Fortuna General Plan

Housing Element
2009 – 2014

Final Draft
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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. 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 State of 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 provides 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 the 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.

The 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.

In preparing the Housing Element, various sources of information were used. Census 2000 data provided the baseline for all demographic information. Where possible, additional sources provided updates to the 2000 Census. These include California Department of Finance data, housing market data from Dataquick, employment data from the Employment Development Department, lending data from financial institutions provided under the Home

Mortgage Disclosure Act (HMDA), and the most recent data available from service agencies and other governmental agencies.

In addition, the City's 2009-14 Housing Element implements the most recent changes to State Housing Element law, including those affecting the development, maintenance, and improvement of housing for persons with disabilities.

1. PUBLIC PARTICIPATION

Throughout the housing element update process, the City of Fortuna has 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 elicits public participation by posting notices of meetings at City Hall, publishing notices in the local newspaper, and by contacting service providers, local realtors, developers, housing needs advocacy groups, and other stakeholders. Public scoping meetings were held prior to initiation of the Housing Element as well as during the formal hearing process with the Planning Commission and the City Council.

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. To provide opportunities for public participation in the preparation of the Housing Element, the City conducted workshops on February 2, 2009 and May 6, 2009 to explain the purpose and contents of the Housing Element, state requirements, and to elicit a dialogue regarding specific housing needs. Written invitations were sent to community-based organizations, nonprofit housing organizations, building industry representatives, and public agencies; public notices in the Times Standard, and posted notices in City buildings. The City notified these interested parties of the availability of the Housing Element and provided each organization with a copy of the document for its review and comment.

A Housing Needs Survey was distributed at public locations, at community and neighborhood meetings, as well as on the City's website to solicit input from residents and interested parties. Comments included high costs of housing, mismatch between housing supply and needs, deteriorating housing stock, and lack of neighborhood amenities as key housing issues in the City. All of the public comments received at the meetings and in subsequent written submittals are attached in the appendix. Comments were transmitted to the members of the Planning Commission and the City Council for consideration in their decision-making process.

Public Participation Schedule of Events:

Date:	**Action:**
2-10-09	Planning Commission/Public Informational Meeting
4-29-09	Stakeholder/Public Workshop invitation published as display ad in Times-Standard
4-24-09	Stakeholder/Public Workshop invitation mailed to distribution list (attachment).
5-06-09	Focused Stakeholder/Public Workshop conducted at City Hall
5-06-09	Housing Needs Questionnaire made available to the public at the workshop.
5-06-09	Housing Needs Questionnaire posted at City Hall.
5-06-09	Housing Needs Questionnaire posted on the website.
10-27-09	Planning Commission Public Input Hearing; notices sent to newspaper, posted, and distributed to mailing list.
_____	City Council Public Hearing; notices sent to newspaper, posted, and distributed.

II. HOUSING GOALS, POLICIES, AND PROGRAMS

This section describes the goals and policies of the City concerning housing. Following, it also 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 in housing choices for all economic groups including variety residential type, tenancy, size, location, and price.

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 State 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.

H-3.1 Review the zoning and subdivision ordinance and revise as necessary to correct conflicts and to 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 within 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 within the City as housing.

Goal H-5

Improve and conserve existing residential neighborhoods.

H-5.1 Continue to monitor housing condition 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 assure that the quality, safety, and livability of the housing stock will be maintained.

H-5.4 Continue to assure 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.

H-6.1 Be of assistance to the private sector and public agencies capable of producing or assisting in producing housing, particularly including low and moderate-income housing.

H-6.2 Promote home ownership 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 the City in need of repair 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 in-fill and lower overall development costs for housing.

H-6.6 Encourage in-fill 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

The programs described below will be implemented in the planning period.

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: 30 units by 2014
Time Frame: Ongoing through 2014
Financing: Community Development Block Grant and 20% Housing Set Aside Funds
Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-2. HOME-Financed First Time Homebuyer Program

Statement: Work with developers to provide single-family starter homes for young families by assisting with public improvements for those projects financed by the Home Investment Partnership Program (HOME).
Objective: Assist with the development of 25 single-family starter homes for young families.
Time Frame: Ongoing through 2014
Financing: 20% Housing Set Aside Funds from the Fortuna Redevelopment Program
Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-3. Promote Fair Housing Opportunities

Statement: The City will refer interested persons to the State Fair Employment and Housing Commission. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or Federal fair housing requirements. The City will support housing equal opportunity programs by having the Planning Division distribute information about fair housing rights and procedures for filing fair housing complaints to City government offices, public libraries, and post offices. The Planning Division shall also maintain the information at all City government office locations.

Time Frame: Mail and post information by January 1, 2011 and annually every January after that.

Financing: N/A

Responsible Agency: Community Development

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 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.

Financing: Revolving Loan Fund and future CDBG grants

Time Frame: Through 20014

Objective: Increase and improve the supply of low and moderate-income housing by rehabilitating 30 units.

Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-5. Fortuna Redevelopment Agency 20% Housing Set Aside Allocation

Statement: The Fortuna Redevelopment Agency is expected to have approximately $300,000 available from the 20% housing set aside allocation between 2001 and 2008. These funds can be used to support the construction of new dwellings, the rehabilitation of existing dwellings, and the conservation of existing dwellings of low and moderate-income residents. The funds can also be used to pay the cost of public improvements that benefit low and moderate-income families.

Financing: Fortuna Redevelopment Agency's 20% Housing Set Aside Allocation.

Time Frame: Through 2014

Objective: Provide off-site public improvements that will make 30 new single-family starter homes available.

Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-6. Density Bonus Program

Statement: Existing 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 provide affordable housing. *The City should provide information about the density bonus program to developers by providing information at the counter, on the City's website, and at pre-application meetings.*

Financing: City of Fortuna

Time Frame: Through 2014

Objective: Provide affordable housing through use of the density bonus provision.

Responsible Agency: Community Development

H-7. Non-Profit Agency Homeless Program

Statement: Homelessness is currently not a significant problem in Fortuna. However, if a non-profit agency determines that a shelter should be built, the City should work with such agency to determine an appropriate location based on existing land use and zoning. The City's Zoning Ordinance currently allows a homeless shelter to be built in several zone classifications with a use permit. Any final decision will be based on the City's review and approval.

Financing: Non-profit agency

Time Frame: N/A

Objective: Assist with the development of a homeless shelter, if necessary.

Responsible Agency: Community Development

H-8. State and Federal Housing Assistance

Statement: The Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA) have placed an emphasis on the development of housing for low and moderate-income families. Lutheran Home for the Aging, Mt. View Estates, St. Luke's Manor, the Braun subdivision, Wood Creek Apartments, Redwood Housing Corporation, and some local developers have used federal moneys to construct new single family homes and apartments for low and moderate income residents. The City of Fortuna Redevelopment Agency has worked with these parties in the past to obtain financial assistance. The City and Agency should continue to pursue the use of these programs.

Financing: HUD, FmHA, and CDBG grants

Time Frame: Through 2014

Objective: Assist with the development of apartments and single-family homes when appropriate.

Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-9. 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.
Financing: City of Fortuna
Time Frame: 2014
Objective: Evaluate the City's Improvement Standards and Specifications and update and modify if necessary.
Responsible Agency: Community Development

H-10. Annual Progress Report

Statement: The City recognizes the need for streamlined permit processing as a means of facilitating development and supporting affordable housing. As a means of evaluating internal review and processing, an annual report shall be prepared for review by the City Council that indicates average processing times, any potential constraints to facilitating processing, and areas of improvement.
Financing: City of Fortuna
Time Frame: Annual basis
Objective: Evaluate and improve permit processing.
Responsible Agency: Community Development

H-11. Residential Multifamily Development Review Process

Statement: To ensure that the conditional use permit process for multi-family projects of five or more housing units does not impact the timing, cost, or supply of multi-family development, the City shall monitor the conditional use permit process on multi-family applications to determine whether or not the process impacts the development of multi-family units. During the annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost, or supply of multi-family housing, the City shall reconsider its position on this matter and adopt mitigations, which could include eliminating the conditional use process.
Financing: City of Fortuna
Time Frame: Ongoing, and projects are processed through the Planning Division
Objective: Evaluate the Conditional Use Permit Process
Responsible Agency: Community Development

Proposed New Policies

H-12. Identify Affordable Housing Sites

Statement: The City can aid developers of affordable housing by selecting sites for affordable housing in advance and encouraging development proposals for sites so identified. The City will also provide information and technical assistance on federal and state funding sources or referrals to appropriate agencies.
Financing: City of Fortuna
Time Frame: Ongoing basis
Objective: Encourage developers within the areas identified as appropriate for affordable housing to develop the site to meet the goals of this element.
Responsible Agency: Community Development

H-13. Homeless Shelter Locations and Standards

Statement: Pursuant to Senate Bill 2 (SB 2), the City will amend the Zoning Code to allow emergency shelters as a permitted use without discretionary review in the Commercial Thoroughfare (C-T) and Light Industrial (M-1) zoning districts. The C-T zoning district is located on the main boulevard where all of the services are immediately located, including shopping, multifamily apartments, medical offices, government offices, churches, public schools, pedestrian accessibility, and the bus line. The M-1 district is located near the center of the City (less than one mile away, on average), near shopping, near the bus line, adjacent to the freeway. Currently, there are approximately 0.85 acres (2 parcels) of vacant land in the C-T zoning district and approximately 0.87 acres (1 parcel) of vacant land in the M-1 zoning district.

The City shall evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include the following:
1) Maximum number of beds
2) Off-street parking based upon demonstrated need
3) Size and location of on-site waiting and intake areas
4) Proximity to other shelters
5) Length of stay
6) Lighting
7) Security during hours when the shelter is open

Financing: City of Fortuna
Time Frame: December 31, 2010
Objective: Amend the Zoning Code to support the construction of emergency shelters pursuant to SB 2 and provide assistance to the homeless.
Responsible Agency: Community Development

H-14. Transitional and Supportive Housing

Statement: Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Code to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Financing: City of Fortuna

Time Frame: December 31, 2010

Objective: Amend the Zoning Code to support transitional and supportive housing types. .

Responsible Agency: Community Development

H-15. Coordinate City Efforts with Local Developers

Statement: The City will annually contact local developers and assist with development of housing that is affordable to lower income households including identification of sites, information on funding availability, support with funding applications, conducting pre-application meetings and streamlining development applications.

Financing: City of Fortuna

Time Frame: Ongoing basis

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.

Responsible Agency: Community Development

H-16. 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)

Financing: City of Fortuna

Time Frame: Ongoing.

Objective: Provide gap financing to developers to encourage affordable housing .

Responsible Agency: Community Development and Fortuna Redevelopment Agency

H-17. Supportive housing and single-room occupancy per AB 2634

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.
Financing: City of Fortuna
Time Frame: By December 31, 2010
Objective: Support very low income groups by creating an affordable housing option.
Responsible Agency: Community Development

H-18. Secondary Dwelling Units—review standards and modify to facilitate second units.

Statement: The City shall review standards and modify to facilitate second units.
Financing: City of Fortuna
Time Frame: December 31, 2010
Objective: Support the construction of secondary dwelling units.
Responsible Agency: Community Development

H-19. Efficiency Units

Statement: 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.
Financing: City of Fortuna
Time Frame: December 31, 2010
Objective: Encourage Efficiency Unit Construction.
Responsible Agency: Community Development

H-20. 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 the California Housing and Community Development Department (HCD). This information will be available through postings and pamphlets at the City and on the City's website.
Financing: City of Fortuna
Time Frame: December 31, 2010

Objective: Develop and formalize a general process for reasonable accommodations.
Responsible Agency: Community Development

H-21. Reduced Parking Requirements

Statement: The City will amend the zoning ordinance to reduce parking standards to require only one space for one-bedroom and studio units.
Financing: City of Fortuna
Time Frame: December 31, 2010
Objective: Address constraints and facilitate the development of multifamily housing
Responsible Agency: Community Development

III. REVIEW AND REVISION

1. ADEQUATE SITES IN THE PREVIOUS ELEMENT

The City demonstrated in its previous housing element submitted to and reviewed by HCD that there were adequate sites available. In the housing element adopted by the City Council on March 29, 2004, the City identified and made available 671 acres of vacant land suitable for construction of 1,718 dwelling units, and therefore the housing need was accommodated. Review by HCD, in a letter dated February 26, 2004, did not identify failure to provide adequate sites or unaccommodated housing needs as a deficiency item.

2. PROGRESS TOWARDS MEETING PROJECT HOUSING NEEDS

The following table shows the projected regional housing needs assigned to the City in the previous planning period and a comparison between the number of units permitted during the timeframe and the project housing needs during that time period.

Table 1
Comparison of Cumulative Housing Construction and Projected Housing Needs in Previous Housing Period

Household Income Category	Projected Housing Needs Previous Period	Permitted Housing Construction Previous Period	Surplus (Shortfall)
Very Low	132	42	(90)
Other Low	80	42	(38)
Moderate	88	52	(36)
Above Moderate	173	363	190
Total	**473**	**499**	**26**

The table shows the City permitted construction of 499 units, 26 more than the housing needs allocation overall. Further, there was a surplus of above-moderate income units permitted by 190 units, although there was a deficit in each of the categories of very low, low, and moderate income units.

Based on the number of units actually constructed, the demand for above-moderate housing was much higher than that for the other income categories, even though Fortuna had the land inventory for all income categories during the planning period.

3. EVALUATION OF EXISTING HOUSING POLICIES AND PROGRAMS (PREVIOUS ELEMENT)

General Accomplishments. Generally, the City made some progress in meeting its housing goals and implementing the policies of the previous Housing Element. The following are some of the more important highlights of the City's performance since adoption of the previous Housing Element (2003-08).

