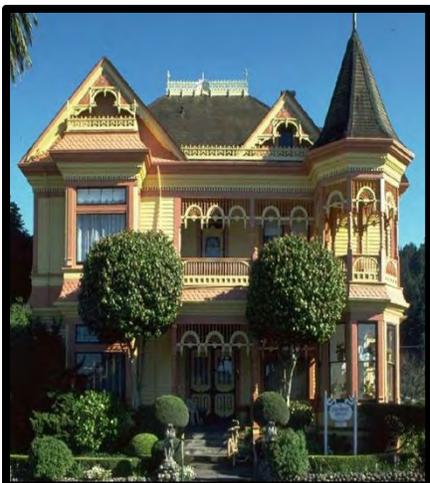


City of Ferndale



Housing Element Update



Adopted
February 2012

City of Ferndale

HOUSING ELEMENT UPDATE

Adopted by Resolution No. 2012-08

February 2, 2012

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Attachments*

- Attachment A - City of Ferndale Land Use / Zoning Map
- Attachment B - Government Code Section 65583.1(c) Compliance Checklist
- Attachment C - Initial Study for the Housing Element Update

* Attachments bound separately

Chapter One: Introduction

Purpose of the Element

Recognizing the importance of providing adequate housing in all communities, the State of California has mandated a Housing Element, one of seven required, within every General Plan. The rules regarding housing elements are stated in California Government Code §65580-65589. The statewide goal is given as “decent housing and a suitable living environment for every California family.”

The primary purpose of the Housing Element is to:

- Preserve and improve housing and neighborhoods,
- Provide adequate housing sites,
- Assist in the provision of affordable housing,
- Remove governmental constraints to housing investment, and
- Promote fair and equal housing opportunities.

Further, State Housing Element law requires “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.” The law requires:

- An analysis of population and employment trends,
- An analysis of the City’s fair share of the regional housing needs,
- An analysis of household characteristics,
- An inventory of suitable land for residential development, and
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing.

The City of Ferndale last prepared a Housing Element in 2006 with prior updates in 1989 and 1992. The most recent City adopted and HCD certified Housing Element for the City of Ferndale is from 2006.

The updated Housing Element presented here includes some information from earlier documents, relying heavily on Ferndale’s 2006 update but incorporates updated state guidance and available census data.

Public Participation

Public participation was encouraged throughout the development and implementation of the Housing Element update. Public participation in the development of the Housing Element occurred in several ways. The primary method of assuring that a good cross representation of views was heard was through a study session held by the Planning Commission, which was also

a noticed meeting open to the public. Additionally, the Planning Commission reviewed Housing Element chapters at a series of meetings open to the public. The advice and guidance offered during the formulation of this element were considered in developing programs that comprehensively addresses the needs and intentions of the community with regard to its housing.

To promote public participation and comment on the Housing Element a news release will be provided to the local newspaper summarizing key matters and inviting the public to review the Draft and attend the Planning Commission public hearing. The Planning Commission will forward their comments and recommendations to the City Council, who will hold an additional hearing prior to adoption. Both the Planning Commission and City Council hearings will be advertised in the local newspaper, as well as on the City's Online News Page, inviting the public to review the Draft Housing Element and attend the hearings. Copies of the Housing Element will be available at several locations to facilitate public review and comment, including Ferndale City Hall, 834 Main Street and the Ferndale Library, 807 Main Street. Electronic versions and hard copies will be provided for the public convenience.

Consistency with the General Plan

Ferndale's General Plan serves as a policy document prepared to guide City growth and development. The City's General Plan provides a framework for guiding the area toward orderly growth. The goals of the General Plan addresses a variety of issues, including: health, public safety, land use, circulation, provision of services and facilities, environmental protection, and open space preservation. The Housing Element is one of the seven elements mandated by State law which comprise the City's General Plan. The other six mandated Plan elements are Land Use, Conservation, Circulation, Noise, Safety, and Open Space.

All general plan elements goals and policies must be internally consistent. Housing Element goals, objectives, and policies have been reviewed for consistency with goals, policies, and implementation measures of the other general plan elements. The Ferndale Housing Element Update is the first step in a complete review and revision of all general plan elements by the City of Ferndale.

The Housing Element bases the City's ability to meet the need for new housing units on the availability of parcels that are planned and zoned for residential development and served by utilities such as sewer and water systems. The Land Use Element provides suitable sites for housing at densities that can support a variety of housing types. The Land Use Element takes into account the development constraints and opportunities of the community, including hazards, resources and open space. The identification of these components of the natural environment guide appropriate locations for housing and are reflected in the holding capacity projections used in the Housing Element. Community goals are supportive of the Housing Element objectives in that they encourage sustainable growth, infill development compatible with existing development, improved public infrastructure and systems, and diversity of housing opportunities for all income groups, while preserving Ferndale's small town character.

