were included:

Building Code and Ordinance Review

The City shall review its building codes and ordinances to identify revisions that promote energy-efficient building design and construction practices. These could include the installation of water-saving and energy-efficient appliances; use of sustainable building materials and low volatile organic compound paint; and incentives for recycling construction debris, reducing runoff, retaining vegetation, and controlling soil erosion. The City shall consider the feasibility of providing incentives for new and renovated projects that incorporate these provisions.

Energy Education and Training

The City shall support RCEA’s efforts to provide community education on energy issues, including reduced energy consumption and increased energy-efficiency benefits. This includes collaborating with schools and colleges on energy-related research, education, and management practices.

The RCEA is a joint powers authority whose purpose is to develop and implement sustainable energy initiatives that reduce energy demand; increase energy efficiency; and advance the use of clean, efficient, and renewable resources available in the region. The joint powers authority comprises Humboldt County and the local incorporated cities, including Fortuna. As such, Fortuna has an appointee on the authority, which meets formally once a month. There is no local financial contribution, as the RCEA is funded by grants from the California Public Utilities Commission and the California Energy Commission. As the regional energy authority, the Humboldt County Board of Supervisors has designated the RCEA to implement strategies on a regional basis through formulation of a Comprehensive Action Plan for Energy. This action plan, once developed, will be implemented by the county and each of the cities, including Fortuna.

Solar Access

The City shall encourage maximized solar access (active and passive) in site planning and design. Where possible, lots and buildings in subdivisions and new development should be oriented and designed to maximize and protect solar exposure.

Municipal Purchasing and Procurement

The City shall purchase and use administrative supplies and building materials made from recycled materials and renewable resources.

Energy Star Equipment

The City shall purchase or operate Energy Star electrical equipment (considering life-cycle costs) to follow principles of energy-efficient source reduction and resource recovery for its own operations, and promote these principles in the community.

Energy Audits

The City shall coordinate with the RCEA to encourage property owners to conduct energy audits.

Retrofitting for Energy Efficiency

The City shall promote retrofitting of existing energy-inefficient buildings to meet or exceed the most current energy-efficiency standards (e.g., LEED certification).

Energy Recovery Systems

The City shall require, whenever economically and physically feasible, the use of energy recovery systems in projects greater than one single-family residential unit.

Recycling and Waste Diversion

The City shall comply with all mandatory state recycling and waste diversion standards.

Construction and Waste Diversion

In an effort to comply with state diversion requirements, the City shall promote the diversion of construction waste by encouraging the recycling.

Public Information and Education

Continue to provide information, marketing, training, and education to support energy efficiency and energy conservation.

Explore Energy Efficiency Standards for Existing Buildings.

Explore and, if appropriate, adopt energy efficiency standards for existing residential and commercial buildings upon substantial remodel.

ASSISTED UNITS AT RISK OF CONVERSION

State law requires that the housing element include an analysis of the existing assisted housing developments that are eligible to change from low- to moderate-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Table 27 lists the assisted housing projects in the community. There is one project at risk of converting to market rate within the next 10 years—Woodcreek Apartments, shown in bold.

**Table 27
Assisted Housing Projects**

Project Name	Project Type	Assisted Units	Total Units	Funding	Expiration
Church Hill Townhomes	Large Family	34	35	LIHTC, USDA	2067
Fortuna Family Apartments	Large Family	24	24	LIHTC	2062
Mountain View Village Apartments	Senior	48	48	USDA, HUD	2036
Newburg Retirement Center	Senior	30	30	HUD	2033
Redwood Ct Apartments		50	50	LIHTC, USDA	2042
Woodcreek Apartments		38	38	USDA	2006*
Yarrow Village	Senior	25	25	LIHTC	2068
Total		249	250		

Source: CHPC, 2018.

*Based on conversations with the property management, this property does not have an expiration date for its affordable units.

Note: Yarrow Village has 5 units affordable to extremely low-income households and Church Hill Townhomes has 4 units affordable to extremely low-income households.

According to CHPC, Woodcreek Apartments at 2296 Redwood Way had a state restrictive clause expiration set for May 30, 2006. This is a 38-unit complex serving very low-, low-, and moderate-income families with funding from the Section 521 Rural Rental Housing program. Based on conversations with the property management, Woodcreek Apartments will continue to be funded through USDA–Rural Development and will not lose affordability for any of the 38 units during the Housing Element time frame.

Resources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

Public Financing/Subsidies. A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. The following summarizes financial resources available to the Humboldt County for preservation of assisted, multifamily rental housing units.

The Section 8 Rental Voucher Program is another affordability option that individuals may apply for through the Humboldt County Housing Authority. Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The public housing authority generally pays the landlord the difference between 30 percent of household income and the PHA-determined payment standard—about 80 to 100 percent of the fair market rent. The rent must be reasonable. The household may choose a unit with a higher rent than the fair market rent and pay the landlord the difference or choose a lower-cost unit and keep the difference.

Section 8–supported housing may be either project-based for an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units. The number of current Housing Choice Voucher clients in Fortuna is 79, and the number of applicants who currently live in Fortuna is 73, as of May 2019. The City of Fortuna does not have any apartment buildings dedicated solely to Section 8 assistance. The property owner can opt to terminate the Section 8 contract or renew the contract. The primary incentive for

Section 8 property owners to opt out of their regulatory agreement is monetary. Market rents have risen to the point that many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates.

Federal Programs

- Community Development Block Grant (CDBG)
- HOME Investment Partnership
- Housing Choice Voucher (Section 8) Program
- Section 811/202 Program
- HUD Low Income Housing Preservation and Resident Homeownership Act (LIHPHA)

State Programs

- California Housing Finance Agency (CHFA) Multiple Rental Housing Programs
- Low Income Housing Tax Credit (LIHTC)
- California Community Reinvestment Corporation (CCRC)

Nonprofit Entities

Nonprofit entities serving the county can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in Humboldt County follows:

- Humboldt Bay Housing Development Corporation (DBA Housing Humboldt)
- Redwood Community Action Agency

City of Fortuna: Redevelopment Successor Agency

As part of the 2011 Budget Act, the legislature approved the dissolution of the state redevelopment agencies. After a period of litigation, redevelopment agencies were officially dissolved as of February 1, 2012.

On January 9, 2012, the Fortuna City Council elected to serve as the successor agency for the Fortuna redevelopment agency. The duties of the successor agency are primarily to make payments on the former redevelopment agency enforceable obligations and wind down the activities. The successor agency is the successor in interest to the redevelopment agency and assumes responsibility for administering all contracts, leases, and other assets of the redevelopment agency. In this role, the successor agency is required to continue making payments due for enforceable obligations and perform obligations required pursuant to enforceable obligations. The successor agency also oversees development of properties pursuant to enforceable obligations until contracted work has been completed or the contractual obligations can be transferred to other parties. Some of the activities of the successor agency include approving the issuance of refunding bonds to refund certain outstanding bonds of the dissolved Fortuna redevelopment agency and approving the long-range property management plan.

Table 28 shows a summary of housing and successor agency funds, and Table 29 is a list of successor agency assets. Currently, the City does not have plans for these two parcels but would be willing to work with a developer.

Table 28 Housing and Successor Agency Funds

	2013-14 Actual	2014-15 Actual	2015-16 Actual	2016-17 Actual	2016-17 Actual	2017-2018 Actual	2018-2019 Actual
Home Grant Fund – Program Income							
Loan Repayment	27,809	-	14,236	-	27,008	-	0
Interest Income	240	619	417	-	322	-	0
Total	28,049	619	14,653	-	27,600	-	0
Housing/Redevelopment Successor Fund							
Interest Income	178	383	229		300	0	0
Total	178	383	229		300	0	0
Community Development Block Grants (CDBG) Funds – Program Income							
Interest Income	1,647	3,345	2,884	-	2,138	-	0
Loan Repayments	30,933	131,447	107,749	0	34,220	20,000	20,000
Interest Income	908	2,920	1,220	-	1,500	0	0
Laon Repayment/Rent*	10,460	19,000	23,247	20,400	20,400	20,000	
Interest Income*	1,402	3,186	1,961	-	-	-	
Total	45,350	159,898	137,061	20,400	58,258	40,000	20,000

Source: City of Fortuna, April 2019.

* Funds can be used for unrestricted uses for business/economic development.

Table 29 Successor Agency Assets

LAND			
Type	Location	Value	Size
Land – Vacant	APN 203-121-101/ Penn Street	\$23,391	13,200 square feet
Land – Vacant	APN 201-083-030/ Spring Street	\$20,325	9,500 square feet
LOANS			
Type	Amount of the Loan	Purpose of Loan	Current Loan Balance
Loan	58,903	Housing Rehab	58,903
Loan	200,000	Housing Rehab	200,000
Loan	550,000	Build Multi-family Residential Low Income	550,000
Loan	1,450,000	Build Multi-family Residential Low Income	1,450,000

Source: City of Fortuna, April 2019.

9. REGIONAL HOUSING NEEDS ASSESSMENT

California law requires that each city and county, when preparing its state-mandated housing element, develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. This fair share concept seeks to ensure that each jurisdiction provides housing for its residents with a variety appropriate to their needs. The fair share is allocated to each city and the county by HCD. One of the major goals of the housing element is to develop policies and programs to meet the goals established through the fair share allocation.

The state of California (Government Code Section 65584) requires regions to address housing issues and needs based on future growth projections for the area by developing a Regional Housing Needs Plan (RHNP) to distribute the Regional Housing Needs Allocation (RHNA) as determined by HCD. HCD provides the County’s total RHNA to the Humboldt County Association of Governments (HCAOG), and that entity then develops the RHNP, which allocates to each of the cities and the unincorporated county their fair share of the total county RHNA. The principal use of the allocations in the RHNP is inclusion in local housing elements as the shares of regional housing need.

State law requires local governments to provide adequate sites for the construction of housing to meet the RHNA plan. Table 30 presents the City’s fair share allocation as published in the HCAOG RHNP.