- Sequoia Springs, a 21-unit independent living facility, was constructed adjacent to the assisted living facility providing senior apartments with the option of utilizing care services from the assisted living facility.
- The Meadows, a 40-unit senior apartment project, was constructed, which provides HOME-assisted affordable units to very low and low-income seniors. The project is being assisted by $3.5 million in Federal HOME grant money. This is the City's first HOME grant, and this award is significant because it will increase the City's scoring on future HOME grant applications.
- Fortuna Family Apartments, a 24-unit affordable family apartment project, was constructed with a $3.5 million HOME grant.
- Basayo Village was constructed, a 20-unit project for very low and low income residents.
- Housing rehabilitation loans were provided for 28 single-family dwelling units, utilizing a total of $1,378,213 from Redevelopment program income and CDBG funds.

In addition to the above-quantified objectives that were met, the City was also successful in continuing to carry out the existing policies. In particular, the following housing element policies have continued to be successfully implemented:

- In-fill development is being successfully carried out. As the demand for land has increased, more parcels in the City interior are being developed. Because infrastructure is already in place, these lots are easier and more affordable to develop (2002-08 Housing Element, page 19).
- The City has continued to "enforce housing, electrical, fire prevention, and health and safety codes to assure that the quality, safety, and livability of the housing stock will be maintained" (2002-08 Housing Element, page 19).
- The City has continued to promote "equal housing opportunities regardless of sex, religion, race, marital status, ancestry, national origin, or color" by providing information at City Hall (2002-08 Housing Element, page 20).
- The City is continuing to implement the capital improvement program to upgrade City facilities to existing residences as well as to facilitate development of vacant land.
- The City has utilized the flexibility allowed in the planned development provisions. The ordinance has been utilized to create smaller, more affordable lots averaging 10,000 square feet per lot in the Residential Estates/Hillside areas of the City which would otherwise have been required to reduce the number of lots constructed (Gulliksen Subdivision, Cypress Ridge Subdivision);
- The City continues to implement the Fortuna Redevelopment Plan to make funds available to low and moderate income housing assistance projects (2002-08 Housing Element, page 20).

Specific Accomplishments. The 2002-08 Element included 10 implementation programs. Evaluation of the effectiveness of these programs during the 1993 Housing Element period is presented below.

Policy:	**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. Agency: Fortuna Redevelopment Agency Financing: Community Development Bloc Grant and 20% Housing Set Aside Funds Objective: 30 units by 2008
Evaluation:	The City has assisted 28 units with Community Development Block Grant funds for the Housing Rehabilitation Program, utilizing a total of $434,485 from program income and $943,728 from new CDBG funds.
Policy:	**HOME-Financed First Time Homebuyer Program** Statement: 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). Financing: 20% Housing Set Aside Funds from the Fortuna Redevelopment Project Time Frame: Through 2008 Objective: Assist with the development of 25 single-family starter homes for young families.
Evaluation:	The City has not developed or implemented a First Time Homebuyer Program.
Policy:	**Promote Fair Housing Opportunities** Statement: Continue to encourage equal housing opportunities for all persons regardless of sex, religion, race, marital status, ancestry, national origin, or color. This program will be encouraged by posting information from the State Department of Fair Employment and Housing at City Hall and in the Library. People asking questions at City Hall will be referred to the appropriate state agency. Financing: N/A Time Frame: Continuous Objective: Promote fair housing opportunities.
Evaluation:	The City has continued to promote "equal housing opportunities regardless of sex, religion, race, marital status, ancestry, national origin, or color" by providing educational information at City Hall. Currently, the information consists of a wall poster displaying the information. The program should be expanded to include informational handouts.
Policy:	**CDBG Housing Revolving Loan Fund** Statement: The City received CDBG grants 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. Financing: Revolving Loan Fund and future CDBG grants Time Frame: Through 2008 Objective: Increase and improve the supply of low and moderate income housing by rehabilitating 30 units.
Evaluation:	28loans with a value of $1,378,213 have been made since 2004.
Policy:	**Fortuna Redevelopment Agency 20% Housing Set Aside Allocation** Statement: The Fortuna Redevelopment Agency has had over $2 million available from the 20% housing set aside allocation between 2001 and 2008. These funds may be used to support the construction of new dwellings, the rehabilitation of existing dwellings, and the conservation of existing dwellings of low and moderate-income residents. The funds can also be used to pay the cost of public improvements that benefit low and moderate-income families. Financing: Fortuna Redevelopment Agency's 20% Housing Set Aside Allocation.

	Time Frame: Through 2008 Objective: Provide off-site public improvements that will make 30 new single-family starter homes available.
Evaluation:	The City has committed $2 million in housing set aside funds for the construction of new affordable low-income units. The Rohner Apartments (35 low-income units School Street) are receiving a $0.5 million property loan, and a $1 million construction loan from the RDA, and the Danco/Smith Lane Apartments (25 low-income units)are being assisted with a $0.5 million loan.
Policy:	**Density Bonus Program** Statement: Existing 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 in commonly referred to as a density bonus provision. The City should actively encourage developers to utilize the density bonus provision and provide affordable housing. *The City should provide information about the density bonus program to developers by providing information at the counter, on the City's website, and at pre-application meetings.* Financing: City of Fortuna Time Frame: Through 2008 Objective: Provide affordable housing through use of the density bonus provision.
Evaluation:	The City has offered the density program to developers, actively encouraging the program during pre-development meetings, but has not been successful at implementing it through higher densities. Future changes to the program include offering a wider range of incentives.
Policy:	**Non-Profit Agency Homeless Program** Statement: If a non-profit agency determines that a shelter should be built, the City should work with such agency to determine an appropriate location based on existing land use and zoning. The City's Zoning Ordinance currently allows a homeless shelter to be built in several zone classifications with a use permit. Any final decision will be based on the City's review and approval. Financing: Non-profit agency Time Frame: N/A Objective: Assist with the development of a homeless shelter, if necessary.
Evaluation:	The City has not had any requests for homeless shelters or other forms of homeless assistance. A new program is proposed to make homeless shelters principally permitted in specific zoning districts.
Policy:	**State and Federal Housing Assistance** Statement: The Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA) have placed an emphasis on the development of housing for low and moderate income families. Newburg Retirement Home, Mountain View Estates, the Braun subdivision, Wood Creek Apartments, Redwood Housing Corporation, and some local developers have used federal moneys to construct new single family homes and apartments for low and moderate income residents. The City of Fortuna Redevelopment Agency has worked with these parties in the past to obtain financial assistance. The City and Agency should continue to pursue the use of these programs. Financing: HUD, FmHA, and CDBG grants Time Frame: Through 2008 Objective: Assist with the development of apartments and single-family homes when appropriate.
Evaluation:	The City has worked with Danco builders to acquire two $3.5 million loans in HOME assistance for construction of 64 affordable rate apartments (a 24-unit family complex and a 40-unit senior complex). The City continues to have discussions with developers in order to maintain a partnership on future projects that are under consideration.
Policy:	**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.

	Financing: City of Fortuna Time Frame: 2004 Objective: Evaluate the City's Improvement Standards and Specifications and update and modify if necessary.
Evaluation:	The City has not updated the Improvement Standards during the planning period, but the Public Works Department currently has the Improvement Standard update on an active work schedule.
Policy:	**Annual Progress Report** Statement: The City recognizes the need for streamlined permit processing as a means of facilitating development and supporting affordable housing. As a means of evaluating internal review and processing, an annual report shall be prepared for review by the City Council that indicates average processing times, any potential constraints to facilitating processing, and areas of improvement. Financing: City of Fortuna Time Frame: Annual basis Objective: Evaluate and improve permit processing.
Evaluation:	City staff has developed and implemented a permit tracking program that reduces delays and over-site, inter-departmental coordination is facilitated, and whereby development permits can be tracked by staff and the public,

IV. HOUSING NEEDS ASSESSMENT

This section estimates the projected housing needs that are required to adequately house the City's population over the next five years in units that are affordable, in standard condition, and not overcrowded. Factors that influence the need for housing include population traits, employment; and household characteristics, and special needs, including farmworkers and the homeless.

Information on population characteristics is used to develop a housing needs plan that is required by State law. The Regional Housing Needs Assessment is discussed below.

1. POPULATION AND EMPLOYMENT

Population projections and trends for Fortuna are as follows:

Table 2
Population

Year:	1990	2000	2008	Avg. Annual Change
Population:	8,788	10,497	11,374	1.2%

Sources: 1990 and 2000 Census; Dept. of Finance, Table B-4

Fortuna's population increased by approximately 9% in between the years 2000 and 2008. The increase in population from 10,497 in 2000 to 11,374 in 2008 is fairly consistent with the historical annual average population growth trends for Fortuna, which has averaged at an annual rate of approximately one to two percent.

In terms of regional population trends, Fortuna has been one of the chief growth areas of the County over the last 10 years. For example, Fortuna's share of the total County population growth increased from 7.4% to 8.2% between 1990 and 2000. One reason for this is that there has been an adequate supply of land and public infrastructure for urban land use. The supply of vacant land suitable for development of a range of household types continues to be adequate to meet the projected needs for the next five years. In addition, several annexation areas are proposed in the General Plan update.

Based on the historic growth rate of 1.6%, 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

Income Characteristics. A family's income affects its ability to find appropriate housing, determining the type and quality of housing. According to the U.S. Census, the median family income in Fortuna is $38,867 per year. This is somewhat higher than the County median of $31,129, but lower than the state median of $47,493. The distribution of income categories in Fortuna is shown below.

Table 4
Median Household Income

Income	Number	Percent
Less than $10,000	474	11.4
$10.000 to $14,999	403	9.7
$15.000 to $24,999	799	19.2
$25.000 to $34,999	618	14.8
$35.000 to $49,999	697	16.7
$50.000 to $74,999	735	17.7
$75.000 to $99,999	242	5.8
$100,000 to $149,999	112	2.7
$150,000 to $199,999	40	1.0
$200,000 or more	42	1.0
Median household income	$31,129	

Source: U.S. Census, 2000

There are some relatively minor differences in the sources of household income between Fortuna and Humboldt County as shown in the table below. Specifically, a smaller fraction of Fortuna households receive earned income, and a larger fraction of Fortuna households receive Social Security and retirement income.

These differences at least partially reflect the larger proportion of retirement-age residents in Fortuna (17.3 percent) compared to the overall county (12.5 percent) according to Census 2000 data.

Table 5
Household Income by Source Category
City of Fortuna and Humboldt County

Household Income Category	Fortuna		Humboldt County	
	Mean Income by Category ($)	Percentage of Households	Mean Income by Category ($)	Percentage of Households
Earnings	$39,143	70.8%	$39,292	76.8%
Social Security Income	$11,361	36.4%	$11,328	26.3%
Supplemental Security Income	$5,848	6.7%	$6,742	6.9%
Public Assistance Income	$4,381	5.0%	$4,415	6.1%
Retirement Income	$13,423	20.3%	$14,692	17.0%

Source: Census 2000.

More than a third of all Fortuna families with related children under age five were in poverty, according to Census 2000 data shown in the table below. This figure is higher than that for the county overall. Perhaps even more significant is that more than six of every 10 families with a female householder with no husband present and with related children under age five were living in poverty, a figure that is nearly identical for both Fortuna and Humboldt County.

Table 6
Poverty Status
City of Fortuna and Humboldt County

Poverty Status Category	Percentage in Poverty	
	Fortuna	Humboldt County
Families	12.1%	12.9%
With Related Children Under Age 18	21.9%	20.8%
With Related Children Under Age 5	35.8%	27.8%
Families, Female Householder, No Husband Present	31.1%	35.4%
With Related Children Under Age 18	41.7%	44.6%
With Related Children Under Age 5	61.7%	61.0%
Individuals	17.4%	19.5%
Age 18 and Over	14.9%	18.4%
Age 65 and Over	4.6%	7.2%

Source: Census 2000.

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.

Table 7
Age Characteristics

Age	1990	2000	% Change
Preschool Age (<5)	630	723	15%
School Age (5-17)	1,480	2,355	59%
College Age (18-24)	724	561	-22%
Young Adults (25-44)	2,505	1,750	-30%
Middle Adults (45-64)	1,659	2,344	41%
Seniors (65+)	1,652	1,814	9%
Median	36.2	37.9	5%

Sources: 1990 and 2000 U.S. Census

Fortuna's population has grown in both the pre-adult age groups (comprised of pre-school and school aged minors) and the senior age group. The increase in the pre-adult groups indicates a need for single-family homes and larger apartments, while the growth in the senior group indicates a need for smaller homes and affordable apartments. The loss of young and middle adults appears to be related to the loss of well-paying timber-related employment opportunities, and the increase in housing costs and the necessity to move out of the area in order to be able to purchase a starter home.

Employment. As shown in the table below, a larger percentage of Fortuna workers can be categorized as receiving wage or salary income from private-sector employers than for the county overall. Conversely, Fortuna has a smaller percentage of government workers and a slightly smaller percentage of self-employed and unpaid family workers.

Table 8
Distribution of Workers by Category
City of Fortuna and Humboldt County

Class of Worker	Percentage of All Workers	
	Fortuna	**Humboldt County**
Private Wage and Salary Workers	71.7%	63.3%
Government Workers	17.1%	23.1%
Self-Employed Workers	10.9%	12.9%
Unpaid Family Workers	0.3%	0.6%
Total	**100%**	**100%**

Source: Census 2000.

Workforce. The table below shows that in 2000 Fortuna exceeds the overall county in terms of the share of its workforce employed in farming, forestry, and fishing occupations, and in terms of precision production, craft, and repair occupations. In contrast, Fortuna lagged the overall county in terms of the share of its workforce employed in managerial, professional, and specialty occupations. Both Fortuna and the county overall experienced an increase in the share of overall employment in managerial, professional, and specialty occupations; service occupations; and precision production, craft, and repair occupations. Both Fortuna and the county overall experienced a decrease in the share of overall employment in technical sales and administrative support; farming, forestry, and fishing; and operators, fabricators, and laborers. These broad trends reflect the continuing economic transition away from manufacturing and toward service occupations. Since 2000, large-scale lumber mill closures in the area have likely caused employment for operators and fabricators and for precision production, craft, and repair workers, to decline.