The Housing Element addresses all State requirements, including relevant legislation enacted subsequent to adoption of the previous element. It contains information on housing constraints and actions to deal with constraints. The Housing Element includes information on the number of units required to meet Ferndale's housing needs and its share of the regional need. Sites with development potential in accordance with the City's housing needs are evaluated. The revised Housing Element, along with the adopted elements of the General Plan will act as a guide for municipal decisions which affect the quality and quantity of housing; and maintain Ferndale's present quality of life by balancing the availability of housing with other environmental considerations.

The Housing Element update must be submitted to the California Department of Housing and Community Development (HCD) for review. HCD will determine if the update is in compliance with State Housing Element law and may require applicable revisions. Once determined acceptable, HCD will certify the document.

Chapter Two: Housing Needs

Population

Introduction

Ferndale is located approximately fifteen miles south of Eureka and five miles west of U.S. Route 101 in the rural dairy area of the Eel River Valley of Humboldt County. This small community has traditionally had an agricultural-based economy that has expanded to also include a very successful tourist economy. Specifically, the main industries in Ferndale are dairy farming, cattle ranching, tourism, lumber and wood products, and service. Ferndale is known for its Victorian architecture and Main Street businesses.

Population Growth Trends

The City of Ferndale has both grown and lost population annually. Ferndale's population grew by 25.8 percent between 1950 and 2000, with much of that growth occurring during the late 1960's. Ferndale's 2009 population is estimated at 1,441 (Table 1).

Table 1: Population Growth Trends (1970 - 2009) – City of Ferndale

Year	Population	Numerical Change	Percent Change
1970	1,352		
1980	1,367	15	1.1
1990	1,331	-36	-2.6
2000	1,382	51	3.8
2004	1,460	78	5.6
2006	1,444	-16	-1.1
2009	1,441	-3	-0.2

Source: Census Bureau (2000 Census, SF3: P1) and (1990 Census, STF3: P001), DOF (Report E-4)

Ferndale's boundaries, limited to one square mile, coupled with the City's remote location six miles from the Highway 101 corridor, contributes to Ferndale's slow growth rate. Over the previous 20-year period, Ferndale lagged behind that of Humboldt County, which grew by 12 percent; Ferndale has grown by 8 percent in the last 20 years.

Ethnic Composition

Ferndale's population is predominately white (93.3 percent) according to the 2000 U.S. Census (Table 2). In recent history, Swiss Italians owned many of the dairies surrounding Ferndale, and hired Portuguese workers. Eventually, the Portuguese purchased the dairies, and hired Hispanic workers. Currently, the Hispanic population is increasing. A diverse array of other races and ethnicities reside in Ferndale, although in very low numbers. Humboldt County is also

predominantly white, although numbers of most other races or ethnic groups are somewhat higher.

Table 2: Ethnic Makeup – Ferndale and Humboldt County

Ethnicity	Ferndale		Humboldt County	
	Population	Percent	Population	Percent
Total Population	1,382	100.0	126,518	100.0
One Race	1,328	96.1	120,962	95.6
White	1,290	93.3	107,179	84.7
Black or African American	4	0.3	1,111	0.9
American Indian and Alaska Native	7	0.5	7,241	5.7
Asian	8	0.6	2,091	1.7
Native Hawaiian or Pacific Islander	1	0.1	241	0.2
Two or more races	54	3.9	5,556	4.4
Hispanic or Latino (of any race)	59	4.3	8,210	6.5

Source: 2000 Census

Sex and Age

Ferndale attracts retirees, both of local origin and from larger metropolitan areas. A review of the data indicates that for all age groups below 44 years, Ferndale percentages are below state figures. Over age 45, the trend reverses in that Ferndale consistently has a higher percentage of these residents than the state as a whole. This is generally true of comparison between Ferndale and Humboldt County as well, although the trend is not as strong. Although Ferndale has an older population in comparison to the state or county, the majority of Ferndale’s population (53.9 percent) is under 45 years of age, and 16.6 percent are over 65 (Table 3).