Table 30
Regional Housing Needs Allocation, December 31, 2018–August 31, 2027

Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Arcata	142	95	111	262	610
Blue Lake	7	4	5	7	23
Eureka	231	147	172	402	952
Ferndale	9	5	6	13	33
Fortuna	73	46	51	120	290
Rio Dell	12	8	9	22	51
Trinidad	4	4	3	7	18
Unincorporated	351	223	256	583	1413

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, adopted March 21, 2019.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but the needs for the entire region. Another major goal of the RHNP is to ensure that every community provides opportunity for a mix of housing affordable to all economic segments of its population. The RHNP process requires local jurisdictions to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that sufficient, appropriately designated land and opportunities for housing development address population growth and job generation. The City of Fortuna has a projected housing need of 290 residential units for the 2019 to 2027 period.

The RHNP allocates the development of new housing among different cities and the county by income level. The income groups are defined by HCD as:

- Extremely low-income: 0 to 30 percent of area median income (AMI)
- Very low-income: 31 to 50 percent of AMI
- Low-income: 51 to 80 percent of AMI
- Moderate-income: 81 to 120 percent of AMI
- Above moderate-income: 120 percent or more of AMI

The RHNA for Fortuna is summarized in Table 31, including the percentages of each income group.

**Table 31
Regional Housing Needs by Income**

Income Category	Number of Housing Units	Percentage of Total
Very Low	73 ¹	25.2%
Low	46	15.9%
Moderate	51	17.6%
Above Moderate	120	41.4%
Total	290	100.0%

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, 2019–2027.

1. It is assumed that 50 percent of the very low-income household need is extremely low-income household need.

V. HOUSING RESOURCES

This section includes the required sites inventory description, sites inventory analysis and suitability and availability, and zoning for a variety of housing types.

As previously discussed, state law requires communities to demonstrate that sufficient land is available to accommodate their share of the region's remaining need for housing. This section identifies the development potential on suitable land throughout Fortuna based on those housing need allocations. Through this Housing Element, the City demonstrates the availability of adequate sites to accommodate the RHNA.

1. AVAILABLE SITES

To demonstrate the City's capacity to meet its RHNA, an inventory of adequate sites was conducted. The sites in this analysis are currently vacant and will allow for the development of a variety of housing types that can meet the needs of all income groups as allocated by HCAOG for the 2019–2027 RHNA projection period.

This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) to determine approximate density and unit capacity. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site; 80 percent of that result was then used as the final realistic unit number to account for site and regulatory constraints.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential. Parcels that were identified in high fire areas using a Geographic Information System or that were on the 100-year or 500-year flood maps were considered constrained and would require mitigation; therefore, they were not included in this exercise. Sites were also left off the list if the parcel did not yield at least one unit per site.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Fortuna is 15 dwelling units per acre. Table

32 lists each residential land use designation, the allowable density, and which land use designation accommodates each of the four required income levels.

**Table 32
Residential Land Use Designation – Allowable Density**

Land Use Designation	Density Permitted (du/gross acre)	Income Category
Residential Rural (RR)	up to 1.0	Above Moderate
Residential Very Low (RVL)	1.1 to 2.9	Above Moderate
Residential Low (RL)	3.0 to 6.9	Moderate
Residential Medium (RM)	7.0 to 14.9	Moderate
Residential High (RH)	15.0 to 29.0	Lower

Source: City of Fortuna 2017.

SITES INVENTORY

Table 33 compares the City of Fortuna’s RHNA to the site inventory capacity. The City currently has a surplus of 34 units available to lower-income households (including extremely low-, very low-, and low-), 494 units available to moderate-income households, and 64 units available to above moderate-income households, a total surplus of 592 units.

Table 34 provides the characteristics of the available sites for the development of single-family homes and multifamily units, and Figure 1, Land Inventory Map, shows the location of each site. Sites 1, 2, 10, and 11 have possible infrastructure constraints, which include extension of utilities, including water and sewer. The nearest main is located in the roadway on the western border of site 1 and would need to be extended to serve sites 2, 10, and 11. The City has included program H-23 to assist with the constraints. In addition, the City’s existing General Plan includes several programs on how the City plans to secure sufficient water, sewer, and dry utilities supply to support housing development.

Since January 1, 2018, several new housing laws have gone into effect. The paragraphs below point out the requirements of AB 1397 “Local planning; housing element: inventory of land for residential development.”

Parcels included in the inventory must have sufficient water, sewer, and dry utilities supply available and accessible to support housing development or be included in an existing general plan program or other mandatory program or plan, including a program or plan of a public or private entity providing water or sewer service, to secure sufficient water, sewer, and dry utilities supply to support housing development. This paragraph does not impose any additional duty on the city or county to construct, finance, or otherwise provide water, sewer, or dry utilities to parcels included in the inventory. (CA Gov’t Code Section 65583.2[a][5][B])

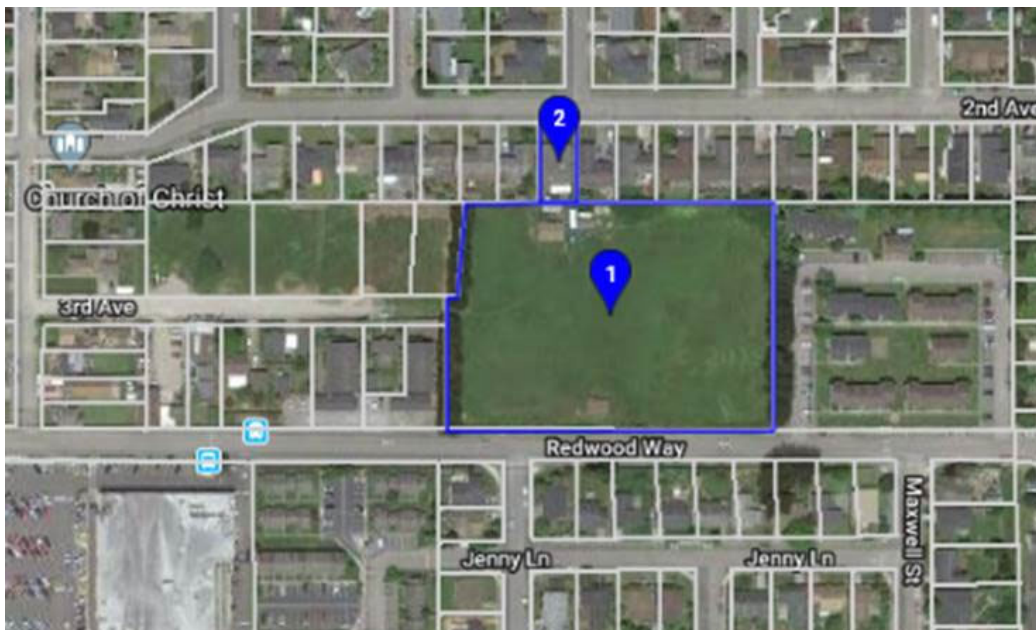
... a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the locality’s housing need shall not be deemed adequate to accommodate a portion of the housing need for lower income households that must be accommodated in the current housing element planning period unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. (Section 65583.2[c])

A site smaller than half an acre shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to [HCD] that the site is adequate to accommodate lower income housing. (Section 65583.2[c][2][A])

As mentioned above, the City has existing General Plan programs to address the City's plans to secure sufficient water, sewer, and dry utilities supply to support housing development.

In regard to the vacant sites in the sites inventory, the City is relying on sites 1, 2, 6, 12, and 13 (bolded in Table 34) to meet the lower income RHNA. These sites are all larger than one-half acre. The City has included program H-10 to state that within three years, the City will rezone sites zoned RM with a General Plan Designation Residential High, to allow residential use by right. The by-right requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households.

In addition, the City is relying on site 13, which is an infill site in the center of the city and has existing development on all of its boundaries (Site #1, below). The parcel is 2.9 acres with a General Plan land use of RM. The City engineer has confirmed that there are no development constraints and the site is fully developable in its current state. This site has easy access with frontage on a public road (Redwood Way), direct access to utilities in the public road (water, sewer, storm drainage, gas, and electric), and no natural resource issues (wet areas, slope issues, etc.). Although not 100 percent vacant, the parcel currently has only a small barn and a few small sheds. There are no residential uses on this site. The acreage assumed in Table 34 is the remaining developable acreage. The current owners live at the parcel to the north (Site #2 on the map below). Note: site 2 below is different than site 2 included in table 34.



**Table 33
Comparison of the Regional Housing Need and Residential Sites Capacity**

Income Group	2019–2027 RHNA	Site Inventory Capacity	RHNA Surplus
Very Low	73	153	34
Low	46		
Moderate	51	412	361
Above Moderate	120	184	64
Total	290	749	459

Source: City of Fortuna 2019; HCAOG.

**Table 34
Vacant Residential Sites Inventory**

Site #	APN	Parcel Acreage	Zoning	General Plan	Allowable Density	Capacity (80%)
Residential High – Lower Income						
1	20114923	0.53	R-M	Residential High	29.0	12
2	20114924	0.53	R-M	Residential High	29.0	12
3	20016523	0.13	R-M	Residential High	29.0	3
4	20016522	0.13	R-M	Residential High	29.0	3
5	20016521	0.07	R-M	Residential High	29.0	1
6	20046118	1.64	R-M	Residential High	29.0	38
8	20046130	0.17	R-M	Residential High	29.0	3
9	20046132	0.14	R-M	Residential High	29.0	3
10	20114939	0.23	R-M	Residential High	29.0	5
11	20114937	0.24	R-M	Residential High	29.0	5
12	20046138	0.57	R-M	Residential High	29.0	13
13	20114926	3.40	R-M	Residential High	29.0	78
Subtotal		7.94				176
Residential Low – Moderate Income						
14	20211251	0.27	R-1-10	Residential Low	6.9	1
16	20211258	0.22	R-1-10	Residential Low	6.9	1
17	20211259	0.23	R-1-10	Residential Low	6.9	1
18	20211253	0.25	R-1-10	Residential Low	6.9	1
19	20211254	0.25	R-1-10	Residential Low	6.9	1
20	20211255	0.83	R-1-10	Residential Low	6.9	4
21	20211242	0.24	R-1-10	Residential Low	6.9	1
22	20211252	0.27	R-1-10	Residential Low	6.9	1
23	20237107	0.32	R-1-6	Residential Low	6.9	1
24	20239105	3.15	R-1-6	Residential Low	6.9	17
25	20214201	0.85	R-1-6	Residential Low	6.9	4
26	20213149	4.70	R-1-6	Residential Low	6.9	25
27	20213118	0.51	R-1-6	Residential Low	6.9	2
28	20243146	0.34	R-1-6	Residential Low	6.9	1

