

## Survey of RHNA Data

*As part of the Regional Housing Need Allocation (RHNA) process, HCAOG is required to survey local governments for information on specific factors to be considered in developing the allocation methodology. By law, none of the information may be used as a basis for reducing the total housing need established for the region.*

*(Fill in form online and email to [brendan.byrd@hcaog.net](mailto:brendan.byrd@hcaog.net) with a copy to [amy.eberwein@hcaog.net](mailto:amy.eberwein@hcaog.net))*

Jurisdiction: City of Ferndale

Name/Title: Michelle Nielsen, Contract City Planner

(1) Your jurisdiction's existing and projected jobs and housing relationship

The City would like to attract more businesses to improve employment opportunities, especially those that are not significant departure from the existing mix in the community and surrounding areas. Also, the City would like to attract more families, especially those with school-age children to support enrollment in local schools.

(2) Constraints due to sewer, water, developable land suitability or preservation issues, emergency evacuation route capacities, or climate change risks

The City has a state and federally designated historic district on Main Street, and designated buildings outside the historic district, which adds complexity for adaptive reuse. The continuous and stable location of the Salt River is critical for the WWT plant to properly function. The City's primary evacuation routes, Fernbridge and Blue Slide Road, themselves are subject to hazards: Fernbridge stability and safety in the event of an earthquake and inundation during tsunami. Blue Slide Road can also experience stability and safety issues during/after earthquakes. Also both routes are located in the unincorporated area so the City is unable to directly affect improvements, although existing policies commit the City to cooperating with improvements to both. (Please see "Add'l Comments" for more info)

(3) The distribution of household growth that provide opportunities to maximize the use of public transportation and existing transportation infrastructure

The City is not served by public transportation, and this condition is not expected to change during the planning period of the 7th cycle.

(4) The market demand for housing

According to Realtor.com, the median listing home price in Ferndale was \$629K in June 2025, trending up 2.8% year-over-year. On average homes in Ferndale sell after 65 days on the market. The trend for median days on market in Ferndale has gone down since last month, and slightly up since last year ([https://www.realtor.com/realestateandhomes-search/Ferndale\\_CA/overview](https://www.realtor.com/realestateandhomes-search/Ferndale_CA/overview)).

(5) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, or ballot approved measures to preserve agricultural land

There are no agreements to direct growth to the City. No ballot measures that preserve agricultural land are in effect in the City.

(6) The loss of units contained in assisted housing developments

No units of Ferndale Housing (formerly Navy housing) have been lost during the 6th cycle planning period. (Ferndale Housing is owned and managed by the L.D. O'Rourke Foundation, a non-profit organization.) This is a 52 housing unit development, configured as duplexes, on 11.7 acres. The disposition of the property and housing by the federal government included deed restrictions ensuring use of the site for low and moderate income housing.

(7) High housing cost burdens (specifically those households spending over 30% of their income on housing)

Per the current CHAS for Ferndale (pulls from 2017-2021 data): approximately 220 (renter+ owner) households (HH) of the 600 Ferndale HH are cost burdened, or about 37%. Of those 220 HH, about 54 are extremely cost burden (paying greater 50% of HH income towards housing).

Per HCD's AFFH Data Viewer, renter HH are disproportionately cost burdened with almost 65% renter HH paying 30% of gross HH income for housing. Although at a lower rate, approx. 33% owner HH are cost burdened.

(8) The rate of overcrowding

The rate of overcrowding is less 5% per HCD's AFFH Data Viewer.

(9) The housing needs of farmworkers

Given the City's proximity to dairies, and other agricultural and timber working lands, it is expected there are employee, including farmworkers, housing needs. At this time the City does not have estimates, however.

(10) Housing needs generated by the presence of Cal Poly Humboldt.

Because Cal Poly Humboldt is about 30 miles from Ferndale (one-way) and Ferndale is not served by public transportation, the need for housing in Ferndale generated by Cal Poly is expected to be relatively low.

(11) The housing needs for individuals and families experiencing homelessness

On a preliminary and qualitative basis, City staff have not observed unsheltered individuals or households within City limits or near City limits. It is noted that the 2022 Point in Time (PIT) count found 64 individuals experiencing homelessness in the "Ferndale/Fortuna/Table Bluff" area. Source:

<https://humboldt.gov.org/DocumentCenter/View/107776/20220621---HHHC-Point-in-Time-Count-2022#:~:text=Approximately%201%2C309%20unsheltered%20people%20were,time%20the%20count%20took%20place.>

(12) The loss of housing units because of a state-declared emergency

During the 6th cycle's planning period, no housing units have been lost due to state-declared emergencies.

(13) Local/regional constraints or policies relating to regional greenhouse gas emissions reduction targets

Not at this time, although there is general concern that new policies and requirements for GHG reduction targets will increase the cost of new construction and substantial remodels. Also, many use buildings and structures use propane as a fuel source (including for heating). There is concern that policies and requirements (especially those that fast-track) that eliminate propane as a fuel source will be costly in terms of: the availability of a local supplier that is able to reliably meet local needs, the cost associated with installation of appropriate infrastructure, and the day-to-day cost of a new source. Also, all of the current dynamics at the federal level is creating a lot of uncertainty.

(14) Any other factors that you believe should be considered.

The need for housing that is affordable to residents, including for families who live in or would like to live in Ferndale, is recognized. City staffing resources are limited, nor does the City have land to surplus. A couple of years ago, the City reached out to several of the other larger jurisdictions about potentially assisting the City with administering its PLHA funding allocation (in return for the grant's general administration set aside), but those jurisdictions either did not respond or declined.

Additional Comments:

Q3 response continued: There are existing Citywide drainage issues, including localized flooding. Climate change models project that some neighborhoods may experience groundwater daylighting in the future.