Table 3: Sex and Age of Population – Ferndale, Humboldt County & California

Sex & Age	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
Male	641	46.4	62,532	49.4	16,874,892	49.8
Female	741	53.6	63,986	50.6	16,996,756	50.2
Under 5 years	79	5.7	7,125	5.6	2,486,981	7.3
5 to 9 years	81	5.9	7,899	6.2	2,725,880	8.0
10 to 14 years	93	6.7	8,817	7.0	2,570,822	7.6
15 to 19 years	84	6.1	10,025	7.9	2,450,888	7.2
20 to 24 years	73	5.3	11,209	8.9	2,381,288	7.0
25 to 34 years	142	10.3	16,016	12.7	5,229,062	15.4
35 to 44 years	192	13.9	18,679	14.8	5,485,341	16.2
45 to 54 years	223	16.1	19,861	15.7	4,331,635	12.8
55 to 59 years	103	7.5	6,313	5.0	1,467,252	4.3
60 to 64 years	82	5.9	4,798	3.8	1,146,841	3.4
65 to 74 years	123	8.9	8,020	6.3	1,887,823	5.6

Sex & Age	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
75 to 84 years	86	6.2	5,754	4.5	1,282,178	3.8
85 years or older	21	1.5	2,002	1.6	425,657	1.3
Under 20		24.4		26.7		30.1
20-44 years		29.5		36.4		38.6
45-64 years		29.5		24.5		20.5
65 and older		16.6		12.4		10.7

Source: 2000 Census

According to 2000 Census figures, females outnumber males in almost all age categories with an overall of 53.6 percent females to 46.4 percent males. This follows the trend in Humboldt County, with 50.6 percent female, 49.4 percent males, and California, with 50.2 percent females to 49.8 percent males (Table 4).

Table 4: Male to Female Ratios – Ferndale

SEX and Age	Number			Percent			Males per 100 females
	Both sexes	Male	Female	Both sexes	Male	Female	
Total population	1,382	641	741	100.0	100.0	100.0	86.5
50 to 54 years	111	51	60	8.0	8.0	8.1	85.0
55 to 59 years	103	48	55	7.5	7.5	7.4	87.3
60 to 64 years	82	43	39	5.9	6.7	5.3	110.3
65 to 69 years	64	29	35	4.6	4.5	4.7	82.9
70 to 74 years	59	21	38	4.3	3.3	5.1	55.3
75 to 79 years	50	20	30	3.6	3.1	4.0	66.7
80 to 84 years	36	14	22	2.6	2.2	3.0	63.6
85 to 89 years	14	2	12	1.0	0.3	1.6	16.7
90 years and over	7	0	7	0.5	0.0	0.9	0.0

Source: 2000 Census

Employment

Employment by Industry

The economy of Ferndale has become more diversified in recent years. Many residents work in a variety of jobs in Eureka or other regional business centers. In Humboldt County, government is now the largest employer. The health service industry is a major employer, as is retail trade. The logging industry continues to play an important but declining role, with the number of logging-related jobs declining substantially in recent years.

Table 5: Employment by Industry (2000) – City of Ferndale

Industry Type	2000	
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining:	39	5.9
Construction	37	5.6
Manufacturing	58	8.8
Wholesale trade	16	2.4
Retail trade	87	13.2
Transportation and warehousing, and utilities:	33	5.0
Information	24	3.6
Finance, insurance, real estate and rental and leasing:	27	4.1
Professional, scientific, management, admin.	49	7.4
Educational, health and social services:	137	20.8
Arts, entertainment, recreation, and services:	61	9.3
Other services	39	5.9
Public administration	52	7.9
TOTAL	659	100.0

Source: Census Bureau (2000 Census, SF3: P49)

Ferndale is a tourist center, with businesses on Main Street and several bed and breakfasts serving those drawn by historic architecture or by a variety of regional attractions. Ferndale also serves the needs of the surrounding dairy community. Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy.

Income

A review of 2000 Census data on household income shows that relative to Humboldt County or the State of California, fewer Ferndale residents fall within the two lowest income categories. A total of 11.2 percent of Ferndale households reported less than \$15,000 of income, compared with 23.7 percent of Humboldt County households, and 14.0 percent of all California households (Table 6). For the \$50,000 to \$75,000 income range Ferndale and statewide percentages are similar, at 20.3 and 19.1 percent, respectively. Only 15.9 percent of county households reported the same level of income. In the four highest brackets, the disparity widens. In Ferndale, 15.7 percent of households reported 1999 income greater than \$75,000, compared with 12.6 percent in Humboldt County, and 28.8 percent statewide. The higher state allocation presumably reflects

the concentration of professional and top management jobs in major urban centers, as well as the higher cost of living there.