Site #	APN	Parcel Acreage	Zoning	General Plan	Allowable Density	Capacity (80%)
29	20304248	0.27	R-1-6	Residential Low	6.9	1
30	20325123	0.33	R-1-6	Residential Low	6.9	1
31	20325208	0.19	R-1-6	Residential Low	6.9	1
32	20333209	0.31	R-1-6	Residential Low	6.9	1
33	20325206	0.44	R-1-6	Residential Low	6.9	2
34	20310216	0.20	R-1-6	Residential Low	6.9	1
35	20313225	0.47	R-1-6	Residential Low	6.9	2
36	20213145	10.45	R-1-6	Residential Low	6.9	57
37	20333217	1.94	R-1-6	Residential Low	6.9	10
38	20301127	0.45	R-1-6	Residential Low	6.9	2
39	20309102	0.84	R-1-6	Residential Low	6.9	4
40	20238134	3.86	R-1-6	Residential Low	6.9	21
41	20238133	2.04	R-1-6	Residential Low	6.9	11
42	20016430	0.30	R-1-6	Residential Low	6.9	1
43	20016431	0.25	R-1-6	Residential Low	6.9	1
44	20016420	0.24	R-1-6	Residential Low	6.9	1
45	20016421	0.27	R-1-6	Residential Low	6.9	1
46	20016429	0.19	R-1-6	Residential Low	6.9	1
47	20016426	0.19	R-1-6	Residential Low	6.9	1
48	20016424	0.21	R-1-6	Residential Low	6.9	1
49	20206108	2.02	R-1-6	Residential Low	6.9	11
50	20206111	0.49	R-1-6	Residential Low	6.9	2
51	20206112	0.82	R-1-6	Residential Low	6.9	4
52	20206113	0.72	R-1-6	Residential Low	6.9	3
53	20206115	0.62	R-1-6	Residential Low	6.9	3
54	20206114	0.58	R-1-6	Residential Low	6.9	3
55	20206116	1.09	R-1-6	Residential Low	6.9	6
56	20206117	0.29	R-1-6	Residential Low	6.9	1
57	20206118	0.29	R-1-6	Residential Low	6.9	1
58	20206119	0.29	R-1-6	Residential Low	6.9	1
59	20206121	0.29	R-1-6	Residential Low	6.9	1
60	20206120	0.29	R-1-6	Residential Low	6.9	1
61	20206122	0.32	R-1-6	Residential Low	6.9	1
62	20206123	0.32	R-1-6	Residential Low	6.9	1
63	20206125	0.26	R-1-6	Residential Low	6.9	1
65	20206126	0.27	R-1-6	Residential Low	6.9	1
66	20206127	0.27	R-1-6	Residential Low	6.9	1
67	20206129	0.33	R-1-6	Residential Low	6.9	1
68	20206128	0.37	R-1-6	Residential Low	6.9	2
69	20206132	0.23	R-1-6	Residential Low	6.9	1

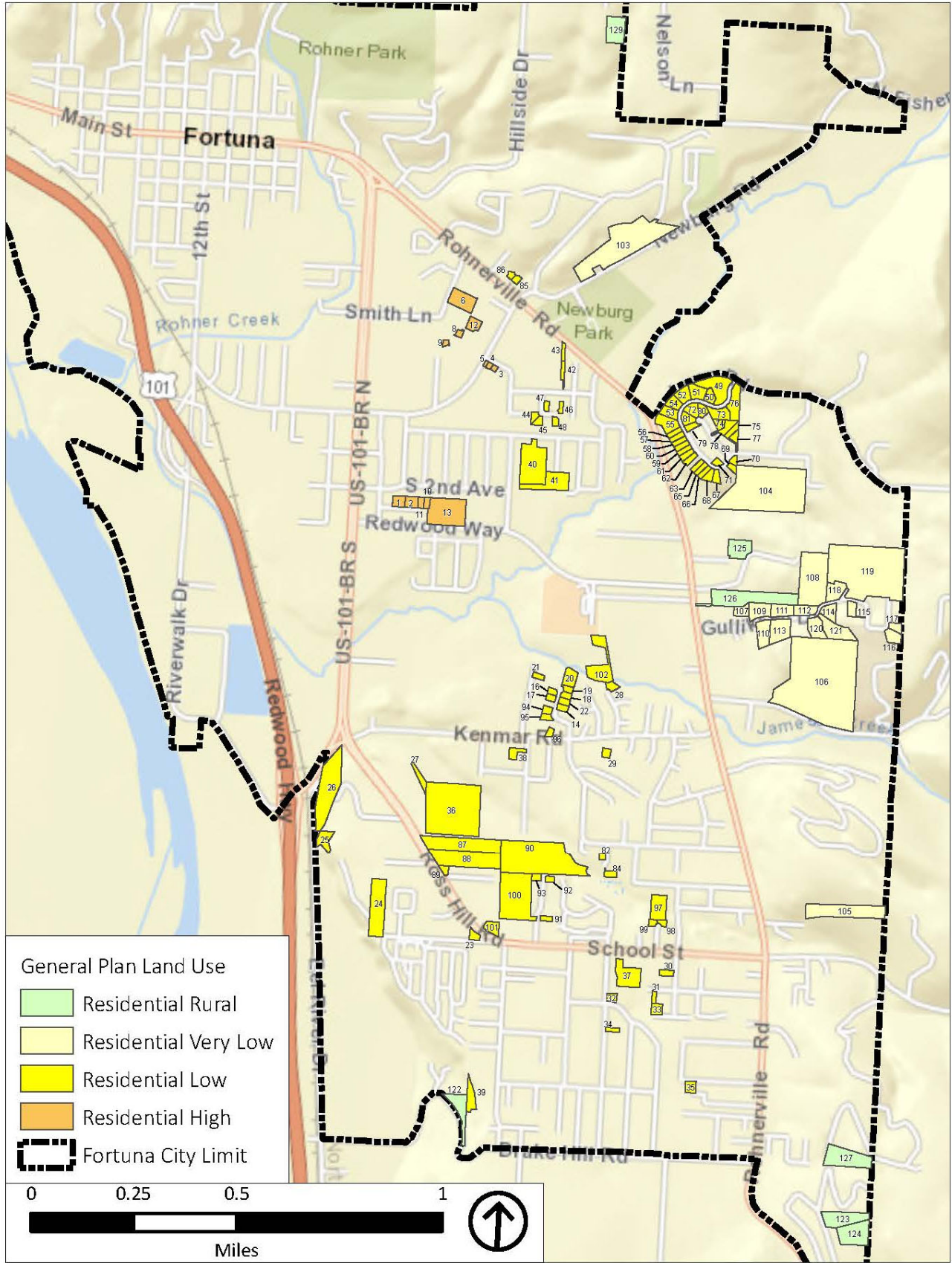
Site #	APN	Parcel Acreage	Zoning	General Plan	Allowable Density	Capacity (80%)
70	20206133	0.21	R-1-6	Residential Low	6.9	1
71	20206159	0.22	R-1-6	Residential Low	6.9	1
72	20206148	0.59	R-1-6	Residential Low	6.9	3
73	20206110	0.88	R-1-6	Residential Low	6.9	4
74	20206142	0.39	R-1-6	Residential Low	6.9	2
75	20206135	0.44	R-1-6	Residential Low	6.9	2
76	20206109	1.30	R-1-6	Residential Low	6.9	7
77	20206134	0.30	R-1-6	Residential Low	6.9	1
78	20206141	0.53	R-1-6	Residential Low	6.9	2
79	20206150	0.29	R-1-6	Residential Low	6.9	1
80	20206147	0.41	R-1-6	Residential Low	6.9	2
81	20206149	0.52	R-1-6	Residential Low	6.9	2
82	20305148	0.15	R-1-6	Residential Low	6.9	0
84	20305144	0.29	R-1-6	Residential Low	6.9	1
85	20045234	0.21	R-1-6	Residential Low	6.9	1
86	20045235	0.21	R-1-6	Residential Low	6.9	1
87	20214253	3.78	R-1-6	Residential Low	6.9	20
88	20214254	4.17	R-1-6	Residential Low	6.9	23
89	20214266	0.26	R-1-6	Residential Low	6.9	1
90	20305138	9.04	R-1-6	Residential Low	6.9	49
91	20305152	0.21	R-1-6	Residential Low	6.9	1
92	20305160	0.20	R-1-6	Residential Low	6.9	1
93	20305161	0.25	R-1-6	Residential Low	6.9	1
94	20211261	0.27	R-1-6	Residential Low	6.9	1
95	20211262	0.26	R-1-6	Residential Low	6.9	1
96	20211268	0.21	R-1-6	Residential Low	6.9	1
97	20332206	1.46	R-1-6	Residential Low	6.9	8
98	20332251	0.19	R-1-6	Residential Low	6.9	1
99	20332252	0.20	R-1-6	Residential Low	6.9	1
100	20305169	5.57	R-1-6	Residential Low	6.9	30
101	20237105	0.61	R-1-6	Residential Low	6.9	3
102	20211239	2.17	R-1-6/R-1-10	Residential Low	6.9	11
Subtotal		81.82				412
Residential Very Low – Above Moderate Income						
103	20041150	8.87	RE-20	Residential Very Low	2.9	20
104	20206103	12.84	RE-20	Residential Very Low	2.9	29
105	20226113	3.84	RE-20	Residential Very Low	2.9	8
106	20210106	22.11	RE-20	Residential Very Low	2.9	51
107	20209204	0.60	RE-20	Residential Very Low	2.9	1
108	20209218	5.46	RE-20	Residential Very Low	2.9	12

Site #	APN	Parcel Acreage	Zoning	General Plan	Allowable Density	Capacity (80%)
109	20209318	1.26	RE-20	Residential Very Low	2.9	2
110	20209321	1.06	RE-20	Residential Very Low	2.9	2
111	20209320	1.01	RE-20	Residential Very Low	2.9	2
112	20209347	0.86	RE-20	Residential Very Low	2.9	1
113	20209322	1.08	RE-20	Residential Very Low	2.9	2
114	20209326	0.82	RE-20	Residential Very Low	2.9	1
115	20209328	0.55	RE-20	Residential Very Low	2.9	1
116	20209335	0.64	RE-20	Residential Very Low	2.9	1
117	20209336	0.44	RE-20	Residential Very Low	2.9	1
118	20209348	1.01	RE-20	Residential Very Low	2.9	2
119	20209346	13.93	RE-20	Residential Very Low	2.9	32
120	20209324	1.13	RE-20	Residential Very Low	2.9	2
121	20209325	1.81	RE-20	Residential Very Low	2.9	4
Subtotal		79.32				174
Residential Rural – Above Moderate Income						
122	20128123	1.57	RE-43	Residential Rural	1.0	1
123	20319156	2.11	RE-43	Residential Rural	1.0	1
124	20319157	2.40	RE-43	Residential Rural	1.0	1
125	20209221	1.51	RE-43	Residential Rural	1.0	1
126	20209206	4.42	RE-43	Residential Rural	1.0	3
127	20224172	2.92	RE-43	Residential Rural	1.0	2
128	20006280	1.76	RE-43	Residential Rural	1.0	1
Subtotal		16.69				10

Source: City of Fortuna 2017.