Table 9
Comparison of Employment by Major Occupational Category
City of Fortuna and Humboldt County

Occupations (Age 16 Years and Over)	1990		2000	
	Fortuna	**Humboldt County**	**Fortuna**	**Humboldt County**
Managerial & professional specialty	19.4%	24%	26.6%	31.5%
Technical, sales & administrative support	28.5%	28.3%	19.9%	19.6%
Service	14.1%	16.4%	22.8%	24.9%
Farming, forestry, and fishing	7.0%	5.4%	4.5%	2.6%
Operators, fabricators, and laborers	19.4%	14.8%	8.9%	8.8%
Precision production, craft & repair	11.6%	11.1%	17.3%	12.6%

Source: Census 1990 and 2000.

In terms of employment, the table below shows that the largest sectors of the Fortuna economy are retail, government (including schools), healthcare, manufacturing, and accommodations and food service. Of these, the greatest growth between 2001 and 2004 was in retail employment. Declines occurred in manufacturing and healthcare employment in Fortuna during this time period. These data, however, do not include the loss of manufacturing employment in Fortuna due to the closure of the PALCO and Eel River lumber mills in 2005. The growth in retail employment in Fortuna between 2001 and 2004 was opposite of the overall county trend that featured a slight decline in retail employment. Moreover, the county-wide decline in manufacturing employment during this time period exceeded that of Fortuna in percentage terms.

When comparing employment share figures for each sector with the total employment share figures, they show that in 2004, Fortuna has a disproportionately large share of the county's agriculture, forestry, and fishing jobs, arts, entertainment, and recreation jobs, retail jobs, and manufacturing jobs. In contrast, Fortuna has a disproportionately small share of administrative and support and waste management and remediation jobs, government jobs, transportation and warehousing jobs, and wholesale trade jobs.

Table 10
Mean Annual Employment by Sector
City of Fortuna and Humboldt County, 2001-2004

Economic Sector	Mean Annual Employment by Sector, Fortuna Expressed as a Percentage of Humboldt County Total			
	2001	**2002**	**2003**	**2004**
Agriculture, Forestry, Fishing and Hunting	10.86%	15.67%	16.52%	15.83%
Construction	8.09%	8.83%	8.41%	7.42%
Manufacturing	8.54%	8.39%	9.16%	9.50%
Wholesale Trade	5.83%	5.15%	4.38%	5.97%
Retail Trade	8.02%	8.22%	9.07%	9.99%
Transportation and Warehousing	*	4.34%	1.36%	2.40%
Finance and Insurance	5.14%	6.03%	6.64%	6.87%
Real Estate and Rental and Leasing	6.11%	6.72%	7.42%	7.69%
Professional, Scientific, and Technical Services	5.51%	6.17%	7.06%	6.73%
Administrative and Support and Waste Management and Remediation Service	4.99 %	7.06%	6.00%	4.55%
Health Care and Social Assistance	9.50%	9.11%	9.48%	7.93%
Arts, Entertainment, and Recreation	9.78%	7.72%	9.98%	10.54%
Accommodation and Food Services	7.25%	7.24%	7.58%	7.93%
Other Services (except Public Administration)	4.60%	4.65%	4.67%	4.45%
Government	4.31%	4.36%	4.12%	4.28%
Total, All Industries	**8.52%**	**8.71%**	**9.13%**	**9.01%**

Source: Employment Development Department, State of California, 2005.
Note: Cells indicated with an "" indicate employment information unavailable due to reporting restrictions.*

2. HOUSEHOLD CHARACTERISTICS

Existing Housing 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.

The following table describes the housing characteristics in Fortuna.

Table 11
Housing Characteristics

Characteristics	1990	2000	Difference	% change
Total housing units	**3,641**	**4,414**	**773**	**21%**
Type of Units				
Single Family Detached	2,354	2,915	561	2.3%
Single Family Attached	114	229	115	100%
Duplex to Fourplex	574	520	-54	-9%
5 or more units	270	311	41	15%
Mobilehomes	399	434	35	9%
Occupancy				
Occupied	3,467	4,185	718	
Vacant	174	229	55	
% vacant	5%	5%	--	0
Tenure				
Renter-occupied units	1,318	1,579	261	
Owner-occupied units	2,149	2,606	457	
Median Monthly Mortgage	$604	$960	356	58%
Median Gross Rent	$354	$526	172	46%
Persons/Household	2.4	2.4	0	0
Median Number of Rooms	5.0	5.0	0	0
1.01 or more persons per room	152	270	118	77%
Rental Vacancy	5.4%	5.7%	0.3%	
Single Family Vacancy	N.A.	1.7%		

Source: 1990 and 2000 U.S. Census

The above Census data shows that there have been an additional 773 housing units constructed between 1990 and 2000. This number corresponds well to the City's building permit records, which show 747 units (single family plus multi-family) between 1993 and 2003. In addition, the following types of units were constructed between 2004-2008:

Table 12
Units Constructed

Type of Units	Number
Single Family Detached	147
Single Family Attached	4
Duplex to Fourplex	8
5 or more units	109
Mobilehomes	0

Source: City of Fortuna Building Department

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 either an imbalance 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 later.

The average annual vacancy rate for Fortuna is 5.2% for rental units and 1.7% for single-family units. The US Department of Housing and Urban Development has established a minimum target rate for overall unit vacancy of 3% to assure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5%, while a vacancy rate of 5% is acceptable for rental units. Therefore, Fortuna's vacancy rate is at an acceptable level to not create a hardship for renters and to maintain rents.

3. HOUSING STOCK CHARACTERISTICS

Housing Stock. Table 8 shows the increase between 1990-2005 in housing stock. In 1990, Fortuna had about 7.3 percent of the overall county housing stock. By 2005, that share had increased to 8.15 percent.

Table 13
Housing Stock
City of Fortuna and Humboldt County, 1990-2005

Year	Housing Units	
	Fortuna	Humboldt County
1990	3,711	51,134
1991	3,763	51,812
1992	3,805	52,497
1993	3,836	53,123
1994	3,918	53,857
1995	3,995	54.509
1996	4,066	55,146
1997	4,136	55,617
1998	4,203	56,085
1999	4,250	56,576
2000	4,290	56,963
2001	4,444	56,192
2002	4,537	56,577
2003	4,619	57,109
2004	4,678	57,550
2005	4,729	58,025

Housing Sales Costs. In 1990, the median housing value in Fortuna was $94,304. The median house value in 2000 was $130,700, according to the U.S. Census, and in 2003 Fortuna's median has increased to $218,036, according to the Humboldt County Board of Realtors. This is a 131% increase from the 1990 figure.

The median sales price for homes in ZIP code 95540 in Fortuna from May 09 to Jul 09 was $215,000 based on 41 sales. Compared to the same period one year ago, the median sales price decreased 17.7%, or $46,250, and the number of sales decreased 2.4%. There are currently 71 resale and new homes in ZIP code 95540 (data source: Trulia), including 42 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process.

As of April 2010, the median sales price between January and March 2010 was $180,000. This is a decrease of 21.3 percent or $48,750 from January to March 2009.

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, 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 were “dilapidated” of found to be economically beyond repair. The results are shown in the following table.

The majority of housing remains in sound condition, with some are in need of minor or moderate repairs. There are only a small percentage in need of substantial repairs or are dilapidated.

Table 14
Housing Conditions Survey Results

Level of Need	No. of Units	Percent of Total
Sound	2,120	50.13%
Minor	1,323	31.13%
Moderate	621	14.68%
Substantial	146	3.5%
Dilapidated	19	0.45%
Total:	4,229	100%

Source: Redwood Community Action Agency

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

In 2000, approximately 1,236 households (34.3 percent) reporting to the 2000 Census were in overpayment situations. Further, of the 1,117 households reporting incomes less than $20,000, almost three-quarters (71.4 percent) were overpaying in 2000.

Table 15
Households Overpaying (2000)

Households	Owners	Renters	Total
Total Households Overpaying	493	743	1,236
Lower Income Households			
Total Households with Income Less than $20,000	318	799	1,117
Households Overpaying with Less than $20,000	191	606	797

Source: Census Bureau (2000 Census SF 3: H69, H73, H94 and H97)

**Number of households overpaying based on the number of households (3,605 total: 1,482 renter and 2,123 owner) computed by the Census Bureau).*

The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2000 Census. According to this data (**Table 16**), there were 350 owner households and 663 renter households earning less than 50 percent of the Area Median Income (AMI) in the City in 2000. Of these, 303 owner households and 105 renter households fell into the extremely low-income category (incomes less than 30 percent of MFI). As identified in **Table 16** below, almost 75 percent of all households with a median income less than 30 percent (extremely low-income) are overpaying for housing. To assist in the development of housing affordable to extremely low-income households the City has included Program H17.

Table 16
Housing Problems for All Households (2000)

	Total Renters	Total Owners	Total Households
Household Income ≤ 50% MFI	663	350	1013
Household Income ≤ 30% MFI	303	105	408
% with any housing problems	78.5%	58.1%	73.3%
% Cost Burden > 30%	78.5%	54.3%	72.3%
% Cost Burden > 50%	69.3%	35.2%	60.5%

Source: CHAS, 2000

Overcrowded Households. The U.S. Census Bureau defines overcrowding when a housing unit 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 the 2000 Census, there were a total of 270 overcrowded households, representing only 6.4 percent of the total households. However, the number of overcrowded households has almost doubled since the 152 overcrowded households reported in 1990.

Of the 270 overcrowded households, over three-fourths (213 households) occurred in renter households. At the same time, overcrowded renter households represent 13.5 percent of the total renter households, which is much less than 23.9 percent for the entire state of California.

Further, approximately 2.6 percent (110 households) of the households in Fortuna reported being severely overcrowded, most of which were in renter households.

Table 17
Overcrowded Households (2000)

Households	Owners	Renters	Total
Total Households	**2,607**	**1,583**	**4,190**
Total Overcrowded Households	57	213	270
1-1.5 Persons per Room	29	131	160
1.5 or More Persons per Room	28	82	110
Statewide Overcrowding Rates	8.6%	23.9%	15.2%

Source: Census Bureau (2000 Census SF 3: H20)

4. SPECIAL HOUSING NEEDS ANALYSIS

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, farm workers, 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.

Disabled. The City of Fortuna has a disabled population of 1,478 persons, according to the 2000 Census. The City continues to encourage and support the upgrade of existing buildings to conform to the American 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.

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 are forced to live together under one roof. Overcrowded housing units are defined as those having more than 1.01 people per room. Fortuna has 160 units with 1.01 to 1.50 occupants per room, and 110 units with 1.51 or more occupants per room, which comprises 6.4 percent of the total housing units. Eliminating overcrowding 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 in size.

Table 18
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,396	62.4%	211	60.1%	2,607	62.2%
Renter	1,443	37.6%	140	39.9%	1,583	37.8%
Total	**3,839**	**100.0%**	**351**	**100.0%**	**4,190**	**100.0%**

Source: U.S. Census (2000 Census SF 3: H17)

Seniors. According to the 2000 Census, 1,308 elderly households reside in Fortuna, which is 31.2 percent of the total households. Of the 1,308 senior households, 340 (26.0 percent) were renters, which indicates a fairly strong renter population among seniors. Further, only 79 or 4.4 percent of the 1,781 total population under the poverty level were over the age of 65.

Table 19
Households by Tenure by Age

Householder Age	Owners	Renters	Total
15-24 years	30	195	225
25-34 years	173	298	471
35-64 years	1,436	750	2,186
65-74 years	430	87	517
75 plus years	538	253	791
Total	**2,607**	**1,583**	**4,190**

Source: U.S. Census (2000 Census SF 3: H14 and P87)

Over the last 15 years, Fortuna has experienced a trend of senior citizens from other areas moving here to retire. The Lutheran Home for the Aging and Mt. View Estates provide federally subsidized housing for these individuals. The Meadows is a new 40-unit apartment complex currently under construction that will provide HOME-assisted units to very-low and low-income seniors.

The Sequoia Springs Assisted Living Facility in Fortuna has 66 assisted living units, 14 memory care units, and 21 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.

The housing rehabilitation program established by the Fortuna Redevelopment Agency has targeted the senior citizen group. The efforts were successful in that 11 of the dwellings rehabilitated between 1993 and 2003 were occupied by seniors. Future efforts of the Housing Rehabilitation Program will continue to target this group.

Farmworkers. According to the 2000 Census of Agriculture, there are 1,100 farmworkers in Humboldt County, approximately half of which are on smaller farms of 10 or less workers. 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% 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 farm workers 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 (Winninger, leased to Zang's, a family-run strawberry farm). These agricultural operations have confirmed that they do not have a need for additional housing, as 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.

Table 20
Number of Farmworkers—Humboldt County

Hired Farm Labor	
Farms	279
Workers	1,100
Farms with 10 Workers or More	
Farms	15
Workers	651
150 Days or More	
Farms	156
Workers	630
Farms with 10 or more workers	
Farms	4
Workers	(D)
Fewer than 150 Days	
Farms	236
Workers	715
Farms with 10 or More Workers	
Farms	8
Workers	252

Source: 2000 U.S. Census

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 childcare, and reluctance of some people rent to them as a result of these difficulties. In 2000, there were 515 families with a female households and no husband present. Thirty-one percent of these (147 total) are below the poverty level. In comparison, 12% of the households of married couples were below poverty level.

The Housing Rehabilitation Program has been provided to female heads of households and this should continue.

Housing Needs of the Homeless. Homelessness in California is recognized by HCD as a continuing and growing crisis. In California, there are at least 361,000 homeless people, or 1.1 percent of the State's total population. About 30 percent of the State's homeless are "chronic" homeless who have been homeless for six months or more. This population tends to be comprised 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 (from 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).

Senate Bill 2 was recently signed into law which addressed 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.

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 also offers a short-term residence for a family or individual; the St. Joseph Pantry Shelf, which offers short-term emergency food supplies; and two safe and sober houses each with a 5-person capacity.