Table 6: Household Income: Ferndale, Humboldt County, & California

Household Income, 1999 (Source: U.S. Census Bureau)	Ferndale		Humboldt County		California	
	Number	Percent	Number	Percent	Number	Percent
Households	630	100	51,235	100	11,512,020	100
Less than \$10,000	37	5.9	7,059	13.8	967,089	8.4
\$10,000-14,999	46	5.3	5,057	9.9	648,780	5.6
\$15,000-24,999	102	16.2	8,803	17.2	1,318,246	11.5
\$25,000-34,999	100	15.9	7,300	14.2	1,315,085	11.4
\$35,000-49,999	118	18.7	8,411	16.4	1,745,961	15.2
\$50,000-74,999	128	20.3	8,138	15.9	2,202,873	19.1
\$75,000-99,999	53	8.4	3,485	6.8	1,326,569	11.5
\$100,000-149,999	24	3.8	1,911	3.7	1,192,618	10.4
\$150,000-199,999	13	2.1	471	0.9	385,248	3.3
Greater than \$200,000	9	1.4	600	1.2	409,551	3.6
Median Household Income	\$37,955		\$31,226		\$47,493	
Median Family Income	\$49,706		\$39,370		\$53,025	

Source: 2000 Census

A City of Ferndale Community Income Survey was conducted by Redwood Community Action Agency during 2008 and 2009. Notice about the survey was published in the local newspaper and it was distributed with a letter from the City Manager. Although the survey was mailed out with stamped, addresses return envelopes, response was poor. Since response was so limited, the data collected was not representative of Ferndale household incomes.

Employment/Unemployment

California Employment Development Department (EDD) data indicates there were 600 City of Ferndale residents in the labor force in July 2009 (Table 7). The reported City unemployment rate in July 2009 was 2.6 percent; this figure is slightly higher than the previous planning period of 2.3 percent. When compared to the overall County unemployment of 11.3 percent and all county jurisdictions, Ferndale has the lowest unemployment rate.

The City of Ferndale has relatively few major employers, as most businesses on Main Street are owner operated. The Elementary and High Schools employ approximately 65 permanent and 30 seasonal employees; Del Biaggio Construction employs 35 full time people; Valley Grocery has four full time, nine part time; City Government seven full time, five part time; Nilsen Feed seven full time, six part time; Valley Lumber nine full time; and the two banks employ four full time and six part time. Of course, some of these employees come from outside the city limits of Ferndale.

Table 7: Unemployment Levels in Humboldt County

Area Name	Labor Force	Employment	Unemployment	
			Number	Rate
Arcata	9,100	8,100	1,100	11.7%
Blue Lake	600	600	100	9.8%
Eureka	11,700	10,300	1,400	12.0%
Ferndale	600	600	0	2.6%
Fortuna	4,600	4,200	400	9.0%
Rio Dell	1,400	1,200	200	16.7%
Trinidad	200	200	0	9.1%
Humboldt County	59,900	53,200	6,800	11.3%

Source: CA Employment Development Department 2009

Household Characteristics

Household Growth and Tenure Trends

The US Census Bureau identified 630 households in Ferndale in 2000. Department of Finance estimates 706 households in Ferndale in 2009, approximately 2.2 persons per household. There are an estimated 603 single family housing units; 83 two to four unit dwellings; and 10 units with five or more dwellings (DOF, 2009, Table 2: E5).

According to the 2000 Census, the percentage of owner-occupied homes is 64.8 percent; renters comprise 35.2 percent of total dwellings units (Table 9). The proportion of renters to owners in the 2000 Census was approximately what it was in the 1980's. During the 1990's, twenty-one minor subdivisions with at least 2 parcels each were approved, along with one major subdivision of 22 lots. During the 1990's, 40 single family residences were built, five secondary dwelling units, four duplexes (8 dwellings) and nine apartments. Ferndale added 29 single family units, six secondary dwelling units and two apartments since 2000. During the last planning period there were two large (for Ferndale) subdivisions in the planning stages. One subdivision created 33 single-family parcels, the other created eight additional single-family parcels. Both of these subdivisions allow secondary-dwelling unit development, should the owners desire. As the above information shows, most new construction involves single-family dwellings, with few apartments, secondary dwelling units and duplexes being constructed. Between 2004 and the end of 2009 the City approved 3 residential subdivisions including one eight lot, one three lot and one two lot subdivision. Full development of these subdivisions is not expected to take place within this planning period.