Note: The City is not relying on sites smaller than one-half acre to meet its lower-income RHNA. In addition, to address new legislation, residential development will be permitted by right on sites zoned RM with a General Plan Designation of Residential High if the proposed housing developments have at least 20 percent of the units affordable to lower-income households.

Figure 1 – Vacant Sites Inventory



Source: ESRI, 2019; County of Humboldt, 2019; PlaceWorks, 2019.

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VI. HOUSING CONSTRAINTS

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local governments can have little impact on market-oriented constraints such as interest rates, their policies and regulations do impose costs upon development, and in this respect affect the free operation of the housing market. While these measures—such as subdivision requirements for controlling storm water drainage—are often necessary to protect the public health, safety, or welfare, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability of the free market to provide for the housing needs of the community. Governmental constraints may include land availability, local land use regulations, development standards and building code compliance, permit processing times and procedures, and permit and connection fees.

1. NONGOVERNMENTAL CONSTRAINTS

New law now requires the City to show how they are removing any local nongovernmental constraints. Nongovernmental constraints are factors limiting the availability of affordable housing over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints as a basis for possible actions by the local government to offset their effects. The principal types of nongovernmental constraints are new housing cost components, principally land and construction costs, and the availability and cost of permanent financing. The price of housing has been rising at a much greater rate than family income, thereby decreasing the opportunities for homeownership to a growing percentage of the public. Contributing market factors include increasing costs of land, material, labor, and financing, as well as fees charged for services by the private and public sector. Land and construction account for approximately 90 percent of the total cost for new housing construction.

CONSTRUCTION COSTS

Construction costs can vary widely depending on the type of development. Prefabricated factory-built or manufactured housing is principally permitted in Fortuna and provides for lower-priced housing by reducing construction and labor costs. Labor and materials costs also have a direct impact on housing costs and make up the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed.

In determining local construction costs, the City gathered information from Trulia.com. As of April 2019, the average price per square foot in Fortuna was \$156.

LAND COSTS

As of April 2019, land costs ranged from \$85,000 to \$100,000 per acre, depending on the location. In comparison, in 2002, a typical 6,000-square-foot lot would have been \$65,000 to \$75,000. Infill lots typically are less costly to develop because streets and other facilities exist at the site. Fortuna has policies that support infill development, such as allowing mixed-use developments in commercial districts. Vacant lots in multifamily districts cost approximately 75 percent more than single-family lots. For example, a multifamily lot sold for \$140,000. This was a 23,000-square-foot parcel, and the project included six mixed-use units and 1,400 square feet of office space. Nevertheless, due to the lack of vacant multifamily land available countywide, land is expensive in Fortuna.

MORTGAGE FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Fortuna. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Over the past few years, the interest rate has been very low, dipping to as low as 3 percent over the last year, but it is now slowly increasing up to 5 percent. Housing prices in the city remain too high for persons of lower incomes, even with the lower interest rates. The cost of housing in Fortuna has risen drastically in the past few years; much of this due to the influx of Bay Area and other “equity refugees” who can afford to pay a higher premium for housing. This, in turn, increases the demand for an already limited resource and drives up the price of housing in the area. The constraint on homeownership in Fortuna is not the availability of financing, but the high cost of housing, much of which is unaffordable to lower-income households. Nor is the constraint on homeownership related to the availability of land.

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Fortuna. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Typically, when interest rates decline, sales increase, and vice versa. Table 35 illustrates interest rates as of April 2019. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans.

Table 35
Interest Rates

Conforming	Interest	APR
30-Year Fixed	4.125%	4.23%
15-Year Fixed	3.5%	3.701%
5-Year ARM	3.75%	4.646%
Jumbo		
30-Year Fixed	3.875%	3.939%
7-Year ARM	3.250%	4.220%

Source: www.wellsfargo.com, April 2019.

2. GOVERNMENTAL CONSTRAINTS

Governmental regulation, while purposefully ensuring the quality of development in the community, also increases the cost of development and thus the cost of housing. Governmental constraints include land use controls, fees, and other exactions required of developers, and time-consuming permit processing and complicated procedures. Since governmental controls are intended to ensure the health and safety of the general public, there is a fine balance between this goal and the easing of governmental controls in order to reduce development costs. Additionally, the cost of development and its associated infrastructure needs to be borne by the development and its future users rather than by the general fund and the public at large.

LOCAL LAND USE CONTROLS AND DEVELOPMENT STANDARDS

General plan density standards, subdivision regulations, and zoning standards, by their nature, limit the amount of development on a given site and therefore directly affect the cost of development. The regulations also identify minimum development standards for improvements such as roads, utilities, parking areas, and drainage facilities. These standards are important since they are intended to protect public health, safety, and welfare; reduce future cost to the taxpayers for services; and avoid problems such as drainage impacts on existing development, flood damage, and land stability. In addition, it should be noted that development controls are used to ensure that large tracts of land are not restricted for future development. Many land divisions that occurred in Fortuna before there were subdivision rules left large parcels with inadequate access rights-of-way for high-density developments. Other developments created drainage problems.

Land Use Designations

The City last revised the General Plan in October 2010. The General Plan includes a range of land use designations to depict the types of land uses that will be allowed in the General Plan Planning Area. The residential designations and their corresponding densities include the following:

- Residential Rural (RR) – up to 1.0 unit per gross acre
- Residential Very Low (RVL) Density – 1.1 to 2.9 units per gross acre
- Residential Low (RL) Density – 3.0 to 6.9 units per gross acre
- Residential Medium (RM) Density – 7.0 to 14.9 units per gross acre
- Residential High (RH) Density – 15.0 to 29.0 units per gross acre

Zoning Standards

Table 36 presents the City's development standards, which are applied to all new residential developments.

The City offers various mechanisms to provide relief from development standards typically required of all residential projects, including allowing residential uses in commercial districts (subject to a conditional use permit), density bonus for affordable multifamily housing projects, and planned development districts which allow waiver of development standards to accommodate unique topographical conditions that would otherwise increase development costs.

Table 36
City of Fortuna Development Standards

District	Net Lot Area (Sq. Ft.)	Lot Depth (Ft.)	Lot Width (Ft.)	Lot Coverage (Max %)	Minimum Depth or Width (Ft.)				Max Height (Ft.)
					Front	Side	Total for Two Side	Rear	
RE-43	43,560	140	150	—	40	20	45	40	30
RE-20	20,000	120	100	—	30	15	35	30	30
R1-10	10,000	100	80	35	30	7	20	25	30
R1-6	6,000	60	60	35	20	5	10	15	30
R-M	10,000	80	3 times lot width	1	20	5	—	10*	40 or three stories

Source: City of Fortuna Zoning Code, 2017.

Note: Refer to the City of Fortuna Zoning Code for specific details.

*The RM zone requires a 40 percent open space standard that is comparable to the residential lot coverage.

Typical Densities for Development

The City of Fortuna is a small city in a rural area with physical constraints to outward expansion, such as steep topography and commercial timberland to the north and east, the Eel River to the west, and the County airport and Van Duzen River to the south. Development activity is limited to infill of the remaining pastureland in the central areas of the City. There were no significant subdivisions in the previous housing element cycle, reflecting the slow economy. The existing single-family lots that are currently undergoing development were created in 2008 and earlier. Typical single-family residential lots vary in size from approximately 6,000 square feet to 10,000 square feet and support 1 to 2 single family homes each. Typical single-family densities are 4 to 6 homes per acre. Multifamily densities are typically 16 to 24 units per acre.

Parking

Table 37 presents the parking standards for single- and multifamily units. These standards include guest parking requirements. The local ordinance specifically allows staff-level approval of reduction of parking for uses where the demand for parking may be less than two spaces per unit (e.g., senior and/or affordable units, one-bedroom and studio units, or where there is adequate street parking). Allowing for relaxed parking standards ensures parking requirements are not a constraint to the development of affordable housing.

Table 37
Parking Standards

Housing Type	Parking Space Requirement
Single-Family	2 for each dwelling unit
Multifamily (8 or more units)	1 for each 1-B.R. and studio unit; 2 for each 2-B.R. and 3-B.R. unit
Multifamily (less than 8 units)	1 for each 1-B.R. and studio unit; 2 for each 2-B.R. unit; and 2.5 for each 3-B.R. unit
Convalescent hospitals and nursing homes	1 for each 5 beds, plus 1 for each 1.5 employees
Mobile home developments	2 for each mobile home space and 1 for each 5 mobile home spaces for visitor parking

Source: City of Fortuna Zoning Code, 2017.

Note: Refer to the City of Fortuna Zoning Code for specific details.

Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City has included program H-5 to conform to Government Code Section 65915.

PROVISIONS FOR A VARIETY OF HOUSING

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. Table 38 summarizes the permitted housing types.