In January 2009, a consortium of Humboldt County Agencies known as the Humboldt Housing and Homeless Coalition (or HHHC) joined together to conduct a comprehensive count of homeless people within the County, including within the City of Fortuna and immediate vicinity. The following paragraphs describe the homeless population in the draft "Count of Homeless Persons" (HHHC, May 11, 2009). The homeless population is a portion of the Extremely Low Income Household population (ELI population). 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 the federal Housing and Urban Development (HUD) for organizations that receive certain federal homeless assistance funding.

The total number of adults interviewed in the County was 1,497. They were accompanied by 416 children who were counted, but not interviewed. In Fortuna, approximately 181 homeless persons were counted 130 adults and 51 children), or 9.5% of the total County homeless population. Volunteers interviewed people at program facilities such as meal programs, shelters, transitional houses, and on the street. Overall, the average length of residency in Humboldt County for those people surveyed is about 14 years; on the average, they have been homeless for 3.2 years. Half of the families interviewed and 45% of adults without children have been homeless for less than a year. Survey respondents were asked if they became homeless in Humboldt County or some other place. Almost two thirds, 727 adults (62.2%) became homeless in Humboldt County and 441 or 37.8% indicated they became homeless in other areas, although the majority of adults reported that they became homeless in Humboldt County. The survey found that most people experiencing homelessness are males age 40-49. Males outnumber females in all categories except the under-20 age category. Most respondents reported that they are white (almost 69%). The next highest concentration is Native American; one of five respondents was Native American descent, which is at least twice the percentage of American Indians in the general population. All of the non-white ethnic groups represented a higher percentage of our homeless population than in the larger population of the County as a whole. Of the adults counted, 367 have no income at all. Another 159 people reported that their monthly income is less than $400.00. The concentration of incomes in the $500- $1000 range reflects the Social Security/Supplemental Security monthly income of non-elderly permanently disabled people (392) that make up a large segment of homeless population. Nearly half (46%) of the children are under the age of five.

In order to learn about conditions which may contribute to an individual's homelessness, the survey asked several questions about drug and alcohol issues, mental health issues, physical disability, and domestic violence. Among County-wide homeless adults who responded to these questions, 39% reported that they have alcohol issues, 37% reported drug issues, 54% reported mental health issues, 47% reported a physical disability, and 18% reported that they were a recent victim of domestic violence.

Although there are several emergency and transitional housing shelters located throughout the County, currently 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 less than 150. Some of these shelters include:

- The Eureka Rescue Mission runs a sectarian overnight emergency shelter which houses 60 overnight guests at the men's facility and approximately 40 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. Currently, the Bridge House has lost major funding, but typically, RCAA is able to provide emergency motel vouchers, transition people into Bridge House programs, and provide general hygiene items and clothing. Bridge House primarily serves women and children, is a smaller facility with out 24-hour staff and focuses on clients that are more independent. Participants live in one of RCAA's shelters from two to six months. (Rachel Wild, Administrative Support)
- Multiple Assistance Center (MAC): MAC offers short-term housing with intense multiple-step programs to break a person's cycle of homelessness. The facility services families, aged, indigent, disables and underprivileged persons. Partnering with various local agencies, the MAC provides literacy education, living skills, money management, job training and referral, crisis intervention, case management, medical care, alcohol and drug counseling, food services and short term transitional housing. From 2005 through 2007, the MAC has provided a total of 40,230 bed-nights to homeless families and single adults. Approximately 53 percent of total bed-nights have been provided to families.
- Arcata Service Center (ASC): ASC provides referrals to clients for emergency shelter (typically to Arcata Night Shelter) and transitional shelter (typically Arcata House). Arcata House has three 6-bed facilities located in Arcata, and Arcata Night Shelter (Humboldt All Faith Partnership) serves 20 overnight guests.
- Fortuna Adventist Community Services: This organization is an ecumenical-based non-profit agency serves the whole southern part of the County, providing a 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 locality 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 where the standards are objective and encourage and facilitate the development of emergency standards, and do not render them infeasible.

The Fortuna Housing Element includes **Programs H-13** and **H-14** to comply with these new requirements of state law by allowing emergency shelters by right without discretionary review in the Commercial Thoroughfare (C-T) and Light Industrial (M-1) zoning districts and allowing both transitional and supportive housing types in all residential districts only subject to the same restrictions on residential uses contained in the same type of structure. .

5. ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENT

State law requires local government, in preparing a Housing Element, to address energy conservation measures in respect to residential developments in their jurisdiction. The City's energy conservation efforts are focused at implementation of residential energy standards for new housing units per Title 24 of the State Building Code; and assuring that subdivisions are designed to maximize passive or natural heating and cooling opportunities.

Residential Energy Standards. Title 24 of the State Building Code 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 prescribes a fixed method of energy compliance. The City's Building Department reviews all plans to see that the design and construction complies with Title 24 energy standards.

Subdivision Design for Passive Solar Access. The State 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 in an east-west direction to maximize southern exposure can enhance passive solar heating.

Additional Energy Conservation Programs
As part of the City's 2009 General Plan update the following programs have been 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 VOC paint, 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 the Redwood Coast Energy Authority (RCEA) 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 Redwood Coast Energy Authority is a joint powers authority who's 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 is comprised of Humboldt County and the local incorporated cities, including Fortuna. As such, Fortuna has an appointee on the Authority, meeting 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 (i.e., 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 of all**.**

6. AT-RISK OF CONVERSION

Conversion of Assisted Housing. 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. There are numerous subsidized housing projects in the community. These include:

- Mountain View Village Apartments--48 low income senior units built in 1978 with a 55-year affordability restriction.
- Newburg Retirement Center—30 low income senior units built in 1985; Affordability restricted for 55 years.
- Braun Subdivision—88 single-family lots assisted by a Famers Home Administration grant in 1984; the affordability provisions have been dissolved as the homes have been converted due to sales and refinances.
- The Meadows--40 units built in 2004 with HOME assistance; 55-year income restrictions.
- Fortuna Family Apartments--24 units built in 2006 with HOME assistance; 55-year income restrictions.
- Basayo Village--20 units built in 2008 & 2009 with HUD assistance for low-income tribal housing with long-term income restrictions administered by the Bear River Tribe.

None of the above units are at risk of conversion during the planning period.

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 (PHA) 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 (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR 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 on 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 ("opt out") 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 at which many property owners can earn more by prepaying their government assistance, even if they have to borrow money at market interest rates.

7. 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 of housing appropriate to their needs. The fair share is allocated to each City and the County by the Department of Housing and Community Development (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 element 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. HCAOG has not completed the RHNA plan process for the current planning period. The projected housing needs for the city shown in the table are estimated by the City based on a formula and may need to be revised to reflect the allocations from HCAOG when they become finalized.

The table below presents the City's draft "fair share" allocation as published in the HCAOG RHNP.

Table 21
Regional Housing Needs Allocation, 2009–2014

Jurisdiction	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Arcata	190	131	143	347	811
Blue Lake	5	3	4	8	20
Eureka	215	138	152	375	880
Ferndale	14	9	9	20	52
Fortuna	**147**	**93**	**101**	**245**	**586**
Rio Dell	34	22	24	58	138
Trinidad	3	2	2	4	11
Unincorporated	567	364	390	928	2,249

Source: HCAOG, Regional Housing Needs Plan for Humboldt County, January 2009 through July 2015, Adopted 9-24-09.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a 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. Based on the draft allocation, the City of Fortuna has a projected housing need of a total of 586 residential units for the 2009 to 2014 period.

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

- 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; and
- Above moderate-income: 120 percent or more of AMI.

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

Table 22
Regional Housing Needs by Income

Income Category	Number of Housing Units	Percent of Total
Extremely Low	78	13.4%
Very Low (<50% of median)	79	13.4%
Low (50 to 80% of median)	97	16.5%
Moderate (80 to 120% of median)	96	16.4%
Above Moderate (>120% of median)	236	40.3%
Total	**586**	**100.0%**

Following the City's existing average of 499 building permits per year, the City could approach construction of the necessary number of units in the planning period. Affordable units could be provided with several grant-funded projects similar to the 40-unit Danco project under construction now. The City is partnering with Danco on two affordable projects, the 36-unit Rohner Apartments on School Street and the 25-unit apartment unit at Rohnerville Road and Smith Lane; work continues on these projects, and neither has yet been fully funded.

Housing Affordability. Significant price inflation in the housing market drove home prices up in the early 2000's. This was often referred to as the "housing bubble", and it hit its peak in 2005 and began to "burst" in 2006. As a result home prices have declined across the country and the State of California. According to data provided by the Humboldt Association of Realtors, the median home price for Fortuna for 2008 was $270,000. Prices found in an April 2009 internet search varied widely but many were still price over $300,000, which generally is not an affordable price for lower-income households. In addition there has not been a large amount of job growth in Humboldt County or the entire North Coast region in higher paying positions. The majority of jobs are found in the sales and office, services and management sectors. Some of these jobs provide a desirable salary but many jobs in these categories are lower-paying positions that would put a family in the extremely low, very low- or low-income categories. For example, in the services sector, food preparation workers make a median wage of $8.87 per hour or approximately $18,449 annually. This only provides approximately $461 for housing costs per month. Among workers in the office and sales sector, a bookkeeper earns median hourly wage of $15.68 or $32,614 annually. This level of income would allow this person to afford up to $815 per month in housing costs. This factor, in combination with increasing home prices, suggests that the need for affordable housing in Fortuna will continue into the coming years.

Regarding homeownership, a household would have to earn approximately $65,767 to qualify for a 30-year home loan for a house priced at $270,000, a loan amount of $243,000 (with a 10 percent down payment) and at 6.4 percent interest. The monthly housing costs would be approximately $1,825. According the HCD income limits for 2009 and a mortgage affordability calculator, a moderate-income household of four would be able to afford the median sales price of $270,000, a low-income household of four would be able to afford $160,000, and a very low-income household would be able to afford 97,000. The average affordability index for Fortuna in 2008 was 18%; this is the percentage of households that would be considered qualified for a median price home (according to the Humboldt Association of Realtors).

V. SITES INVENTORY ANALYSIS AND ZONING FOR A VARIETY OF HOUSING TYPES

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

State law requires that the Housing Element include a land inventory so that the potential developable land can be compared to the new construction estimates in the housing needs plan. If there are not sufficient sites to meet the projected future housing needs, state law requires jurisdictions to bring additional sites into the inventory. There are a variety of methods to increase the potential housing stock, including rezoning, mixed use, or annexations.

1. AVAILABLE SITES

The land that is vacant and readily available for development is shown in the following table. This is based on the existing zoning of land and typical development densities, less 30% for infrastructure development and undevelopable areas (wetlands and steep hillsides).

This section provides the inventory of vacant land that is available in the City of Fortuna for both multi- and single-family residential development. **Tables 23a** and **23b** provide a summary of the land inventory in terms of acreage and land use designation. The details of each parcel (the Assessor Parcel Number, location, number of acres, number of units, General Plan designation, zoning, availability, and suitability) and accompanying maps are provided in **Appendix 2**.

The City of Fortuna is currently going through a General Plan update which is on schedule to be adopted in October 2010. **Tables 23a** and **23b** show how the unit capacity will be affected with this change. **Table 23a** provides a listing of the current General Plan capacity and **Table 23b** provides a listing of the capacity after the General Plan update. The City is relying on the General Plan update capacity to accommodate its RHNA although does have adequate capacity under its current General Plan (see **Appendix 2**)

Table 23a
Residential Land Inventory Summary—*Current General Plan*

Zoning District	Acres (less constraints)	Potential Units
Residential Multifamily	32.1	470
Residential Single Family	410	843
Total	**442.1**	**1,313**

Table 23b
Residential Land Inventory Summary—*General Plan Update*

Zoning District	Acres (less constraints)	Potential Units
Residential Multifamily	32.1	498
Residential Single Family	400.2	954
Total	**432.3**	**1,452**

Available Multifamily Sites. The City of Fortuna currently has approximately 30.6 acres of vacant land designated in its General Plan to accommodate multifamily development within the city limits. Of those 32.1 acres, there are five proposed multifamily projects on 16.3 acres (see **Table 24**). The total number of multifamily units that could be developed on available sites is 470. As mentioned previously the City is going through a General Plan update and as a part of that process the current RM zone (allowing a maximum of 21 units/acre) will be divided into two zones: the RM (allowing 7.0 -14.9 units/acre) and the RH (allowing 15 -29 units/acre). This zone change expected to occur in April 2011 will allow for an additional multifamily capacity. In addition to the adequate sites identified in **Tables 23a** and **23b** and **Appendix 2**, the sites in **Table 24** have approved projects that are anticipated to result in new multifamily construction during the planning period.

The RM and RH zones will provide the majority of development, in the form of multifamily housing affordable to extremely low-, very low- and low-income households based on past production of affordable housing. Historically, single-family homes have been affordable to moderate- and above moderate-income households anticipated to be served through a mix of single-family and multifamily households, and the multifamily sites have been available to the extremely low-, very low-, low-, and moderate-income families. The sites listed in **Appendix 2** demonstrate an adequate supply of land to provide housing opportunities for the City's household needs for all income levels. All available sites have been analyzed to determine whether constraints exist that would reduce the development potential of each site. Infrastructure is available to serve each site identified. As indicated in the "Suitability" column shown in the detailed land inventory (see **Appendix 2)**, sites that are located on hillsides or in wetlands have reduced the net developable land by a comparable amount. While these constraints may raise the cost to develop the site and require additional time to design and engineer development of the site, the constraints do not preclude development of the site.

Available Single-Family Sites. The three residential zoning districts in the City include Residential Single Family (R-1-6), Residential Single Family (R-1-10), Residential Estates (RE-20), and Residential Estates (RE-43). These allow densities of 7 units per acre, 4 units per acre, 2 units per acre, and one unit per acre, respectively. There are approximately 410 vacant acres in the residential districts that would accommodate a maximum of 843 units. Infrastructure is available for all vacant residential acreage within the City. The appendix provides the characteristics of the available vacant sites by parcel General Plan designation, and provides the details on sites zoned and designated in the General Plan for residential land use.