Table 8: Household Growth Trends (1980 - 2009) - City of Ferndale

Year	Households	Numerical Change
1980	541	-
1990	566	25
2000	619	53
2004	623	4
2009	706	83

Source: Census Bureau (2000 Census, SF3: H6), (1990 Census, STF3: H004) and DOF (E-5 Report)

Table 9: Households by Tenure (1980 – 2000) - City of Ferndale

	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Owner	353	65.2%	352	62.2%	401	64.8%
Renter	188	34.8%	214	37.8%	218	35.2%
TOTAL	541	100.0%	566	100.0%	619	100.0%

Source: Census Bureau (2000 Census, SF 3: H7), (1990 Census, STF 3: H008) and 1980 Census

Special Housing Needs

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. Government Code (§65584(a)(6)) requires that several populations with special needs be addressed – homeless people, seniors, people with disabilities, large families, female-headed households, and farmworker households. This Housing Element takes into account any local factors that create an extraordinary need for housing, and quantifies those needs as best as possible.

Seniors

In 1980, there were 11,103 persons aged 65 and over living in Humboldt County. This was 10.2 percent of the total population. By 1990, 12 percent of the total population was estimated by the Census to be 65 years or older (14,631 persons). The 2000 Census indicates that the senior population had risen to 13 percent of the total population in Humboldt County.

According to the 2000 Census, Ferndale has 185 senior households, which is 29.9 percent of the total households (Table 10). Of the 185 senior households, only 28 were renters, which indicate a strong ownership trend amongst seniors. Further, only nine of the 100 total households under the poverty level were over the age of 65. Seniors in Ferndale make up 16.6 percent of the population, higher than the Humboldt County average.

Table 10: Householders by Tenure by Age (2000) - City of Ferndale

Householder Age	Owners	Renters	Total
15-24 years	4	38	42
25-34 years	22	59	81
35-64 years	218	93	311
65-74 years	75	12	87
75 plus years	82	16	98
TOTAL	401	218	619
Source: Census Bureau (2000 Census SF 3: H14 and P87)			

Local Senior Programs

The Humboldt County Sheriff's Department SWAP program provides free firewood to seniors. The Bertha Russ Lytel Foundation was formed to help seniors stay in their homes as long as possible. They have assisted the Ferndale Senior Resource Agency by providing a minivan for rides to medical appointments, Eureka, Fortuna and Arcata, as well as the Arcata Airport. The van is wheelchair accessible. Again with the help of the Lytel Foundation, the Ferndale Senior Resource Agency is also providing home delivery of hot meals. This foundation, along with the Ferndale Community Chest and local churches offer assistance with monthly bills, help with maintenance costs associated with home-ownership, help out when seniors and others are faced with unforeseen needs. Another group, Total Socialization, offers senior meals on the first and third Thursday of the month.

Persons with Disabilities

In order to understand the special needs of a community, it helps to look at the number of people in a community who live with a disability, and the types of facilities that are available to them. Six of the major disabilities are listed below:

- Sensory disabilities are conditions that affect the sensory organs, such as blindness, deafness, or a severe vision or hearing impairment.
- Physical disabilities are conditions that substantially limit one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- Mental disabilities are conditions that affect thinking processes, such as learning, remembering, or concentrating.
- Self-care disabilities are conditions in which basic everyday routines are not met, such as bathing and dressing oneself, or getting around inside the home without assistance.
- Going outside the home disabilities are conditions in which people are confined to their home and cannot leave it without assistance.
- Employment disability is an inability to work at a job or business.

Table 11: Persons with Disability by Employment Status (2000) - City of Ferndale

	Number	Percent
Age 5-64, Employed Persons with a Disability	44	3.4%
Age 5-64, Not Employed Persons with a Disability	67	5.1%
Persons Age 65 Plus with a Disability	83	6.4%
Total Persons with a Disability	194	14.9%
Total Population (Civilian Non-institutional)	1,306	100.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 12: Persons with Disabilities by Disability Type (2000) - City of Ferndale

	Number	Percent
<i>Total Disabilities Tallied</i>	383	100.0%
<i>Total Disabilities for Ages 5-64</i>	224	58.5%
Sensory Disability	14	3.7%
Physical disability	71	18.5%
Mental disability	47	12.3%
Self-care disability	17	4.4%
Go-outside-home disability	25	6.5%
Employment disability	50	13.1%
<i>Total Disabilities for Ages 65 and Over</i>	159	41.5%
Sensory Disability	26	6.8%
Physical disability	47	12.3%
Mental disability	20	5.2%
Self-care disability	27	7.0%
Go-outside-home disability	39	10.2%

Source: Census Bureau (2000 Census SF 3: P41)

As of 2000, the total number of people living in Humboldt County with reported disabilities was 25,116, a number which represents 20.4 percent of the total population. Statewide, 19.4 percent of the state's total population reported some kind of disability in 2000.