Table 38
Housing Types Permitted by Zoning District

Housing Types Permitted	RE-43	RE-20	R-1-10	R-1-6	R-M
Single-Family Attached	C (PUD)	C (PUD)	C (PUD)	C (PUD)	C (PUD)
Single-Family Detached	P	P	P	P	P
Duplexes to Fourplexes	NP	NP	NP	NP	P
Multifamily (5+ Units)	NP	NP	NP	NP	CUP
Mobile Homes	P	P	P	P	P
Manufactured Homes	P	P	P	P	P
Second Units (Accessory Dwelling Units)	P	P	P	P	P
Emergency Shelters	<i>Permitted in the M-1 and C-T zoning districts</i>				
Transitional Housing ¹	P	P	P	P	P
Supportive Housing ¹	P	P	P	P	P
Single-Room Occupancy Units ²					
Care Facilities (6 or fewer persons)	P	P	P	P	P
Care Facilities (7 or more persons)	C	C	C	C	C
Employee Housing ³	<i>Permitted in the A-E zoning district</i>				

Source: City of Fortuna Municipal Code.

Refer to the City of Fortuna Zoning Code for specific details.

Notes: P=Principally Permitted Use; C=Conditionally Permitted Use; PUD=Planned Unit Development; NP=Not Permitted

1. The City currently treats transitional and supportive housing consistent with community care facilities. Program H-12 has been included to ensure compliance with state law.
2. To comply with state law, the City has included program H-15 to permit SROs without a CUP.
3. To comply with state law, the City has included program H-24 to treat employee housing no different than an agricultural use in the A-E zoning district.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

California legislation (SB 2 [Cedillo, 2007]) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

In 2018, the City amended its Zoning Ordinance to create an emergency shelter overlay zone to permit emergency shelters by right without a conditional use permit on parcels in the Light Industrial (M-1) and Commercial Thoroughfare (C-T) zoning districts. When choosing these zoning districts, the City considered the other uses in the zoning districts as well as the proximity to available services. The identified sites are close to shopping, multifamily apartments, medical offices, government offices, churches, public schools, pedestrian accessibility, and the bus line.

To address the need for an emergency shelter the City identified six suitable sites that could accommodate at least one year-round emergency shelter. These sites include a total of 6 parcels, 1.95 acres of vacant land, and 3.77 acres of underutilized land in the C-T and M-1 zoning districts. All of the sites identified have readily available utilities and other infrastructure.

Site 1, APN 202-021-016—Zoning: Commercial Thoroughfare (C-T)

This parcel is a vacant site on Fortuna Boulevard that is 34,800 square feet (1.15 acres) with approximately 23,000 square feet of buildable area. To account for a creek setback, one-third of the capacity has been removed. This site is located within 400 feet of two shopping centers (Strongs Creek Village to the south and Redwood Village Shopping center to the north), along the municipal bus route, less than a mile from medical clinics and Redwood Memorial Hospital, in an area of job availability, and less than a half mile to an elementary school and less than a mile to the local high school.

Site 2, APN 202-021-014—Zoning: Commercial Thoroughfare (C-T)

This parcel is an underutilized site on Fortuna Boulevard that is 18,629 square feet (0.53 acres). The site is developed with an existing, approximately 3,500-square-foot commercial building (currently vacant) and a parking lot that can be converted for use as an emergency shelter. This site is located within 400 feet of two shopping centers (Strongs Creek Village to the south and Redwood Village Shopping center to the north), along the municipal bus route, less than a mile from medical clinics and Redwood Memorial Hospital, in an area of job availability, less than a half mile to an elementary school, and less than a mile to the local high school.

Site 3, APN 202-011-024—Zoning: Commercial Thoroughfare (C-T)

This parcel is an underutilized site on Fortuna Boulevard that is 9,600 square feet (0.22 acres). The site is currently developed with an occupied single-family residential structure that is approximately 1,800 square feet. The single-family residence is nonconforming in the Commercial Thoroughfare zoning district, and the use could feasibly eventually convert from its residential use to one that is principally permitted in the district. This site is located directly across the street from a shopping center and within approximately one-quarter of a mile of another (Redwood Village Shopping and Strongs Creek Village to the south, respectively), along the municipal bus route, less than a mile from medical clinics and Redwood Memorial Hospital, in an area of job availability, less than a half mile to an elementary school, and less than a mile to the local high school.

Site 4, APN 200-353-024—Zoning: Light Industrial (M-1)

This parcel is an underutilized site that is mostly vacant on Dinsmore Drive (northwestern parcel) that is 37,897 square feet (1.08 acres). The site is currently used as a City dog park and is not developed with any structures. The site is in the central area of the city where it is located 0.6 mile from a gas station and convenience market to the south, medical and other services on Main Street to the north, one-half mile from a high school, one-half mile from an elementary school, 1.3 miles from Redwood Memorial Hospital and medical offices, in an area of job availability, and less than three-quarters of a mile from the municipal bus route.

The disadvantage of this site is the lack of pedestrian access on Dinsmore Drive and the Highway 101 overpass, although the length of underimproved roadway is only 200 feet (approximate). Additionally, the City has identified the overpass in the Capital Improvement Plan and the General Plan as in need of pedestrian and traffic improvements, and the City has recently completed a \$100,000 grant study for overpass improvement design feasibility and anticipates obtaining design and construction grants in the future. City ownership is the biggest advantage to this site, as it lends itself to City partnership.

Site 5, APN 040-162-003—Zoning: Light Industrial (M-1) and Commercial Thoroughfare (C-T)

This parcel is a vacant site located on Main Street in the downtown area that is 140,698 square feet (3.23 acres). The southeast corner of the site totaling 34,848 square feet (0.8 acres) is appropriate for an emergency shelter, as depicted on the Emergency Shelter North Zoning Map in the City's Zoning Ordinance. Access is from a deeded easement on the east side of the parcel, approximately 150 feet from Main Street. This site is within several hundred feet of business, government, medical, and other services, directly on the municipal bus route, in an area of job availability, and less than a half mile to an elementary school and the local high school. All services are within walking distance of this site. The site does not have any constraints to the buildable area (taking into account the creek setback).

Site 6, APN 040-161-007—Zoning: Light Industrial (M-1)

This parcel is an underutilized site on Sixth Street, one block off Main Street in the downtown area, and is 34,848 square feet (1.94 acres). The site is currently developed with an 8,000-square-foot industrial building with multiple-tenant occupancy which includes: a fitness gym, engineering office, storage unit rentals, furniture upholsterer, coffee roaster, and an auto repair shop. The rental spaces are approximately 1,300 square feet each. The site is also developed with a paved parking lot with approximately 30 parking stalls. This site is in an optimal location and is within several hundred feet of business, government, medical, and other services, directly on the municipal bus route, in an area of job availability, and less than a half mile to an elementary school and the local high school. All services are within walking distance of this site. There is turnover in the building's rental units, and future occupancy is to be expected. Purchase of the property and building is also a feasible option.

Transitional and Supportive Housing Types

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take

many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

In 2012, the City amended its Zoning Code to specifically define transitional and supportive housing types. Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single-family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone, and supportive housing located in a single-family home in a single-family zone is permitted in the same manner as a single-family home in the same zone.

The City's Zoning Code currently treats transitional and supportive housing types as community care facilities, permitting this use type with six or fewer persons and requiring a conditional use permit for seven or more persons.

To comply with state law, the City has included program H-12 to amend the Zoning Code to treat transitional and supportive housing as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Constraints on Persons with Disabilities

This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. State legislation (SB 250, 2001) requires the City to analyze the governmental constraints on the development of housing for persons with disabilities and demonstrate the City's efforts to remove such constraints, including accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the Zoning Ordinance for ADA compliance or other measures that provide flexibility in development of housing for persons with disabilities.

Zoning Code Constraints/Opportunities

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist relative to housing for persons with disabilities. Persons with disabilities may reside in residential units in any zoning district that allows residential uses. Some may choose to reside in a residential facility or group home designed for occupancy by or with supportive services. The Zoning Code does not differentiate between related and unrelated persons in the occupancy of residential units. Six or fewer unrelated persons inhabiting a residence or community care facility are treated as a matter of right in all zoning districts that permit single-family and multifamily residences in addition to various commercial zones in accordance with state law. There is no limit to the number of group homes that may be located in an area.

Large group homes, for seven or more persons, may also locate in the zoning districts that allow community care facilities, subject to approval of a conditional use permit. Nursing homes and community care facilities are conditionally permitted in any residential zone as well as in the Public Facilities zone. Conditional use permits require a public hearing and are subject to conditions of approval that may be imposed by the Planning Commission in order to ensure compatibility with the surrounding neighborhood. There are no established standards for group homes in the city, so the Planning Commission looks to the individual circumstances of each group home and its particular neighborhood context. The requirement for a conditional use permit for large group homes is an appropriate requirement because the impacts of such a home would generally be

greater than for a principally permitted residential use, and therefore warrant a determination of the adequacy of the facility and improvements to ensure compatibility with the residential neighborhood.

There are several components of the Zoning Code which facilitate housing for the disabled. The City's code section for parking requirements provides a process which allows flexibility in parking requirements where it can be demonstrated that there is a reduced rate of automobile usage. The reduction can be approved by the Community Development Department without a public hearing; therefore, the process is streamlined. Planned developments are another means by which zoning standards may be waived for multifamily developments and could be used to help site disabled housing. In addition, the City's Zoning Code does not restrict the siting of special needs housing.

To ensure compliance with state law, the City has included program H-18, which includes the following actions:

- The City will develop and formalize a general process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process.
- The City will update the definition of family to state "one or more persons living together in a dwelling unit."

BUILDING CODE AND ENERGY CONSERVATION REQUIREMENTS

The City implements Title 24 of the California Code of Regulations, in which California has adopted the California Building Code and other model codes (electrical, plumbing, mechanical, etc.). The City has not adopted local amendments to the various model codes, and therefore has no additional inspection requirements that would otherwise increase the cost of housing. While minimum building standards are essential to ensure safe housing, additional standards controlling design or excessive safety standards may increase the cost of housing unnecessarily.

The City currently enforces the energy conservation and building standards required by state law. The City repealed the Uniform Code of Building Conservation as well as other Uniform Codes to lower the cost of approving plans and buildings. The City implements county, state, and federal energy programs, such as California rebate and incentive programs. The City benefits from additional energy conservation support from the RCEA, which administers grants and programs countywide to increase energy efficiency for residents.