Non Vacant Sites. Site 3 in the multifamily land inventory table (see **Appendix 2**) provides opportunities for residential development on an underutilized site or in current use. Site 3 contains an old abandoned farm house on 3 acres of land (1 acre removed because of site constraints). It has the potential to provide an additional 35 units at a density of 11 dwelling units per acre.
Sites 11-15, 17-21, and 24-26 in the single family land inventory table (see **Appendix 2**) all are currently occupied by single family homes. The City does not need to rely on any of the underutilized sites to meet its RHNA.

Realistic Capacity. The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number to account for site and regulatory constraints.

(Note: Because the City is in the process of updating the General Plan, a land inventory has been prepared to demonstrate that the proposed land use designations are adequate to accommodate the City's housing needs).

2. APPROVED PROJECTS

Table 24 provides a list of approved projects that are anticipated to result in new single- and multifamily construction during the planning period. Although only one of the five approved projects listed (Rohner Village) has an affordability restriction, based on current market prices for condominiums ($140,000 to $160,000 for condominiums comparable in size and amenities) and single family homes (median sales price of $270,000) the four approved condominium projects will be affordable to low-income households and the two single family subdivisions will be affordable to moderate-income households. Because it is impossible to determine if all the condominiums will be sold at the $140,000 price, half of the units were allocated to low-income and the other half are allocated towards moderate-income.

Table 24
Approved Projects

Project Name APN	Status of Project	Zone	Total Units	Units by Income Level					Type of Subsidy
				EL	VL	L	M	AM	
Smith Lane (Jones) 200-461-018	Approved	RM	24			12	12		Affordability based on current market rents for condominiums
Newburg Rd. (Ravenswood Village) 200-461-015	Approved	RM	28			14	14		Affordability based on current market rents for condominiums
Smith Lane (Nelson) 200-151-021	Approved	RM	59			29	30		Affordability based on current market rents for condominiums
Second Ave (Mora) 201-091-007	Approved	OMD	12			6	6		Affordability based on current market rents for condominiums
Rohner Village School St. (City of Fortuna) 203-051-013	Approved	RM	35	4	30		1		30-year loan from the RDA's Housing Set-Aside Fund,
Xavier Court (Double B Dev) 202-112-5 and -16	Approved	R-1-6, R-1-10	24				24		Affordability based on current market rents for SF homes
Gulliksen (Wendt) multiple APNs	Approved	RL	27				27		Affordability based on current market rents for SF homes
Total Units			**209**	**4**	**30**	**61**	**114**		

Source: City of Fortuna, April 2010

3. ABILITY TO MEET THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The new construction allocation of regional housing needs for the planning period is 586 units as set forth in the Regional Housing Needs Plan adopted by the Humboldt County Association of Governments (HCAOG). The table below reflects the "net" RHNP allocation for Fortuna for the planning period broken down by income group. In compliance with GC §65583(a), documentation is required for "projections and quantification of the locality's existing and projected housing needs for all income levels, including extremely low-income (ELI) households".

Table 25
Net RHNP Allocation

Income Category	Total RHNA	Progress Meeting Allocation	Remaining Need	Site Inventory Capacity	RHNA Surplus
Extremely Low	73	4	145	313	168
Very Low	74	30			
Low	93	61			
Moderate	101	114	232	903	641
Above Moderate	245				
Total	**586**	**158**	**546**	**1,216**	**809**

Source: Humboldt County Association of Governments (HCAOG), City of Fortuna, April 2010

ELI household need was calculated by presuming that 50 percent of very low-income households qualify as ELI households (HCD).

4. ADDRESSING UNACCOMMODATED NEED FROM THE PREVIOUS PLANNING PERIOD

The City of Fortuna did not submit an adopted Housing Element to HCD for the 2001 – 2009 RHNA period and therefore, the City is required to identify that there was sufficient land available to accommodate the regional housing need for the previous planning period. Noted in the letter from HCD dated June 17, 2008, to comply with section 65583.2, the element must include a sites inventory listing properties by unique reference, zoning, General Plan designation, size and existing uses. A site by site analysis of the sites available in the previous planning period, minus the sites that were developed during the previous planning period are located in **Table 2** and **Table 3** of **Appendix 2**.

Table 26 provides a summary of the available sites for the previous planning period. When comparing the previous RHNA with the previous land capacity, the City had more than sufficient capacity in the last planning period to meet its regional housing need of 473 units.

Table 26
Comparison of Projected Housing Needs and Site Capacity in the Previous Planning Period

Income Category	Total RHNA	Previous Site Inventory Capacity	RHNA Surplus
Very Low	132	339*	39
Low	80		
Moderate	88		
Above Moderate	173	793**	620
Total	**473**	**1,132**	**659**

Source: City of Fortuna 2003 Housing Element

339 units is based on the previous capacity of 30.5 acres of RM zoned land (see **Table 2 in **Appendix 2**)*

***793 units based on the previous capacity if 338.1 acres of single family zoned land (See **Table 4** in **Appendix 2**)*

Although the City is not required to construct the 473 unit allocation, **Table 27** shows the progress made during the previous planning period and the affordability of the units are footnoted.

Table 27
Comparison of Housing Construction and Projected Housing Needs in the Previous Planning Period

Income Category	Total RHNA	Progress Meeting Allocation	Remaining Need
Very Low	132	42[1,2,3]	90
Low	80	42[1,2,3]	38
Moderate	88	52[4]	36
Above Moderate	173	363	0
Total	**473**	**499**	**164**

Source: City of Fortuna, April 2010

Note:

[1]*In 2004 a $3.5 million HOME grant provided subsidizes for 40 units (20 units affordable to very low income households and 20 units to low income households).*

[2]*In 2006 and 2008 a $1.76 million Indian Community Development Block Grant provided subsidies for 20 units (10 units affordable to very low income households and 10 units affordable to low income households).*

[3]*In 2006 a $3.5 million HOME grant provided subsidies for 24 units (12 units affordable to very low income households and 12 units affordable to low income households).*

[4]*Affordability is based on current rental prices of the 52 units. Current rents range from $650 to $1,000,, which all fall into the affordable range for moderate income households.*

Table 28 provides a summary of the City's RHNA from the previous planning period, the units constructed, and the previous site capacity. Based on these numbers the City does not have a remaining need from the previous planning period.

Table 28
Summary of the City's Ability to meet the Unaccommodated Need

	Very Low	Low	Moderate	Above Moderate
RHNA	**132**	**80**	**88**	**173**
Units Constructed	42	42	52	363
Remaining RHNA	**90**	**38**	**36**	**0**
Previously Identified Site Capacity	339			620
Remaining Need	**0**			**0**

Source: City of Fortuna, July 2010

VI. CONSTRAINTS ON HOUSING

Governmental constraints refer to the policies and regulations that a local government applies to the approval of land use proposals. While local government 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 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.

Non-governmental constraints are those 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 the effects of these constraints. The principal types of non-governmental 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 home ownership 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% 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 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. Local construction costs, according to the Humboldt County 2009 General Plan Housing Element (based on information from the Northern California Home Builders Association), for conventionally constructed dwellings are estimated as ranging from $85 to $125 per square foot. The prevailing wage requirements of SB 975 have affected construction costs by raising the cost of labor which, in turn, raises the construction costs by approximately 20 percent for affordable housing projects. If labor or material costs increased substantially, the cost of construction in Fortuna could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Land Costs. As availability has decreased and demand has increased, land costs have increased from $40,000 for a typical 6,000 square foot lot in 1992 to $65,000 to $75,000 in 2002 to $100,000 and higher in 2009. In-fill lots are less costly to develop because streets and other facilities exist at the site; Fortuna has policies that support in-fill development such as allowing mixed use developments in commercial districts. As easily developable land becomes scarce, however, developers begin to pursue land that is outlying where facilities are

less available and where hillsides create more costly development techniques and special studies.

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 between 5 and 6 percent over the last year. Persons who would be unable to purchase housing at a higher interest rate can now qualify for a home loan. However, housing prices in the City remain too high for persons of lower incomes, even with the low interest rate. 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 home ownership 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 home ownership related to the availability of land, as there are currently 130 vacant, buildable lots on the market in Fortuna.

Households in the City must earn over $65,767 annually with a 6.25 percent interest rate to qualify for a $270,000 home loan. This assumes that the borrower has good credit and no other debts. Approximately 436 households (10.5 percent) in the City earned more than $65,000 annually (U.S. Census, 2000).

2. GOVERNMENTAL CONSTRAINTS.

Governmental regulation, while purposefully assuring 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. 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 among other things. These standards are important since they are intended to protect public health, safety and welfare, and reduce future cost to the taxpayers for services and avoid problems such as drainage impacts on existing development, flood damage, and land stability among others. In addition, it should be noted that development controls are used to insure 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.

The following table presents the City's zoning standards which are applied to all new residential development in the City. The purpose of the table is to review the City's standards to determine if they excessively restrict or hinder the provision of affordable housing.

Table 28
City of Fortuna Development Standards

	RE-43	**RE-20**	**R-1-10**	**R-1-6**	**R-M**
Maximum Density	1 d.u./43,560 sq. ft.	1 d.u./20,000 sq. ft.	1 d.u./10,000 sq. ft.	1 d.u./6,000 sq. ft.	1 d.u./2,000 sq. ft.
Setbacks	Front: 40' Rear: 40' One Side: 20' Two sides: 45'	Front: 30' Rear: 30' One Side: 15' Two sides: 35'	Front: 30' Rear: 25' One Side: 7' Two sides: 20'	Front: 20' Rear: 15' One Side: 5' Two sides: 10'	Front: 20' Rear: 10' Each side: 5'
Lot Coverage	No max. (Setbacks set the standard)	No max. (Setbacks set the standard)	35% max. building coverage	35% max. building coverage	No standard (open space sets the standard)
Minimum Lot Size	43,560 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	10,000 sq. ft.
Min. Unit Size	No min.	No min.	No min.	No min.	No min.
Parking	Min. 2 spaces, one covered	Min. 2 spaces, one covered	Min. 2 spaces, one covered	Min. 2 spaces, one covered	Min. 2 spaces, one covered
Height Maximum	30 ft.	30 ft.	30 ft.	30 ft.	40 ft. or three stories
Open Space Requirement	None (Setbacks set the standard)	None (Setbacks set the standard)	None (Setbacks and coverage set the standard)	None (Setbacks and coverage set the standard)	40% unpaved surface for common recreation

Source: Fortuna Zoning Code

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), a 20% density bonus for affordable multi-family housing projects, and planned development districts which allow waiver of development standards to accommodate unique topographical conditions that would otherwise increase development costs.

In addition, the City commonly approves reduced parking (from two to one space) for one-bedroom units. 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). Although the City allows for relaxed parking standards, to ensure parking requirements are not a constraint to the development of affordable housing, the City will change the parking standards from two spaces to one space for one-bedroom and studio units (see **Program H.20**).

Table 29 lists the housing types that are permitted by zoning district.

Table 29
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	Not allowed	Not allowed	Not allowed	Not allowed	P
Multifamily (5+ Units)	Not allowed	Not allowed	Not allowed	Not allowed	P
Mobile Homes	P	P	P	P	P
Manufactured Homes	P	P	P	P	P
Second Units	P	P	P	P	P
Emergency Shelters	C	C	C	C	C
Single Room Occupancy	C	C	C	C	C
Transitional Housing	C	C	C	C	C

Source: Fortuna Municipal Code

Notes: P=Principally Permitted Use; C=Conditionally Permitted Use; PUD=Planned Unit Development

State and Federal Constraints. Beyond the control of the City are the numerous state and federal regulations, including land use, environmental, and special fee regulations, that local agencies must implement and which contribute to the cost of housing.

Building Code and Energy Conservation Requirements. The City implements Title 24 of the California Code of Regulations, in which California has adopted the Uniform Building Code (UBC) 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 adopted the Uniform Code of Building Conservation (UCBC) to lower the cost of improving older buildings.

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 is 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 cost to the agencies 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. The table below describes minimum City fees for typical planning permits. 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 30
Planning and Development Fees

Fee Category	Fee Amount
PLANNING AND APPLICATION FEES	
Annexation	$500
Variance	$275
Conditional Use Permit	
Exempt from CEQA	$75
Not Exempt from CEQA	$200
Zone Change & General Plan Amendment	$500
Design Review	$150
Planned Development	Same as Subdivision
Specific Plan	Same as Subdivision
Development Agreement	Same as Subdivision
SUBDIVISION	
Lot Line Adjustment	$250
Minor Subdivision	$400 plus $40 per parcel
Major Subdivision	$500 plus $40 per parcel
Other	
ENVIRONMENTAL	
Initial Study/Negative Declaration	$500
Environmental Impact Report	Actual cost
Negative Declaration	Actual cost
IMPACT FEES	
Water Capital Connection	$ 2,112 per dwelling unit
Sewer Capital Connection	$ 6,497 per dwelling unit
Traffic	$610 per each new vacant lot
Storm Drainage	$600 per each new vacant lot, and $0.32 per square foot of new impervious surface per building permit
School	$2.60/sq. ft. for new residences

Source: City of Fortuna, 2010

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% of the recommended fee schedule in the Uniform 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 approach the City has taken is 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.

Table 31 provides the hypothetical fees that would be collected for a new 1,700 square foot house and a 35-unit multifamily project. These fees would be approximately $14,471 and $28,648 per unit respectively. This represents about 4.6 percent of the total development cost for single-family unit and 11.4 percent for a multifamily unit.

Table 31
Proportion of Fee in Overall Development Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family*	Multifamily**
Total estimated fees per unit	$14,471	$28,648
Typical estimated cost of development per unit	$301,000*	$251,113/unit
Estimated proportion of fee cost to overall development cost per unit	4.6%	11.4%

**Based on a 1,700 s.f. home on a 6,000 s.f. lot;*

***Based on an affordable 35 unit multifamily project*

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. 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 control of the City, 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 recently initiated 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 timeframes 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 following table describes typical timelines for permit procedures.