In Ferndale, according to the 2000 Census, 194 persons have a disability, representing 14.9 percent of the population. Most people with disabilities were either employed (3.4 percent) or over the age of 65 (6.4 percent). Only 5.1 percent are prevented from working.

Although there has recently been discussion about bringing bus service into Ferndale, it has been found to be economically infeasible. However, the Ferndale Senior Resource Agency has recently initiated a senior bus service, with service provided to seniors 62 years and over, as well as disabled persons.

Large Families

Large households are defined as households with more than five persons. In some circumstances, where the housing market does not meet large household housing needs, overcrowding can be a significant result of the lack of adequate housing. As discussed earlier, overcrowding is not a significant housing need in Ferndale. A total of 6.4 percent of households in Ferndale have five or more people (Table 13).

Table 13: Household Size by Tenure (2000) - City of Ferndale

	1-4 persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	386	62.4%	15	2.4%	401	64.8%
Renter	193	31.2%	25	4.0%	218	35.2%
TOTAL	579	93.6%	40	6.4%	619	100.0%
Source: Census Bureau (2000 Census SF 3: H17)						

Farmworkers

According to the 2007 Census of Agriculture, there are 1,347 farmworkers in Humboldt County, down from the reported 1,557 farmworkers in 2002 agriculture census. Twenty-four farm operations in Humboldt County are family-held corporations, 735 farms are family or individual operations, and 26 farms are large family operations. Approximately 560 employees work on farms with ten or less employees, while 1,955 workers are employed on farms with 10 or more workers.

According to the 2000 Census, there were 39 persons employed in agriculture, forestry, fishing and hunting, and mining in the City of Ferndale. In the Eel River Valley, farmworker housing needs are not very significant as most farms are managed by owner/occupants. Most farming operations in the City are dairies.

Female-headed Households

The Census provides data on the total number of households with a female head and the number of those with children and the number with incomes below the poverty level. The data is not provided separately by owner and renter. The data required includes all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female heads of household are often the households most in need of affordable housing, childcare, job training and rehabilitation funds.

In Ferndale, there were 51 female headed households, according to the 2000 Census. Of these 51 female headed households, nine were below the poverty level, which is 52.9 percent of the 17 families found under the poverty level according to the 2000 Census.

Table 14: Female Headed Households (2000) - City of Ferndale

Householder Type	Number	Percent
Female Headed Householders	51	13.6%
<i>Female Heads with Own Children</i>	17	4.5%
<i>Female Heads without Children</i>	34	9.1%
Total Family Householders	374	100.0%
Female Headed Householders Under the Poverty Level	9	52.9%
Total Families Under the Poverty Level	17	100.0%
Source: Census Bureau (2000 Census SF 3: P10 and P90)		

Families and Persons in Need of Emergency Shelter

Contact with the local police department and other emergency care personnel indicated that there are no homeless people in Ferndale. A reason for this may be that Ferndale is located six miles from the closest public bus service. The local community church offers help to travelers in need of emergency shelter and food.

Overcrowded Households

The United States 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 major housing situation in Ferndale. According to the 2000 Census, there were a total of 12 overcrowded households, representing only 1.9 percent of the total households (Table 15). The percentage of overcrowded situations has not changed much since the four overcrowded households reported in 1990. To compare, overcrowding is much more significant in California with 15.2 percent of the total households in overcrowded situations in 2000.

Of the total of 12 overcrowded households, nine were renter households and three were owner households. Of the total overcrowded households, six renters reported being severely overcrowded.

Table 15: Overcrowded Households (2000) - City of Ferndale

Households	Owners	Renters	TOTAL
TOTAL HOUSEHOLDS	401	218	619
Total Overcrowded Households	3	9	12
1-1.5 Persons per Room	3	3	6
1.5 or More Persons per Room	0	6	6
Statewide Overcrowding Rates	8.6%	23.9%	15.2%

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

Households Overpaying

Generally, overpayment for housing considers the total shelter cost for a household compared to their ability to pay. Overpayment is an important measure of the affordability with the City of Ferndale. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. According to the Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

In 2000, approximately 154 households (29.7 percent) reporting to the 2000 census were in overpayment situations (Table 16). This incidence of overpayment occurs fairly evenly between

owner (54%) and renter (46%) households. Furthermore, of the 236 households reporting incomes less than \$35,000, approximately half were overpaying in 2000.