CODE ENFORCEMENT

The Building Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. The purpose of code enforcement of housing in need of rehabilitation is to ensure the safety of the city's residents; without basic living standards being met, life and safety are threatened. The City does not have a code enforcement division; therefore, enforcement activities are initiated either on a complaint basis by a neighbor or other resident who is affected by the violation, or else through first-person awareness of a violation by the Building Department. In the latter case, enforcement activities are generally pursued only when there is a health or safety issue that threatens the residents. Property owners who are the subject of code enforcement regarding housing conditions are referred to the City's Housing Rehabilitation Program, which provides financial assistance to low- and moderate-income families.

FEES AND EXACTIONS

Local fees add to the cost of development; however, particularly after Proposition 13, cities are concerned with the need to recover processing costs. Line item fees related to processing, inspections, and installation services are limited by California law to the agency cost of performing these services. The City of Fortuna does not receive the full recovery of the cost of processing most development permits. Based on a recent budget analysis, Fortuna charges the applicant less than it costs to process a permit for most planning permits. Table 40 below describes minimum City fees for typical planning permits. Table 41 describes the impact fees for Traffic and drainage. The fees are comparable or less than those charged by other jurisdictions in Humboldt County and are not considered a barrier to residential development because of their relatively low value. Table 39 below presents the typical fees for a single family and a multifamily project.

Table 39
Typical Fees for Single Family and Multifamily Development

Dwelling Type	Building Fees	Water and Sewer Connection Fees	Total Permit Fees
Single Family Residence	\$6,466.75	\$8,678.60	\$15,145.35
4-Plex	\$14,147.96	\$11,949.53	\$26,097.49

Source: City of Fortuna, January 2018

Table 40
Planning and Development Fees

Fee Category	Fee Amount
MINISTERIAL FEES	
Zoning Clearance	\$100.00
Certificate of Compliance	\$500.00
Business License	\$0.00
Pre-Application Meeting	\$0.00
ADMINISTRATIVE HEARING	
Use Permit	\$200.00
ASSEMBLAGE USE PERMIT	
Under 500	\$125.00
500+	\$275.00
Modifications & Extensions	\$150.00
Appeal of a Decision	\$425.00
PLANNING COMMISSION HEARING	
Design Review	\$225.00
Use Permit – Exempt from CEQA	\$300.00
Use Permit – Not exempt from CEQA	\$650.00
Lot Line Adjustment	\$325.00
Variance	\$375.00
Minor Subdivision	\$525.00
Permit Extension	\$150.00
Permit Modification or Amendment	\$200.00
Appeal of a Decision	\$425.00
PLANNING COMMISSION & COUNCIL HEARINGS	
Major Subdivision	\$625.00

Fee Category	Fee Amount
Zone Reclassifications	\$775.00
Plan Amendments	\$775.00
Annexations	\$775.00
SPECIAL SERVICES	
CEQA EIR	actual cost
CEQA Initial Study	actual cost
Surveyor Map Checking (Review, Delivery, Return)	actual cost
CITY MAP CHECKING	
Parcel Map	\$325.00
Final Map	\$425.00

Source: City of Fortuna 2017–2018.

Table 41
City Impact Fees

Fee Category	Fee Amount
Drainage Fees	
Subdivisions	
<i>Vacant Parcels</i>	\$600.00 per parcel
<i>Developed Parcels</i>	\$0.32 per square foot
Building Permits	
<i>Fee</i>	\$0.32 per square foot
<i>Subdivision Credit</i>	A drainage fee calculated upon the issuance of a building permit shall be reduced by the amount of the drainage fee paid for drainage improvements constructed for the parcel.
<i>Impervious Surface Coverage</i>	The amount of impervious surface coverage created by new structures included in building permit applications or existing when a subdivision application is approved shall be determined by the Building Official.
Traffic Impact Fees – Home Avenue	
Subdivisions	\$2,137.50 for each parcel
Building Permits	\$4,275.00 for each new dwelling
Traffic Impact Fees – Hillside Drive	
Subdivisions	\$1,310.00 for each parcel
Building Permits	\$2,620.00 for each new dwelling
Traffic Impact Fees – City-Wide	
Subdivisions	\$305.00 for each vacant parcel
Building Permits	\$610.00 shall be paid for each new dwelling

Source: City of Fortuna, 2017-2018.

Fees for processing applications, while important in offsetting the costs of City time in planning and regulating development, can be limited to minimize the effect of the cost per unit of housing developed. The fees established by the City are reasonable since the fee schedule for plan checks and building permits is 85 percent of the recommended fee schedule in the California Building Code. The City's zoning and subdivision permit fees are generally the lowest in the county.

The City collects development fees for drainage, traffic, water, and sewer capital improvements. These fees are important because new development has been severely restricted in the past due to inadequate public facilities.

If new development occurs without improving the situation, the long-term costs for maintenance and upgrades would be much greater. If the City did not plan for future growth and expand the water and wastewater systems, very little growth would occur since the City would not be able to provide service due to the lack of adequate capacity and pressure. The traffic fees are also based on the improvements needed in the transportation system to accommodate future development. The City has taken the approach to have new development pay its fair share of the cost of the public infrastructure needed to accommodate it so that the costs are not borne by the existing residents through general fund subsidies.

While the City believes that development should pay its fair share of the cost, it is not the City's intent to add any constraints to the development of affordable housing. Currently the City can provide a waiver for Community Development planning fees (e.g., use permits, variances, rezones) for nonprofit agencies, so any affordable housing developer would receive the fee waiver. Program H-23 was also included to help minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The program states that 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 fee exemptions when energy and water conservation measures are considered for new development.

PERMIT PROCESSING AND PERMIT PROCEDURES

The City processes various permits related to residential development. The time it takes to process an application can impact the costs of construction by increasing the developer's carrying costs during this period. Longer time frames for permit processing result in increased housing costs. It must be recognized that state law dictates much of the time required for permit processing. Zoning clearance certificates, use permits, variances, and planned developments are processed in accordance with the Permit Streamlining Act (Sections 65920 et seq. of the Government Code). Statutory time frames are specified for noticing of discretionary permits and environmental review under the California Environmental Quality Act (CEQA). Additionally, the time frames are dependent upon factors beyond the City's control, including the completeness of the application, whether the application requires submittal of technical studies (e.g., geological reports), and the applicant's ability to respond promptly to requests for clarification or supplemental materials.

One complaint often received from people applying for permits is that they should know all the rules and relative costs up-front. The City continually evaluates how to streamline permit processing procedures and updates handouts that clearly explain the process and requirements. For example, staff has a "Pre-Application Meeting" program so that the public can be better informed up-front from all City departments before an application is turned in. The City also schedules periodical "builder's forums" to improve communication with the development community as a means of facilitating application processing.

The estimated time for processing is largely dictated by the complexity of the individual project application. However, minimum processing time frames do apply since the City must comply with procedural requirements set forth in state law as noted above. These requirements are not only mandatory but require a specific sequence of processing steps, including public notification and review periods for various actions which local governments must comply with. The City strives to consider projects sooner than the time limits established in the Permit Streamlining Act. Table 42 describes typical timelines for permit procedures. In the prior planning period, the City received four discretionary applications for residential developments. The time period between project approval to building permit ranged from one month to seven months.

**Table 42
Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time
Conditional Use Permit	6 to 12 weeks
Zone Change	8 to 12 weeks
General Plan Amendment	8 to 12 weeks
Site Plan Review (non-discretionary)	2 to 3 weeks
Design Review	2 to 4 weeks
Tract Maps (Major Subdivisions)	3–6 months minimum of staff time (not including applicant’s revisions or special studies)
Parcel Maps (Minor Subdivisions)	3–4 months minimum of staff time (not including applicant’s revisions or special studies)
Initial Environmental Study	2 weeks preparation (excluding special studies); 8 weeks processing
Environmental Impact Report	4 weeks preparation (excluding special studies); 3 months processing

Source: City of Fortuna.

The City maintains a tracking system of permits and development applications based on a timeline system that shows where projects are within the review process from submittal date, application completion date, to approval date. The City’s processing time for applications is relatively quick compared to most other local jurisdictions. For example, it takes a minimum of six weeks to process a minor subdivision or a use permit upon submittal of an application that meets the content requirements of Fortuna’s Municipal Code. This six-week period is the minimum time in which a minor subdivision or other development permit is able to be processed, with the time being restricted by procedural requirements. The minimum required tasks include staff review of the tentative map (one week), referrals to City departments and outside agencies (three weeks), and notification of the public hearing including publication in the local newspaper and mailings to area residents (two weeks).

Major subdivisions, rezones, and General Plan amendments take approximately three months to bring to public hearing (though due to their more controversial nature, they may get continued due to public input and the request for additional information); the extra time required for a major subdivision includes processing the initial study and extra meetings with the applicant and engineers to work out critical environmental and engineering issues such as drainage and utilities. Upon submittal of complete building plans, building permits are reviewed and approved, on average, within 10 to 15 working days. The City’s legislative bodies that consider the discretionary permits are less burdensome than in most jurisdictions; typically, the City’s Planning Commission and City Council do not “redesign” projects for the applicant, but rely on the applicant’s engineers and City planning staff to comply with established codes and policies. The City Council recently changed design review authority from the Design Review Board to the Planning Commission to streamline project review by combining design review with other discretionary project approvals such as conditional use permits. This allows applicants to appear before the Planning Commission just once, taking their use permit application and design review to a single meeting. Projects that are administrative are still required to go to the Planning Commission for design review. The Planning Commission may modify a project, but review comments are typically limited to landscaping features and building colors and other minor design elements.

Table 43 provides the typical time frames for both single-family and multifamily projects. Additional information regarding the design review process and conditional use permit process is provided after this table.

**Table 43
Typical Processing Procedures by Project Type**

	Single-Family Unit	Subdivision	Multifamily < 5 Units	Multifamily Units 5 or More
Typical Approval Requirements	Site Plan	Tentative Map Review (including approval by PC and CC)	Site Plan	Site Plan
	—	—	Design Review	Design Review
	—	—	—	CUP
Est. Total Processing Time	1 week	9 months	5 weeks	3 ½ months

Source: City of Fortuna, August 2017.