Table 32
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)	1 to 2 weeks
Design Review	2 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); 4 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 (3 weeks), and notification of the public hearing including publication in the local newspaper and mailings to area residents (2 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 within ten to fifteen working days. The City's legislative bodies which consider the discretionary permits are less burdensome that 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. Similarly, the Design Review Board may modify a project, but review comments are typically limited to landscaping features and building colors and other minor design elements.

Table 33 provides the typical time frames for both single-family and multifamily projects. There is additional information regarding the Design Review process and CUP process provided after this table.

Table 33
Typical Processing Procedures by Project Type

	Single Family Unit	**Subdivision**	**Multifamily < 6 units**	**Multifamily units 6 or more**
Typical Approval Requirements	Site Plan	Tentative Map Review (including approval by Planning Commission and City Council)	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, April 2010

Multifamily Subdivisions (5 or more units). 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 considers 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 in-fill development in accordance with specific General Plan policies, the City has never considered a cap on the number of units per development with the sole 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 that it is recognized 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 regards 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 regards to unique circumstances in Fortuna necessitating the need for an additional layer of discretion is that, because the multifamily zoned land in Fortuna 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.

In the interest of ensuring that all multifamily developments are reviewed and considered by City staff, the Planning Commission, and the City Council in a timely manner, the City's Housing Element has developed a monitoring program (**Program H-11**) for reviewing the internal City process for multifamily development applications. The purpose of the program is to ensure that the conditional use permit process for multi-family projects of five or more housing units does not impact the timing, cost, or supply of multi-family development. The policy directs the City to monitor the conditional use permit process on multi-family applications to determine whether or not the process impacts the development of multi-family units. During an annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the year. If it is determined that the conditional use permit process impacts the timing, cost, or supply of multi-family housing, the City shall reconsider its position on this matter and adopt mitigations, which could include eliminating the conditional use process.

Conditional Use Permit Process. Upon submittal of a complete application that meets the requirements of the Fortuna Municipal Code the Conditional Use process takes approximately 3 and a half months from start to finish. The minimum required tasks include:

- Staff review of the site plan: one 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:

- Rohner Village a project with 35 affordable units located on School Street was submitted on January 22, 2008. The Design review took a total of 3 weeks and the CUP process took a total of 6 weeks. The project was fast-tracked to meet the funding deadline. Below is a step by step timeframe

  - Submitted January 22, 2008
  - Planning Commission approved CUP on February 26, 2008
  - City Council approved rezone on March 3, 2008
  - Elevations for Design Review submitted on July 8, 2008
  - Design Review Board approved site plan on July 29, 2008

Design Review Board Process. The Design Review is applied to multifamily residential projects and to many commercial developments. Because the City has no 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. The added time for this review process is largely dependent on the applicant's ability and willingness to use professional assistance; on average, one month is added to the approval process (based on a complete submittal).

Project Examples:

- **Basayo Village**. A local Native American Tribe developed three four-plexes within the city that were subject to Design Review. The initial building design was not well received by the Board. The Tribe hired a Native American Architectural firm and Staff worked with this firm. Using the basic drawings, several simple but effective design features were added including a steeper roof pitch, deeper eaves, knee braces, and architectural lighting fixtures. A complementary color scheme was developed for each building and improvements to the landscaping were suggested.

  The Tribe resubmitted one month later and the project was received with glowing remarks by the Design Review Board. The Tribal elders recognized the value of the improvements and the process virtually eliminated public concern about a multi-housing project in the area. Overall, the process added minimal time, was conducted with respect for tribal sensitivities and costs, and produced a result that the Tribe feels proud of.

  Basayo Village timeline (34 days from submittal to approval)

  - Original plans submitted on December 15, 2004.
  - First Hearing before the Design Review Board on January 4, 2005. The matter was continued so that the architect could make suggested modifications to the elevations and site plan.
  - Plans resubmitted on January 13, 2005.
  - Second hearing before the DRB on January 18, 2005. The project was approved unanimously.

- **Fortuna Family Apartments.** A similar technique was used to transform six low-income housing units of unremarkable design into an attractive complex. In this case, design modifications included dormers to break up large rooflines, another set of complementary color schemes were selected by the applicant for the buildings, variety in front door colors was added, as was a pedestrian walking path parallel to an adjacent creek. An additional two months were needed to develop the improved drawings. The final result enhanced the project, was supported by the developer, and has proven beneficial for the residents now occupying the property.

Fortuna Family Apartments timeline (18 days from submittal to approval.**)**

- First Hearing before the Design Review Board on September 26, 2006. The matter was continued so that the architect could make suggested modifications to the elevations and the site plan.
- Plans resubmitted on September 28, 2006.
- Second hearing before the DRB on October 3, 2006. The project was approved unanimously.

Subdivision Regulation Constraints. Local, state, and federal regulations and requirements add to the cost of residential development through the subdivision process. These constraints can include: mitigation of State Fish and Game concerns, State Fire Safe Standards, 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 in order 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 have a right-of-way between 40 and 50 feet, and includes pavement, curbs, gutters, and sidewalks (see the table below). 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 34
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 (5ft. each side)
High Density Level Land Minimum Road	Local	46 feet	36 feet plus sidewalks (5ft. each side)
High Density Level Land Minor Road	Local	40 feet	32 feet plus sidewalk (5 ft. on one side only)
Low Density Level Land Subdivision Minor Road	Local	40 feet	28 feet plus sidewalk (5 ft. 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 as a result of an 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.

Constraints on Persons with Disabilities. This section analyzes the governmental constraints that may exist on the development of housing for persons with disabilities. Recent legislation (SB520) 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 Code 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 for persons with disabilities. 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 are treated as a matter of right in all zoning districts that permit single family residences 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 group homes, subject to approval of a conditional use permit. Nursing homes and sheltered 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 that for a principally permitted residential use and therefore warrants 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 and therefore the process is streamlined. Planned developments are another means by which zoning standards may be waived for multi-family developments and could be used to help site disabled housing.

In addition, **Program H-20** has been included which states that 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 in order to accommodate the needs of persons with disabilities and streamline the permit review process

Building Code Constraints/Opportunities: Fortuna implements Title 24 of the California Code of Regulations which are the regulations regarding access and adaptability for persons with physical disabilities. The City has adopted the 2001 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 (current inspector is certified by the International Code Council as an "Accessibility Inspector"). This has created an 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 federal and/or state sponsored programs that

provide subsidized financing. Without these efforts, people in this income category cannot afford to purchase a home since none of the developers can 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 a 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.

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 in order to complete a number of city water improvement projects; the main objective of the revenue bonds is to replace and upgrade the city's aging infrastructure and comply with state and federal water quality regulations. The improvement projects are analyzed in the 2007 Water System Improvement Study by Oscar Larson and Associates, and listed and updated annually in the city's Capital Improvement Program.

The City has total storage capacity of 7.5 million gallons, approximately half of which is intended for fire-fighting and emergency storage. Assuming an average use per person of 150 gallons per day, the City can serve up to 25,000 people with its current water infrastructure. The City's 2009 population is 11,351. The City of Fortuna therefore has sufficient total water capacity to accommodate the total regional housing need of 586 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 in order 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.

According to the City's discharge permit, the WWTP is currently designed to treat an average dry-weather flow of 1.5 MGD and an influent peak wet-weather flow capacity of 7.0 MGD. According to the Community Infrastructure and Services Technical Report (County of Humboldt, 2008), 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% and 64%, respectively.

Based on the existing treatment flows and the City's current population of 11,351 persons (DOF 2009), the City's existing per capita wastewater generation is 88.1 gallons per day (GPD) during dry-weather and 167.4 GPD during wet-weather conditions. Applying these rates to the housing needs allocation, the wastewater treatment needs would be an additional 0.12 MGD for dry-weather and 0.24 MGD for wet-weather. These future treatment needs under build-out of the housing needs allocation falls within the range of the maximum design capacity identified in the discharge permit.

VII. QUANTIFIED OBJECTIVES

Breaking the projected needs down 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 is listed in the following table.

Table 35
Quantified Objectives

Income Category	New Construction	Rehabilitation	Conservation*	Total
Extremely Low	68	10	--	78
Very Low (<50% of median)	69	10	--	79
Low (50 to 80% of median)	87	10	--	97
Moderate (80 to 120% of median)	96	--	--	96
Above Moderate (>120% of median)	236	--	--	236
Total	**556**	**30**	**--**	**586**

Source: City of Fortuna, 2010

Note:

- *The projected number of units to be constructed is based on similar ratios of specific projects that have been approved (the Meadows (40 units), the Danco/Stockton apartments (25 units), the Bear River Band of the Rohnerville Rancheria (29 units).*
- *The projected number of units to be rehabilitated is based on past rehabilitation activity in the City.*
- *There have been no conservation numbers projected because the City does not have any affordable projects that will expire during the 2007 – 2014 planning period.*
- *The above-moderate dwelling units are projected from past building permit activity and the anticipated growth rate in Fortuna.*

VIII. 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 within Fortuna, including Land Use, Circulation, Conservation/Open Space, Noise, Safety, Recreation, Historical Resources, Community Design, and Housing .

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 contained within 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 within the City. To ensure that the contents of the 2008-2014 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 General Plan.

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 it becomes apparent that over time changes to any element are needed for internal consistency, such changes will be proposed for consideration by the Planning Commission and City Council.

Appendices

APPENDIX 1 – PUBLIC COMMENTS

CITY OF FORTUNA
2009 HOUSING ELEMENT UPDATE
COMMUNITY QUESTIONNAIRE

Name (optional) [illegible]

Address (optional) [illegible]

1. Please mark all that apply:

   (X) I am a resident of Fortuna.

   (X) I work in Fortuna

   ( ) I represent an organization (please specify which one)

   ( ) I have a special interest in housing (please specify this interest below)

   Organization or Interest _____

2. Below is a list of possible housing problems in Fortuna. Please indicate the extent of the problem in the City. Check the "1" box if you feel this is rarely a problem; the "2" box if it is occasionally a problem; and the "3" box if it is frequently a problem.

Housing Problem	1 (rarely a problem)	2 (occasionally a problem)	3 (frequently a problem)
Lack of land for development		2	
Lack of infrastructure (water, sewer, stormwater drainage, roads)	1		
Lack of housing located close to transit, work sites and community facilities.		X	
Impact of new development outside communities on the environment (air quality, farmland, water, etc.)		X	
Zoning or other restrictions on housing development		X	
Safe neighborhoods	X		
Police, fire fighters and teachers not living in communities they serve	X		
First-time homebuyers need help to buy homes			X
For-sale housing is not affordable			X
Older **owner-occupied** houses are in poor condition			X
Homeowners facing foreclosure			X
Lack of affordable rental housing of any size			X
Lack of affordable three- and four bedroom rental units			X
People pay a high percentage of their incomes for rents			X
Older **renter-occupied housing** units are in poor condition			X
Lack of rental housing to serve:			X
Seniors			X
Disabled – mental			X
Disabled – physical			X
Youth aged out of Foster Care			X
Farmworkers			X
The Homeless			X
Large Families			X
Single-parent families			X
Other			X

3. Are there additional housing problems not listed above? If you think there are, please write them below. Also, use this space to comment on any of the problems listed above.

Very Little Homeless in Fortuna. They need a busy system not just for the seniors

4. The City of Fortuna can address housing needs and problems in a variety of ways. Please indicate your housing solutions below by checking the appropriate box. If you strongly support the approach suggested, check the "1" box; if you feel neutral check the "2" box. If you do not support the suggestion, check the "3" box.

Housing Solution	**1(strongly support)**	**2(neutral)**	**3(do not support)**
Build subsidized rental housing for families.			
Build subsidized rental housing for special groups:			
Seniors			
Disabled - mental			
Disabled – physical			
Youth aged out of Foster Care			
Farmworkers			
The Homeless			
Large Families			
Single-parent families			
Teachers / Public Employees			
Continue operating the rehabilitation program for **owner-occupied housing**			
Explore options for rehabilitation programs for **renter-occupied housing**			
Expand the first-time homebuyer assistance program			
Expand foreclosure prevention, counseling services			
Explore housing incentives for police, firefighters and teachers			
Encourage "granny" secondary units			
Promote mixed-use (residential and commercial) developments			
Explore funding sources for sewer, water, wastewater, and lighting service districts			
Simplify housing permit approvals			
Provide incentives to developers to incorporate:			
energy-saving features in new homes and green building techniques			
more accessible "universal" designs			
"eyes on the street" designs to reduce crime			
Provide incentives to developers to lower new housing costs by:			
Increasing the number of units that can be built on a parcel			
Other (specify here)			

5. Are there additional housing solutions not listed above? If you think there are, please write them below. Also use this space to comment on any of the solutions listed above.

_____

_____

_____

_____

Please mail this questionnaire back to City of Fortuna, Community Development Department, P.O. Box 541, Fortuna CA 95541 or send comments to lshorey@ci.fortuna.ca.us.

Thank you for your comments and participation!

CITY OF FORTUNA
2009 HOUSING ELEMENT UPDATE
COMMUNITY QUESTIONNAIRE

Name (optional) [illegible]

Address (optional) _____

1. Please mark all that apply:

   (✓) I am a resident of Fortuna.

   ( ) I work in Fortuna

   ( ) I represent an organization (please specify which one)

   ( ) I have a special interest in housing (please specify this interest below)

   Organization or Interest _____

2. Below is a list of possible housing problems in Fortuna. Please indicate the extent of the problem in the City. Check the "1" box if you feel this is rarely a problem; the "2" box if it is occasionally a problem; and the "3" box if it is frequently a problem.