Table 16: Households Overpaying (2000) - City of Ferndale

Households	Owners	Renters	TOTAL
Total Households Overpaying	83	71	154
LOWER INCOME HOUSEHOLDS			
Total Households with Income Less than \$35,000	123	113	236
Households Overpaying with Less than \$35,000	55	69	124
Source: Census Bureau (2000 Census SF 3: H69, H73, H94 and H97)			

Extremely Low Income Households

Extremely low income (ELI) is defined as households with income less than 30 percent of the area median income. In 2000 there were 58 ELI households in the City, representing approximately 9 percent of the total households (Table 17). Most ELI households are renters and experience a high incidence of housing affordability problems. Approximately 52 percent ELI households paid more than 50 percent of their income towards housing costs.

Table 17: Extremely Low-Income Households (2000) - City of Ferndale

Households	Owners	Renters	TOTAL
Total Number of ELI	20	38	58
Percent with Any Housing Problems	60%	79%	72%
Percent with Cost burden (30% of income)	60%	68%	65%
Percent with Severe Cost Burden (50% of income)	40%	58%	52%
Total Number of Households	218	401	619
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000 Data			

Housing Stock Characteristics

Housing Units by Type

In the City, the proportion of single-family units increased significantly from 1990 to 2000, while the availability of multi-family units decreased. Trends slowed in 2009, single family detached units increased while single family attached units decreased, and there was a slight increase in multi-family units. There has been no change in units that have five or more rooms since 2000.

Table 18: Housing Units by Type (1990-2009) – City of Ferndale

Housing Unit Type	1990		2000		% Change	2009		
	Number	%	Number	%		Number	%	% Change
Single Family-Detach	472	79.3	538	81.0	14.0	578	81.0	7.4
Single Family-Attach	10	1.7	27	4.1	170.0	25	3.5	-7.5
2-4 units	97	16.3	80	12.0	-17.5	83	11.7	3.8
5 Plus Units	9	1.5	10	1.5	11.1	10	1.4	0
Mobilehome *	7	1.2	9	1.4	28.6	10	1.4	11
TOTAL	595	100	664	100		706	100	

Source: Census Bureau (2000 Census, SF 3: H30) and (1990 Census, STF: H020)
 *Mobilehomes includes “Other” (i.e., RV, Campers)

Vacancy

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. Ferndale’s vacancy rate is fairly stable at 7.65 percent.

Table 19: Estimated Vacancy Rates, Humboldt County, 2009

Humboldt County Cities	2009 Vacancy Rate
Arcata	3.05
Blue lake	9.08
Eureka	5.85
Ferndale	7.65
Fortuna	5.21
Rio dell	14.89
Trinidad	26.18

Source: Department of Finance 2009, Table 2:E5

Table 20: Owners / Renters by Cities in Humboldt County

Geographic area	Occupied housing units	Specified owners			Specified renters		
		Median value \$	Median selected monthly owner costs (dollars)		Median contract rent	Median gross rent	Percent with meals included in rent
			w/ mortgage	w/o mortgage			
California	11,502,870	211,500	1,478	305	677	747	1.4
Arcata	7,066	149,000	973	262	485	546	0.0
Blue Lake	495	119,000	804	240	500	583	0.0
Eureka	10,942	114,000	875	234	428	495	0.9

Geographic area	Occupied housing units	Specified owners			Specified renters		
		Median value \$	Median selected monthly owner costs (dollars)		Median contract rent	Median gross rent	Percent with meals included in rent
			w/ mortgage	w/o mortgage			
Ferndale	619	162,100	1,148	310	482	559	0.0
Fortuna	4,190	130,700	960	234	462	526	0.0
Rio Dell	1,234	95,800	805	237	415	491	1.2
Trinidad	170	321,200	1,000	294	663	830	0.0

Source: 2000 U.S. Census

Housing Costs

Sales prices for homes in Ferndale have risen steadily in concert with the rise in housing across California since 1999. Purchasing a home remains extremely expensive and is out of reach for residents in extremely low, low, and moderate income levels. The housing market has seen a shift in recent years as lending practices have been scrutinized, the global economy is in downturn and national unemployment rates near 10 percent.

Rental units in the area vary from a Studio for \$450 to \$550, one bedroom apartment for \$630, two-bedroom apartment for \$950 and three bedroom house for \$1700. The median cost of rental housing in Ferndale in 2007 was \$828.