Multifamily Subdivisions (5 or More Units)

Currently, residential multifamily developments of five or more units are subject to a conditional use permit. However, the City of Fortuna Planning Commission and City Council consider these larger-scale multifamily developments to be appropriate uses in the RM zone. Because of the City’s commitment to affordable housing and the concept of infill development in accordance with specific General Plan policies, the City has never considered a cap on the number of units per development, with the exception of the density restriction of one unit per 2,000 square feet of lot area. The City has never denied a multifamily development on the basis of the number of units, and has never attempted to deny an application based on this criteria, nor has the City ever attempted to limit or reduce a multifamily development’s number of units. On the contrary, the density is the guiding standard, and the Zoning Code’s explicitly stated maximum density of one unit per 2,000 square feet is intended to be the measure of the appropriate, allowable density. A multifamily zoned parcel of 43,560 net square feet (less public right-of-way) would be approved with 21 units (assuming compliance with additional Zoning Code standards such as parking and open space).

The purpose of the conditional use permit requirement for multifamily developments that exceed five units is in recognition that these larger developments have a greater impact in terms of aesthetics, traffic, parking, noise, and visual impact, and therefore need a greater degree of discretionary planning involvement with regard to the conditions of approval. Additionally, with the greater number of units, a greater density can be achieved, and there is a greater impact to the future residents of the particular multifamily development under consideration. More care needs to be taken in designing a denser multifamily development so that the best design is achieved for the greatest number of people. Another particular concern with regard to unique circumstances in Fortuna, and necessitating the need for an additional layer of discretion, is that because the multifamily zoned land is located in the central part of town—which also happens to be the older part of town with older infrastructure, and where the drainage system has not yet been completed—development in these areas must be done with greater care to not impact the proposed development as well as not impacting the existing residential and commercial developments.

To provide further assurance 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 (program H-9).

Conditional Use Permit Process

Upon submittal of a complete application that meets the requirements of the Fortuna Municipal Code, the conditional use permit process takes approximately three and a half months from start to finish. The minimum required tasks include:

- Staff review of the site plan: 1 week
- Referrals to City departments and outside agencies: 3 weeks
- Revisions based on referral comments add an additional: 4 weeks
- Planning Commission hearing: 2 weeks for public notification
- Design review: 4 weeks

Project Example

Fockaert/Shay Court Apartments. The application for the six-unit market-rate apartments on Shay Court near amenities in the center of town was submitted on December 28, 2015. Since the developer took advantage of the pre-application review process and environmental review had previously been completed for the subdivision, the City was able to immediately notice Planning Commission hearings upon submittal of the application. Additional time was saved when the Planning Commission reviewed design review and the conditional use permit concurrently. Thus, the project was approved within two weeks of application submittal.

Timeline (34 days from submittal to approval)

- Submitted for design review and conditional use permit on December 28, 2015.
- Planning Commission approved conditional use permit on January 12, 2016.
- Design Review Board approved building elevations and landscaping on January 12, 2016.

Design Review Process

Design review is applied to multifamily residential projects and commercial developments. Because the City does not have adopted standards for design, the review process is limited to suggested improvements that fall within the financial capacity of the developer and that can be demonstrated to be of value to the project, resulting in an improved return on investment. Project components subject to design review are limited to exterior building design and landscaping.

In 2014, the City Council disbanded the Design Review Board and amended its design review regulations to give design review duties to the Planning Commission in order to streamline the process by combining design review with other discretionary project approvals, such as conditional use permits (such as for commercial or mixed-use projects). This allows applicants to appear before the Planning Commission just once, by taking their use permit application and design review to a single meeting. (This is optional; the developer still has the ability to obtain a use permit first and defer their design review to a later stage.) Design review is still required for projects that are administrative (principally permitted), and public notice is issued, allowing the public to comment on the exterior design of new buildings and landscaping. The planning commission does not have the authority to deny a project through the design review process; their scope is limited to exterior design only.

To assist applicants early in the process and provide guidance, the City has prepared a design review handout consisting of a compilation of the Zoning Code sections applicable to design review and the General Plan Community Design Element. The Zoning Code Design Review section identifies the project components under consideration (such as compatibility with surrounding uses, vegetation, building mass, architecture, and landscaping), and the Landscaping and Parking Code-requirements. The General Plan Design Element includes

more specific site and building design criteria, such as variation in roofline, wall projections to add visual interest, trash screening, use of natural materials in landscaping, and lighting standards.

Local, state, and federal regulations and requirements add to the cost of residential development through the subdivision process. These constraints can include: mitigation of California Fish and Wildlife concerns, California Fire Safe Regulations, regional water quality requirements, flood insurance restrictions, and CEQA review. Fortuna has fewer environmental restrictions than adjoining jurisdictions by virtue of local environmental conditions; for example, Fortuna has no Alquist-Priolo Special Studies Zone, no Coastal Zone, no Timberland Protection Zone, and only two very small agriculturally zoned parcels.

SITE IMPROVEMENTS

Site improvements are an important component of new development and include roads, water, sewer, and other infrastructure necessary to serve the new development. On- and off-site improvements may be required of new developments to ensure a safe and well-planned community. Improvement standards are established by the City’s Improvement Standards and Specifications. The City can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and approving planned developments which may waive improvement standards for road widths and sidewalks.

Street improvements typically have the greatest impact on housing costs. The cost of providing streets for new residential developments, in turn, is primarily influenced by the required right-of-way width, pavement width, and pavement improvements such as sidewalks. The City’s Improvement Standards for subdivisions identify five types of streets for new developments. Typical residential development will include provisions for minor streets and collector streets, each of which has a right-of-way between 40 and 50 feet and includes pavement, curbs, gutters, and sidewalks (see Table 44). The pavement width is the generally accepted minimum necessary to provide for one lane of vehicular traffic in each direction and on-street parking on one or two sides.

Table 44
City of Fortuna Street Standards

Street	Street Type	Required Right-of-Way	Required Pavement Width
High Density Level Land Collector Road	Arterial and Collector	50 feet	40 feet plus sidewalks (5 feet each side)
High Density Level Land Minimum Road	Local	46 feet	36 feet plus sidewalks (5 feet each side)
High Density Level Land Minor Road	Local	40 feet	32 feet plus sidewalk (5 feet on one side only)
Low Density Level Land Subdivision Minor Road	Local	40 feet	28 feet plus sidewalk (5 feet on one side only)
Hillside Minor Road	Local	40 feet	20 feet

The High-Density Level Land Minimum Road standard was adopted in 1993. It was adopted after identification of the need for a reduced roadway in the high-density R-1-6 zone in order to reduce the cost of development.

Currently the City has a critical problem in several areas in the community due to inadequately sized drainage, water, and sewer facilities. Many of the streets are also substandard and many areas lack curbs, gutters, and sidewalks. The City is slowly dealing with the problems on a priority basis through the Capital Improvement

Program and Redevelopment Project. Where the City has no programs in place, the developers are expected to make the improvements, and this can add to the land development costs.

BUILDING CODE CONSTRAINTS/OPPORTUNITIES

Fortuna implements Title 24 of the California Code of Regulations, which includes the regulations regarding access and adaptability for persons with physical disabilities. The City has adopted the 2016 California Building Code, and has made no amendments. No unique restrictions are in place for disabled housing, such as minimum distances, special conditions for disabled housing, or other such regulations that could constrain the development, maintenance, improvement, or alteration of housing for disabled persons. Moreover, existing building regulations do not require universal design elements beyond that which is required by state and federal law.

The City's building inspectors have received special training from the International Code Council (ICC) in ICC Building Inspector, ICC Electrical, ICC Plumbing, and ICC Mechanical. This has increased awareness of and sensitivity to accessibility issues for persons with disabilities and an understanding of the needs and challenges faced by physically disabled persons. While the building and accessibility codes are the minimum standards for health and safety and therefore should not be relaxed, the Community Development Department staff works with members of the public to find ways to address their special needs within the provisions of the code. For example, when there is a conflict between Title 24 requirements and a zoning ordinance requirement (such as the location of a handicapped ramp and a required building setback), the City's Community Development Department resolves it through an administrative-level approval, with priority given to the Title 24 requirement.

Provisions for maintenance of housing for persons with disabilities would essentially be the same as for any residence in the city. Structural accommodations for physically disabled persons may be accomplished in conjunction with rehabilitation of structures for lower-income households under the City's housing rehabilitation program for owner-occupied or rental units; however, this program only applies to low-income disabled persons.

Because of the cost of land and construction, the only way homes can be made available to the low- and very low-income groups is through federally and/or state-sponsored programs that provide subsidized financing. Without these efforts, people in this income category cannot afford to purchase a home; developers cannot target this market because projects would not be financially feasible. In addition, people that rent tend to reside in older substandard dwellings. This occurs because property owners generally do not improve properties that are not earning income or providing returns on invested equity. This problem can be dealt with through the local housing rehabilitation program that provides subsidized financing so that owners can upgrade their property, and through a commitment by the City to develop an effective first-time homebuyers program.

Program H-1 of the Housing Element proposes a Housing Rehabilitation Program to provide low interest loans to low- and moderate-income families to make necessary repairs. Through the implementation of this program in the planning period, homes will be available for people in a variety of income categories.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WATER TREATMENT

The City of Fortuna provides drinking water from City-owned and -operated infrastructure. The Environmental Services Division of the City's Public Works Department operates and maintains the water pumping and treatment facilities and equipment. In 2006, the City issued \$8,085,000 in revenue bonds to complete a number of city water improvement projects; the main objective of the revenue bonds was to replace and upgrade the city's aging infrastructure and comply with state and federal water quality regulations. The improvement projects are listed and updated annually in the city's Capital Improvement Program. In addition, the City is

required by state law to prepare an urban water management plan and a water shortage contingency plan. Both documents prepare the city for potential future local, regional, and state water shortage conditions.

The City has total storage capacity of approximately 8.5 million gallons, approximately half of which is intended for firefighting and emergency storage. Assuming an average use per person of 150 gallons per day, the City can serve almost 25,000 people with its current water infrastructure. The city's 2017 population was 12,042. The City of Fortuna therefore has sufficient total water capacity to accommodate the total regional housing need of 290 units.