Housing Problem	**1 (rarely a problem)**	**2 (occasionally a problem)**	**3 (frequently a problem)**
Lack of land for development	✓		
Lack of infrastructure (water, sewer, stormwater drainage, roads)	✓		
Lack of housing located close to transit, work sites and community facilities.			✓
Impact of new development outside communities on the environment (air quality, farmland, water, etc.)	✓		
Zoning or other restrictions on housing development			✓
Safe neighborhoods	✓		
Police, fire fighters and teachers not living in communities they serve	✓		
First-time homebuyers need help to buy homes			✓
For-sale housing is not affordable			✓
Older **owner-occupied** houses are in poor condition	✓		
Homeowners facing foreclosure			✓
Lack of affordable rental housing of any size			✓
Lack of affordable three- and four bedroom rental units			✓
People pay a high percentage of their incomes for rents		✓	
Older **renter-occupied housing** units are in poor condition			✓
Lack of rental housing to serve:			
Seniors		✓	
Disabled – mental		✓	
Disabled – physical		✓	
Youth aged out of Foster Care		✓	
Farmworkers		✓	
The Homeless		✓	
Large Families		✓	
Single-parent families		✓	
Other		✓	

3. Are there additional housing problems not listed above? If you think there are, please write them below. Also, use this space to comment on any of the problems listed above.

_____

_____

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_____

4. The City of Fortuna can address housing needs and problems in a variety of ways. Please indicate your housing solutions below by checking the appropriate box. If you strongly support the approach suggested, check the "1" box; if you feel neutral check the "2" box. If you do not support the suggestion, check the "3" box.

Housing Solution	**1(strongly support)**	**2(neutral)**	**3(do not support)**
Build subsidized rental housing for families.	✓		
Build subsidized rental housing for special groups:			
Seniors	✓		
Disabled - mental	✓		
Disabled – physical	✓		
Youth aged out of Foster Care	✓		
Farmworkers	✓		
The Homeless	✓		
Large Families	✓		
Single-parent families	✓		
Teachers / Public Employees	✓		
Continue operating the rehabilitation program for **owner-occupied housing**	✓		
Explore options for rehabilitation programs for **renter-occupied housing**	✓		
Expand the first-time homebuyer assistance program	✓		
Expand foreclosure prevention, counseling services	✓		
Explore housing incentives for police, firefighters and teachers	✓		
Encourage "granny" secondary units	✓		
Promote mixed-use (residential and commercial) developments	✓		
Explore funding sources for sewer, water, wastewater, and lighting service districts	✓		
Simplify housing permit approvals	✓		
Provide incentives to developers to incorporate:			
energy-saving features in new homes and green building techniques	✓		
more accessible "universal" designs	✓		
"eyes on the street" designs to reduce crime	✓		
Provide incentives to developers to lower new housing costs by:	✓		
Increasing the number of units that can be built on a parcel	✓		
Other (specify here)			

5. Are there additional housing solutions not listed above? If you think there are, please write them below. Also use this space to comment on any of the solutions listed above.

_____

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Please mail this questionnaire back to City of Fortuna, Community Development Department, P.O. Box 541, Fortuna CA 95541 or send comments to lshorey@ci.fortuna.ca.us.

Thank you for your comments and participation!

CITY OF FORTUNA
2009 HOUSING ELEMENT UPDATE
COMMUNITY QUESTIONNAIRE

Name (optional) _____

Address (optional) _____

1. Please mark all that apply:

   ( ) I am a resident of Fortuna.

   ( ) I work in Fortuna

   (x) I represent an organization (please specify which one)

   ( ) I have a special interest in housing (please specify this interest below)

   Organization or Interest Redwood Community Action Agency

2. Below is a list of possible housing problems in Fortuna. Please indicate the extent of the problem in the City. Check the "1" box if you feel this is rarely a problem; the "2" box if it is occasionally a problem; and the "3" box if it is frequently a problem.

Housing Problem	1 (rarely a problem)	2 (occasionally a problem)	3 (frequently a problem)
Lack of land for development			✓
Lack of infrastructure (water, sewer, stormwater drainage, roads)	✓		
Lack of housing located close to transit, work sites and community facilities.			✓
Impact of new development outside communities on the environment (air quality, farmland, water, etc.)			✓
Zoning or other restrictions on housing development			✓
Safe neighborhoods		✓	
Police, fire fighters and teachers not living in communities they serve		✓	
First-time homebuyers need help to buy homes			✓
For-sale housing is not affordable			✓
Older **owner-occupied** houses are in poor condition			✓
Homeowners facing foreclosure		✓	
Lack of affordable rental housing of any size			✓
Lack of affordable three- and four bedroom rental units			✓
People pay a high percentage of their incomes for rents			✓
Older **renter-occupied housing** units are in poor condition			✓
Lack of rental housing to serve:			
Seniors			✓
Disabled – mental			✓
Disabled – physical			✓
Youth aged out of Foster Care			✓
Farmworkers			✓
The Homeless			✓
Large Families			✓
Single-parent families			✓
Other			

3. Are there additional housing problems not listed above? If you think there are, please write them below. Also, use this space to comment on any of the problems listed above.

Lack of parcels near public transportation and existing infrastructure That are zoned at high enough density for ~~mu~~ affordable multi-family housing

4. The City of Fortuna can address housing needs and problems in a variety of ways. Please indicate your housing solutions below by checking the appropriate box. If you strongly support the approach suggested, check the "1" box; if you feel neutral check the "2" box. If you do not support the suggestion, check the "3" box.

Housing Solution	1(strongly support)	2(neutral)	3(do not support)
Build subsidized rental housing for families.	✓		
Build subsidized rental housing for special groups:			
Seniors	✓		
Disabled - mental	✓		
Disabled – physical	✓		
Youth aged out of Foster Care	✓		
Farmworkers	✓		
The Homeless	✓		
Large Families	✓		
Single-parent families	✓		
Teachers / Public Employees			
Continue operating the rehabilitation program for **owner-occupied housing**	✓		
Explore options for rehabilitation programs for **renter-occupied housing**	✓		
Expand the first-time homebuyer assistance program	✓		
Expand foreclosure prevention, counseling services	✓		
Explore housing incentives for police, firefighters and teachers		✓	
Encourage "granny" secondary units	✓		
Promote mixed-use (residential and commercial) developments	✓		
Explore funding sources for sewer, water, wastewater, and lighting service districts		✓	
Simplify housing permit approvals		✓	
Provide incentives to developers to incorporate:			
energy-saving features in new homes and green building techniques	✓		
more accessible "universal" designs	✓		
"eyes on the street" designs to reduce crime		✓	
Provide incentives to developers to lower new housing costs by:			
Increasing the number of units that can be built on a parcel	✓		
Other (specify here) Encourage Efficiency Units and SROs	✓		

5. Are there additional housing solutions not listed above? If you think there are, please write them below. Also use this space to comment on any of the solutions listed above.

Please encourage more rental units to be built; particularly affordable, subsidized units less Than 1000 sq.ft.; down to 150 sq.ft. for SRO's without kitchens and down to 200 sq.ft for efficiency units with kitchen and bathrooms.

Please mail this questionnaire back to City of Fortuna, Community Development Department, P.O. Box 541, Fortuna CA 95541 or send comments to lshorey@ci.fortuna.ca.us.

Thank you for your comments and participation!

CITY OF FORTUNA
2009 HOUSING ELEMENT UPDATE
COMMUNITY QUESTIONNAIRE

Name (optional) _____

Address (optional) _____

1. Please mark all that apply:

   (✓) I am a resident of Fortuna.

   (✓) I work in Fortuna

   ( ) I represent an organization (please specify which one)

   ( ) I have a special interest in housing (please specify this interest below)

   Organization or Interest MORE Section 8 Availabilities

2. Below is a list of possible housing problems in Fortuna. Please indicate the extent of the problem in the City. Check the "1" box if you feel this is rarely a problem; the "2" box if it is occasionally a problem; and the "3" box if it is frequently a problem.

Housing Problem	1 (rarely a problem)	2 (occasionally a problem)	3 (frequently a problem)
Lack of land for development	X		
Lack of infrastructure (water, sewer, stormwater drainage, roads)		X	
Lack of housing located close to transit, work sites and community facilities.		X	
Impact of new development outside communities on the environment (air quality, farmland, water, etc.)			X
Zoning or other restrictions on housing development		X	
Safe neighborhoods			X
Police, fire fighters and teachers not living in communities they serve			X
First-time homebuyers need help to buy homes		X	
For-sale housing is not affordable			X
Older **owner-occupied** houses are in poor condition		X	
Homeowners facing foreclosure		X	
Lack of affordable rental housing of any size			X
Lack of affordable three- and four bedroom rental units			X
People pay a high percentage of their incomes for rents			X
Older **renter-occupied housing** units are in poor condition		X	
Lack of rental housing to serve:			
Seniors			X
Disabled – mental			X
Disabled – physical			X
Youth aged out of Foster Care			X
Farmworkers		X	
The Homeless		X	
Large Families			X
Single-parent families			X
Other			

3. Are there additional housing problems not listed above? If you think there are, please write them below. Also, use this space to comment on any of the problems listed above.

_____

_____

_____

_____

4. The City of Fortuna can address housing needs and problems in a variety of ways. Please indicate your housing solutions below by checking the appropriate box. If you strongly support the approach suggested, check the "1" box; if you feel neutral check the "2" box. If you do not support the suggestion, check the "3" box.

Housing Solution	1(strongly support)	2(neutral)	3(do not support)
Build subsidized rental housing for families.	X		
Build subsidized rental housing for special groups:			
Seniors	X	X	
Disabled - mental		X	
Disabled – physical		X	
Youth aged out of Foster Care			X
Farmworkers			X
The Homeless		X	
Large Families		X	
Single-parent families			X
Teachers / Public Employees			X
Continue operating the rehabilitation program for **owner-occupied housing**		X	
Explore options for rehabilitation programs for **renter-occupied housing**		X	
Expand the first-time homebuyer assistance program		X	
Expand foreclosure prevention, counseling services		X	
Explore housing incentives for police, firefighters and teachers			X
Encourage "granny" secondary units		X	
Promote mixed-use (residential and commercial) developments		X	
Explore funding sources for sewer, water, wastewater, and lighting service districts	X		
Simplify housing permit approvals		X	
Provide incentives to developers to incorporate:			
energy-saving features in new homes and green building techniques		X	
more accessible "universal" designs		X	
"eyes on the street" designs to reduce crime		X	
Provide incentives to developers to lower new housing costs by:		X	
Increasing the number of units that can be built on a parcel		X	
Other (specify here)			

5. Are there additional housing solutions not listed above? If you think there are, please write them below. Also use this space to comment on any of the solutions listed above.

_____

_____

_____

_____

Please mail this questionnaire back to City of Fortuna, Community Development Department, P.O. Box 541, Fortuna CA 95541 or send comments to lshorey@ci.fortuna.ca.us.

Thank you for your comments and participation!

APPENDIX 2 – LAND INVENTORY

APPENDIX 2 TABLES AND FIGURES

Table 1 Multifamily Land –General Plan Update
Table 2 Multifamily Land – Current General Plan
Table 3 Single Family Land – General Plan Update
Table 4 Single Family Land – Current General Plan
Figure 1 Sites Inventory Map

TABLE 1 MULTIFAMILY LAND –GENERAL PLAN UPDATE

Map Number	APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Max allowable density	Realistic # Units (80% capacity)	Existing Use	Suitability
1	200-461-013	Newburg Rd. (Egan)	RM	1.5	14.9	17	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
2	200-461-008	Newburg Rd. (Egan)	RM	1.3	14.9	15	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
3	202-072-033	Rohnerville Rd. (Chamberlain)	RM	3 developable (4 total)	14.9	35	S.F. Res.	1 acre of the site was removed based on roads & creekside setback. Infrastructure available in adjoining streets.
4	202-072-037	Rohnerville Rd. (Chamberlain)	RM	4 developable (6 total)	14.9	47	Vacant	Vacant; 2 acres of the site was removed based on roads & creekside setback. Infrastructure available in adjoining streets.
5	202-061-006	Chisum--Rohn. Rd.	RM	4.5 developable (6 total)	14.9	53	Vacant	Vacant; hillside slopes, 1.5 acres of the site was removed based on on-sits constraints. Infrastructure available in adjoining streets.
Total RM				**14.3**	**--**	**170**		**Allocated towards lower income RHNA**
6	200-151-033	Rohnerville & Smith Ln. (Stockton)	RH	2.1	29	48	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
7	201-071-001	Newburg Rd. (Nelson)	RH	4.1	29	95	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
Total RH/OMD				**6.2**		**143**		**Allocated towards lower income RHNA**

Source: City of Fortuna, 2010

TABLE 2 MULTIFAMILY LAND – CURRENT GENERAL PLAN

APN	Reference	General Plan Land Use & Zoning	Size (acres; gross)	Maximum Allowable Density	Realistic # Units (80% capacity)	Existing Use	Suitability
200-461-013	Newburg Rd. (Egan)	RM	1.5	21	25	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
200-461-008	Newburg Rd. (Egan)	RM	1.3	21	22	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
200-151-033	Rohnerville & Smith Ln. (Stockton)	RM	2.1	21	35	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
201-071-001	Newburg Rd. (Nelson)	RM	4.1	21	69	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
201-082-008	First Ave. (Agajanian)	RM	1.	21	17	S.F. Res	No natural hazards or physical constraints; adequate utilities; appropriate zoning (comparable to Mora—Second Ave.).
202-082-008	Rohnerville Rd. (RMH)	RM	10.2	21	171	Vacant	No natural hazards or physical constraints; adequate utilities; appropriate zoning.
Total Multifamily			**30.63**		**339**		

TABLE 3 SINGLE FAMILY LAND –GENERAL PLAN UPDATE

Map Number	APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Capacity	Existing Use	Suitability
9	040-111-003	Main Street (Dunn)	RL (3.0-6.9 du/ac)	3.5	14	Vacant	Tentative map approved. Under construction.
10	040-111-001	Main St. (Friendenbach)	RL; RVL (1.1-2.9 du/ac)	8.7	20	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
11	200-052-004	Shady Lane (Sedman)	RR (1.0 du/ac)	9	6	S.F. Res.	Topographic constraints—moderate slopes. Delete 30% from density calculation
12	200-062-005	Penny Ln. (Lewis)	RR	4.1	3	S.F. Res.	No constraints.
13	200-062-020	Fernwood Dr. (Chambers)	RR	3.5	2	S.F .Res.	No constraints.
14	200-062-032	Penny Ln. (McWhorter)	RR	9.9	3	S.F. Res.	Tentative map approved. Under construction.
15	200-062-071	Hillside Dr. (Brown)	RR	16.9	8	S.F. Res.	Topographic constraints—wetlands & drainage; Delete 50% from density calculation.
16	200-411-050	Newburg Rd. (McKinney)	RR	10.7	10	Vacant	Tentative map submitted; not yet approved.
17	200-411-041 & -047	Newurg Rd. (Gans)	RR	10.4	3	S.F. Res.	Tentative map submitted; not yet approved.
18	200-431-036	Nelson Ln. (Grundman)	RR	4.2	3	S.F. Res.	Tentative map submitted; not yet approved.
19	200-431-037	Nelson Ln. (Murphy)	RR	10	8	S.F. Res.	No constraints.
20	200-431-025	Nelson Ln. (Murphy)	RR	5.1	4	S.F. Res.	No constraints.
21	200-431-026	Nelson Ln. (Farnham)	RR	4.9	4	S.F. Res.	No constraints.

Map Number	APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Capacity	Existing Use	Suitability
22	200-211-009	Home Ave. (Nyberg)	RR	27	14	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
23	200-211-006	Home Ave. (Friedenbach)	RR	8	4	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
24	200-201-005	Nob Hill (Johnson)	RR	3.4	0	S.F.Res.	Development is precluded due to the public access being underdeveloped and insufficient right-of-way on Nob Hill Road.
25	200-202-023	Nob Hill (Campbell)	RR	13.5	0	S.F.Res	Development is precluded due to the public access being underdeveloped and insufficient right-of-way on Nob Hill Road.
26	202-082-003	Rohnerville Rd. (Brazil)	RL	20	110	S.F.Res.	Vacant; Thirty percent lots deleted from estimate based on roads & creekside setback. Infrastructure available in adjoining streets.
27	202-121-002, -006,-78	Strongs Creek (Wendt)	RL	30	165	Vacant	Vacant; Thirty percent lots deleted from estimate based on roads & creekside setback. Infrastructure available in adjoining streets.
28	202-082-005	Strongs Creek (Wise)	RL	12.8	62	Vacant	Wetlands; delete 50%.
29	202-082-059, 202-071-87,-88, -89,-90	North side of Redwood Way between Rohnerville & Springville (Martin)	RL	16.4	82	Vacant	Vacant; no natural hazards or physical constraints; adequate utilities; appropriate zoning.
30	202-101-004 & 008	South Loop Road (Smith)	RE-20	24	39	Vacant	Lot calculation based on expired tentative map.
31	202-112-041	Pineview Dr. (Currier)	RL	5.6	31	Vacant	No constraints.
32	203-322-032	School Street (Wendt)	RL	2	10	Vacant	Tentative map approved. Under construction.

Map Number	APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Capacity	Existing Use	Suitability
33	202-131-045 & -046, 202-142-053, -054	Ross Hill Rd. (MacDonald)	RL	23.5	39	Vacant	Subdivision approved; map not recorded. Creek area, steep slope, and public road reduced developable area.
34	202-142-066 through -088	Ross Hill Rd. (Barnett)	RL	4.2	23	Vacant	Map recorded. Vacant lots available for single family development. No building permits issued to date.
35	203-051-52 through 68	Boone Street (Calvary Church)	RL	3.7	17	Vacant	Map recorded. Vacant lots available for single family development. No building permits issued to date.
36	203-051-038	Kenmar (Nyberg)	RL	8.3	46	Vacant	No constraints.
37	203-031-017	Kenmar Road (CLK)	RL	3.5	16	Vacant	Tentative map submitted; not approved. Infrastructure available.
38	202-061-008 through 068	Rohnerville Rd. & N. Loop (Riverview Terrace)	RL	26	65	Vacant.	Map recorded. Lots available.
39	202-101-007, 005	Rohnerville Road (Lewis)	RVL	1.8	9	Vacant	Tentative map approved. Under construction.
40	202-271-033	Rohnerville Rd. (DeMello)	RL & RVL	7.5	11	Vacant.	Hillside development. Tentative map submitted; not approved. Infrastructure available.
41	202-261-011,-013	Rohnerville Rd. (Cypress Ridge)	RVL	27	52	Vacant	Subdivision approved; map not recorded.
42	202-411-002	Rohnerville Rd. (O'Day)	RL & RVL	8.9	20	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
Total Single Family Sites				**378**	**903**		Allocated towards above moderate- income RHNA (Some may be affordable to moderate income households)

Source: City of Fortuna, 2010
Note: The City is not relying on underutilized sites (sites 11-15, 17-21, and 24-26) to meet its RHNA

TABLE 4 SINGLE FAMILY LAND –CURRENT GENERAL PLAN

APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Number of units	Existing Use	Suitability
040-111-001	Main St. (Friendenbach)	R-1-6; R-1-10	8.7	12	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
200-052-004	Shady Lane (Sedman)	RE-43	9	6	S.F. Res.	Topographic constraints—moderate slopes. Delete 30% from density calculation
200-062-005	Penny Ln. (Lewis)	RE-43	4.1	3	S.F.Res.	No constraints.
200-062-020	Fernwood Dr. (Chambers)	RE-43	3.5	2	S.F.Res.	No constraints.
200-062-071	Hillside Dr. (Brown)	RE-43	16.9	8	S.F.Res.	Topographic constraints—wetlands & drainage; Delete 50% from density calculation.
200-411-050	Newburg Rd. (McKinney)	RE-20	10.7	20	Vacant	Tentative map submitted; not yet approved.
200-411-041 & -047	Newurg Rd. (Gans)	RE-20	10.4	3	S.F.Res.	Tentative map submitted; not yet approved.
200-431-036	Nelson Ln. (Grundman)	RE-20	4.2	3	S.F.Res.	Tentative map submitted; not yet approved.
200-431-037	Nelson Ln. (Murphy)	RE-20	10.0	15	S.F. Res.	No constraints.
200-431-025	Nelson Ln. (Murphy)	RE-20	5.1	8	S.F. Res.	No constraints.
200-431-026	Nelson Ln. (Farnham)	RE-20	4.9	7	S.F. Res.	No constraints.
200-211-009	Home Ave. (Nyberg)	RE-43	27.0	12	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
200-211-006	Home Ave. (Friedenbach)	RE-43	8	4	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.

APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Number of units	Existing Use	Suitability
200-201-005	Nob Hill (Johnson)	RE-43	3.4	0	S.F.Res.	Development is precluded due to the public access being underdeveloped and insufficient right-of-way on Nob Hill Road.
200-202-023	Nob Hill (Campbell)	RE-43	13.5	0	S.F.Res	Development is precluded due to the public access being underdeveloped and insufficient right-of-way on Nob Hill Road.
202-072-033 & -037	Rohnerville Rd. (Chamberlain)	R-1-6	10	30	S.F.Res.	Vacant; Thirty percent lots deleted from estimate based on roads & creekside setback. Infrastructure available in adjoining streets.
202-082-003	Rohnerville Rd. (Brazil)	R-1-6	20	67	S.F.Res.	Vacant; Thirty percent lots deleted from estimate based on roads & creekside setback. Infrastructure available in adjoining streets.
202-093-4,5, 6,9,10,11, 13,14,17,21-26,28,31,33-38,43,44	Gulliksen (Wendt)	R-1-6, RE-20	15.3	27	Vacant	Approved & recorded subdivision.
202-121-002, -006, -078	Strongs Creek (Wendt)	R-1-6, R-1-10	30	100	Vacant	Vacant; Thirty percent lots deleted from estimate based on roads & creekside setback. Infrastructure available in adjoining streets.
202-082-005	Strongs Creek (Wise)	R-1-10	12.8	24	Vacant	Wetlands; delete 50%.
202-082-059, 202-071-87,-88, -89,-90	North side of Redwood Way between Rohnerville & Springville (Martin)	R-1-6	16.4	82	Vacant	Vacant; no natural hazards or physical constraints; adequate utilities; appropriate zoning.
202-101-004 & 008	South Loop Road (Smith)	RE-20	24	39	Vacant	Lot calculation based on expired tentative map.
202-112-041	Pineview Dr. (Currier)	R-1-10	5.6	22	Vacant	No constraints.
203-322-032	School Street	R-1-6	2	10	Vacant	Tentative map approved. Under construction.

APN	Reference: Geographic (Owner)	General Plan Land Use & Zoning	Size (acres; gross)	Number of units	Existing Use	Suitability
	(Wendt)					
202-131-045 & -046, 202-142-053 & -054	Ross Hill Rd. (MacDonald)	R-1-6	23.5	39	Vacant	Subdivision approved; map not recorded. Creek area, steep slope, and public road reduced developable area.
202-142-066 thru -088	Ross Hill Rd. (Barnett)	R-1-6	4.2	23	Vacant	Map recorded. Vacant lots available for single family development. No building permits issued to date.
203-051-52 through 68	Boone Street (Calvary Church)	R-1-6	3.7	17	Vacant	Map recorded. Vacant lots available for single family development. No building permits issued to date.
203-051-038	Kenmar (Nyberg)	R-1-6	8.3	50	Vacant	No constraints.
203-031-017	Kenmar Road (CLK)	R-1-6	3.5	16	Vacant	Tentative map submitted; not approved. Infrastructure available.
202-061-008 thru 068	Rohnerville Rd. & N. Loop (Riverview Terrace)	R-1-6	26	65	Vacant.	Map recorded. Lots available.
202-271-033	Rohnerville Rd. (DeMello)	R-1 & RE-20	7.5	11	Vacant.	Hillside development. Tentative map submitted; not approved. Infrastructure available.
202-261-011 and -013	Rohnerville Rd. (Cypress Ridge)	RE-20	27	52	Vacant	Subdivision approved; map not recorded.
202-411-002	Rohnerville Rd. (O'Day)	R-1-6, RE-20, RE-43	8.9	16	Vacant	Topographic constraints—steep slopes & drainage; Delete 50% from density calculation.
Total Single Family			**388.1**	**793**		

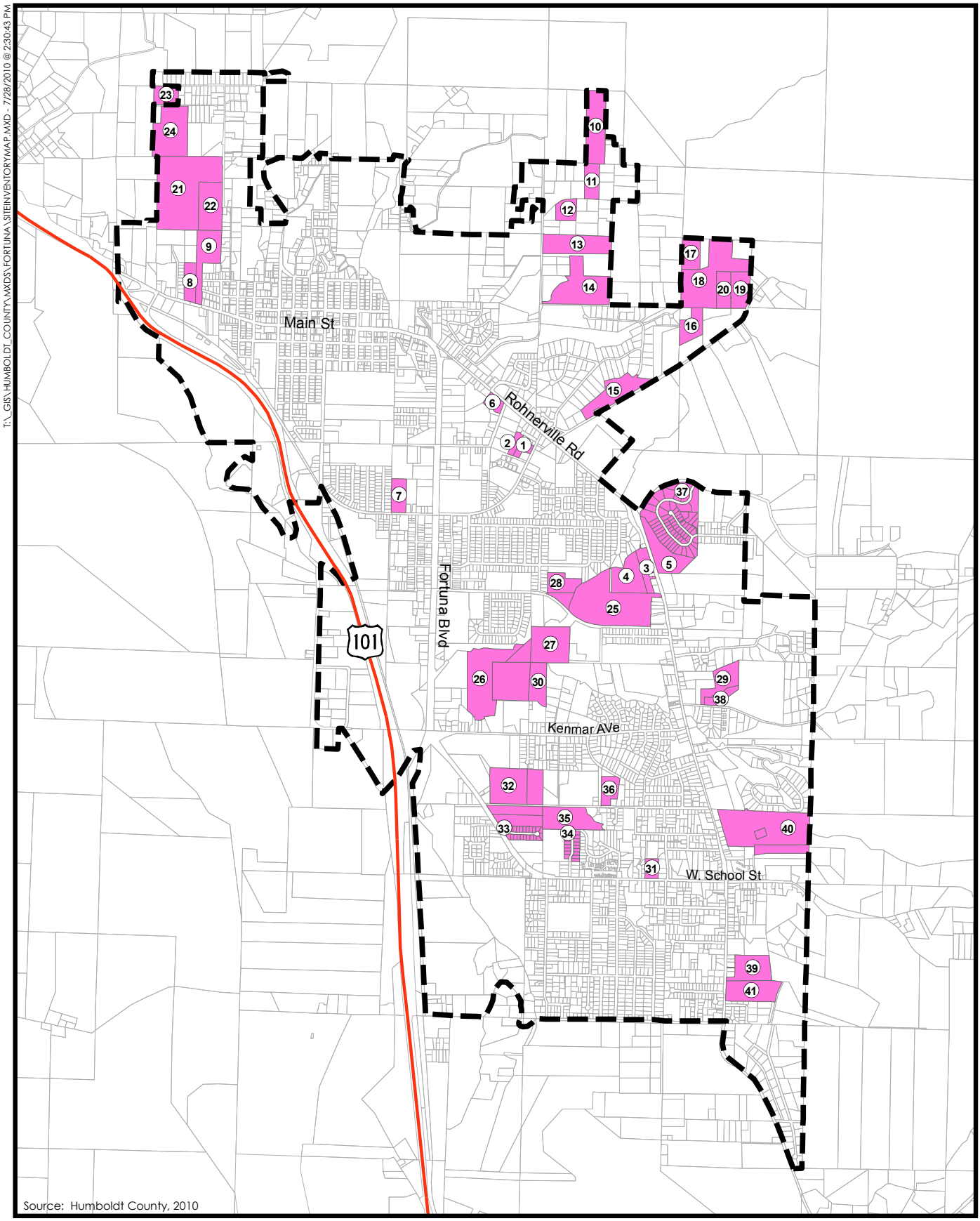

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Figure 1
Sites Inventory Map

PMC