LAND INVENTORY ANALYSIS: INFRASTRUCTURE—WASTEWATER TREATMENT

The City of Fortuna Public Works Department maintains and operates the city's wastewater system, which consists of eight pump stations, the collection system, and the wastewater treatment plant (WWTP). In 2006, the City issued revenue bonds in the amount of \$13,820,000 to complete the wastewater treatment expansion. The city's wastewater deficiencies are a result of an aging system, and upgrades are identified in the Capital Improvement Program, updated annually. The City implemented a long-term sewer utility rate structure to finance these improvements and to increase the capital reserve fund to sustain future capital improvement projects. The City completed the Tom Cooke Memorial WWTP in 2007 and issues an annual report on the plant's performance over the year to meet treatment objectives.

According to the City's discharge permit, the WWTP is currently designed to treat an average dry-weather flow of 1.5 million gallons per day (mgd) and an influent peak wet-weather flow capacity of 7.0 mgd. According to the Community Infrastructure and Services Technical Report (2008) by the County of Humboldt, the City's existing average dry-weather flows are 0.95 mgd and wet-weather flows are 4.5 mgd. Hence, the City's WWTP is currently operating at approximately 63 percent and 64 percent of capacity, respectively.

Based on the existing treatment flows and the city's 2018 population of 12,042 persons, the City's existing per capita wastewater generation is 93.1 gallons per day (gpd) during dry-weather and 176.8 gpd during wet-weather conditions. Applying these rates to the housing needs allocation, the wastewater treatment needs would be an additional 0.04 mgd for dry weather and 0.08 mgd for wet weather. These future treatment needs under buildout of the housing needs allocation falls within the range of the maximum design capacity identified in the discharge permit.

To comply with SB 1087, as the water and sewer provider, the City will continue to grant priority for service to proposed developments that include units affordable to lower-income households.

AVAILABLE DRY UTILITIES

Dry utilities, including refuse collection, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Refuse collection: Recology Eel River
- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: AT&T
- Fiber Cable: Suddenlink

REVIEW OF LOCAL ORDINANCES

The City does not have any locally adopted ordinances that hinder the development of housing.

3. OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only rent but utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. Table 45 summarizes available programs related to energy conservation that can be considered and engaged in the production of affordable housing.

Table 45
Energy Conservation Programs

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
241(a) Rehabilitation Loans for Multi-Family Projects	Provides mortgage insurance for improvements, repairs, or additions to multifamily projects.	Energy conservation Multi-family rehabilitation	HUD
Community Development Block Grant Entitlements	Provides formula funds to metropolitan cities and urban counties to support the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities.	Acquisition Infrastructure improvements Group homes/homeless and transitional housing Housing preservation and rehabilitation New construction (if completed by nonprofit groups)/self-help housing Public services and community facilities Landlord/tenant mediation Accessibility retrofit and energy conservation Administration	HUD
Community Facilities Loans	Provides loan and loan guarantees to fund the construction, enlargement, or improvement of community facilities in rural areas, towns, and cities.	Community facilities Infrastructure/public works	Rural Housing Service
Rural Housing Preservation Grants	Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing.	Rehabilitation Construction Preservation of affordable housing Energy conservation	Rural Housing Service

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
DOE Energy Weatherization Assistance Program	Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes (1) in-home energy education; (2) energy-related home repairs; (3) blower door-guided air sealing; (4) heat system safety tests, repair and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures.	Energy conservation Rehabilitation and repair	California Department of Community Services and Development
Low Income Home Energy Assistance Program (LIHEAP)	The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) the Weatherization Program, which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weather stripping, minor housing repairs and related conservation measures; (2) the Home Energy Assistance Program (HEAP), which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program, which provides payments for weather-related emergencies.	Financial assistance Energy conservation	California Department of Community Services and Development
Energy Education and Training	The City shall support the Redwood Coast Energy Authority (RCEA) in its effort to provide community education on energy issues, and educate the public in collaboration with schools and colleges on energy-related research, education, and management practices, including the benefits of reduced energy consumption and increased energy efficiency.	Rehabilitation Energy conservation Community services/facilities	RCEA
Energy Upgrade California® Home Upgrade program	Offers incentives to home energy upgrades that make Humboldt County homes more energy efficient. This program offers up to \$5,500 in rebates for a variety of no-cost and reduced-cost upgrades, such as LED light bulbs, compact fluorescent lamps, and low-flow showerheads.	Energy conservation	RCEA

Housing Program	Program Intent/Description	Eligible Activities	Funding Source
Community Choice Energy Program	Provides lower electric rates and local control of Humboldt County energy sources, combined with the same electric delivery that PG&E provides to households across the county. With a team of consultants, the program intends to maximize the use of local renewable resources while providing competitive rates and supporting local economic development.	Energy conservation Community services/facilities Infrastructure development	RCEA
CivicSpark	Governor’s Initiative AmeriCorps program dedicated to building capacity for local governments to prepare for climate disruption in their communities. This program provides technical support for the planning, research, and implementation of local climate action to achieve California’s clean energy goals.	Infrastructure development Public services and community facilities Accessibility retrofit and energy conservation Administration	AmeriCorps
Free Weatherization Program	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.	Weatherization strategies energy conservation Rehabilitation and repair financial assistance	Redwood Community Action Agency (RCAA)
Energy Demonstration Center	Through the Energy and Environmental Services Division of the RCAA, this center provides energy efficiency retrofits, home improvement, utility and energy assistance, client education & advocacy, and other services to people in need in Humboldt County.	Energy conservation Rehabilitation and repair	RCAA
Utility Payment Assistance Program	Low-income households are assisted with utility expenses. Several resources are leveraged to provide each consumer with maximum assistance.	Energy conservation Financial assistance	RCAA

Source: City of Fortuna 2017.

VII. QUANTIFIED OBJECTIVES

Breaking down the projected needs into quantified number of units per income group and type of housing provided, the City's objectives and anticipated market activity for the planning period are listed in Table 46.

Table 46
Quantified Objectives

Income Category	New Construction¹	Rehabilitation²	Conservation³	Total
Extremely Low	36			36
Very Low	37		15	52
Low	46	10	15	71
Moderate	51		8	59
Above Moderate	120			120
Total	290	10	39	339

Source: City of Fortuna 2019.

¹ Based on the City's RHNA.

² The projected number of units to be rehabilitated is based on the implementation of program H-1 through the remainder of the planning period.

³ According to CHPC there is currently one project, Woodcreek Apartments, at risk of converting to market rate. Refer to Table 27.

APPENDIX

APPENDIX – PUBLIC PARTICIPATION

Workshop Survey

As part of the public participation efforts, a community needs survey was distributed at public locations and the community workshop to solicit input from residents and interested parties.

The following questions were included on the survey form. Based on the responses received, diversity in housing types and sizes was very important to residents in Fortuna. In addition, establishing special needs housing for seniors, large families, and persons with disabilities were important to residents in the community. To address these concerns, the City has included programs H-6, H-13, H-14, H-21, H-22, and H-23.

1. Ensuring that children who grew up in Fortuna can afford to live in Fortuna.

Very Important	Somewhat Important	Not Important	Don't Know
6	1	0	0

2. Create mixed-use (commercial/office and residential) projects in the community that encourage walkable neighborhoods and reduce dependency on the automobile.

Very Important	Somewhat Important	Not Important	Don't Know
4	3	0	0

3. Ensuring that the housing market in Fortuna provides a diverse range of housing types, including single family homes, townhouses, duplexes, and apartments, to meet the varied needs of local residents.

Very Important	Somewhat Important	Not Important	Don't Know
6	1	0	0

4. Establish special needs housing for seniors, large families and persons with disabilities.

Very Important	Somewhat Important	Not Important	Don't Know
5	2	0	0

5. Integrate affordable housing throughout the community to create mixed-income neighborhoods and to eliminate the concentration of poverty in certain neighborhoods.

Very Important	Somewhat Important	Not Important	Don't Know
5	0	1	1

6. Encourage energy conservation through site and building design.

Very Important	Somewhat Important	Not Important	Don't Know
4	3	0	0

7. Provide shelters and transitional housing for the homeless, along with services, to help move persons into permanent housing.

Very Important	Somewhat Important	Not Important	Don't Know
4	2	0	1

8. Encourage the rehabilitation of existing housing stock in older neighborhoods.

Very Important	Somewhat Important	Not Important	Don't Know
4	3	0	0

9. Establish programs to help at-risk homeowners keep their homes including mortgage loan programs and programs to help maintain and secure neighborhoods that have suffered numerous foreclosures.

Very Important	Somewhat Important	Not Important	Don't Know
4	2	1	0

10. Please indicate in the space below any housing issues or concerns that you have, that are not listed above, and that you think should be considered in the Housing Element update process.

- Utilizing unused buildings and storefronts for staging community “pop ups” with funds paying local artists, musicians, etc. to provide cultural enrichment events.
- City needs to conduct a survey at Royal Crest Mobile Estates (205 homes) to determine very low-income needs.
- Making sure housing is provided at a quicker pace not having to wait long periods of time to find a place.
- Concerns about owners that let their property become “run-down” and inefficient, i.e. unsafe electrical, roof, plumbing and garbage.
- The discussion regarding ADUs is ever changing. Please keep updated on that.
- Programs be established to counter NIMBYism and educate residents re: affordable housing. Need programs to further anti-discrimination education. Need to consider all special needs housing: homeless, farmworkers, female-headed or single parent households, etc.

11. Check all that apply to you:

Resident of Fortuna	6
Employed in Fortuna	1
Renter	0
Homeowner	5
1 person households	0
2 person households	2
3 person households	2
4 person households	1
5 or more person households	1
Developer of housing	0
Developer of commercial buildings	0
Owner of a Fortuna Business	1
Use public transportation	2
Commute more than 10 miles to work	2

12. Are you actively involved in a community-based organization?

Yes	No
4	2

13. If so, which one(s)? (The following responses were answers that the participant wrote in.)

- Measure E Oversight Committee
- Church attendee
- Senior walking group
- Food pantry
- Friends of the Eel River
- Friends of the Van Duzen River
- School Board
- Chamber of Commerce
- Humboldt Association of Realtors
- Advisory Committee of Fortuna Senior Center