Table 21: Estimated Median Home Sales – Ferndale

Region	Average \$
United States, 2006	185,200
California, 2006	537,700
Humboldt County, 2006	316,000
Ferndale	
January, 2007	427,419
January, 2003	276,693
January, 2002	230,618
January, 2001	223,019
January, 2000	171,300
January, 1999	166,634
January, 1998	157,088
January, 1997	180,066
January, 1996	149,294
January, 1995	133,000

Source: Ferndale Enterprise. These are houses listed with MLS and include houses in the Ferndale area, not necessarily inside the Ferndale City Limits. The highest and lowest are not included.
Source: Department of Finance

Construction Trends

As mentioned previously, three new subdivisions were approved between 2004 and 2009. The total new buildable parcels proposed are 13. These are all located in single-family zones. As shown in Table 22 below, in the last 10 years, 42 permits have been issued for single-family dwellings, and only 5 for multi-family units. In the near future, additional single-family dwellings will be built in the subdivisions. There is a potential for Second Dwelling Units in the Residential Single Family and Residential Suburban zones, and some infill spots available, but not for sale. For the most part, single-family dwellings will continue to be prevalent within the city limits.

Table 22: Housing Permits issued – Ferndale

Unit Type	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total
Total Single Family Permits	3	5	5	5	10	4	5	4	0	0	1	42
Total Multi-family Permits	1	1	2	1	0	0	0	0	0	0	0	5

Table 23: Types of Housing 2009 – Ferndale

Type of Housing	Number	Percent
Total Housing Units	706	100.0
1-unit, detached	578	81.8
1-unit, attached	25	3.6
2 to 4 units	83	11.8
5 or more units	10	1.4
Mobile home	10	1.4

Source: Department of Finance, 2009, Table 2:E5

Housing Stock Conditions

Housing Condition

The City of Ferndale has an older housing stock with many structures noted for their historical architecture; almost half of Ferndale’s structures date to 1939 or earlier. A majority of these structures are well maintained and many have been rehabilitated and upgraded. Structures in the central core of the city are subject to design review to ensure that rehabilitation efforts are consistent with neighborhood characteristics.

Table 24: Age of Housing – Ferndale

Year Built	Number	Percent
1999 to March 2000	6	0.9
1995 to 1998	20	3.0
1990 to 1994	27	4.1
1980 to 1989	26	3.9
1970 to 1979	68	10.2
1960 to 1969	67	10.1
1940 to 1959	123	18.5
1939 or earlier	327	49.2
Source: 2000 US Census Data		

In the final months of 2004 and the early months of 2005, the Planning Department, conducted a walking Housing Condition Survey. All buildings in Ferndale were viewed and scored using a form adapted from the Housing and Community Development Department. Because all buildings were inspected in person, street and sidewalk condition was also catalogued. The form used to collect housing and site condition information is available at the end of this chapter.

There is a need for rehabilitation in the City of Ferndale. Many of the houses requiring rehabilitation need only minor to moderate repairs (14% minor; 13% moderate). Table 25 reveals that only 4 percent of total housing units need substantial rehabilitation and one percent are dilapidated; these dilapidated units need replacement.

Table 25: Housing Conditions 2005 - City of Ferndale

Housing Condition	Single Family Dwellings		Multiple Family Dwellings		Total	
	Number	Percent	Number	Percent	Number	Percent
Sound	412	69%	26	37%	438	66%
Minor repairs needed	70	12%	20	29%	90	14%
Moderate repairs needed	80	13%	9	13%	89	13%
Substantial repairs needed	18	3%	8	11%	26	4%
Dilapidated	6	1%	0	0%	6	1%
Not Evaluated	8	2%	7	10%	15	2%
Total Housing Units	594	100%	70	100%	664	100%
Source: City Planner Walking Survey						

(a) HOUSING CONDITION SURVEY

Address: _____
 Vacant For Sale
 APN# _____
 Owner _____
 POB _____
 Zone: _____

(a) STRUCTURE TYPE

- Single Family
- Garage Detached / Attached
- Duplex
- Multi-family _____ units
- Other

(b) CONSTRUCTION TYPE

- Wood Frame
- Masonry
- Other

FOUNDATION Pier / Perimeter-Slab / Unknown

0	Existing foundation good condition
5	No ventilation
10	Repairs needed
15	Needs partial foundation
25	No foundation or needs new

ROOFING

0	No repair needed
5	Shingles missing/wavy/moss
5	Chimney needs repair
10	Needs re-roof
25	Roof structure needs replace and re-roof

SIDING / STUCCO

0	No repair needed
1	Needs re-paint
5	Needs patched and re-paint
10	Needs replace and painting
10	Asbestos / Lead-based

WINDOWS Historic / Old / New

0	No repair needed
1	Broken window panes
5	In need of repair
10	In need of replacement

ELECTRICAL

0	No repair needed
5	Minor repair
10	Replace main panel

DILAPIDATED

56	extreme neglect; bldg appears structurally unsound and maint nonexistent, not fit for human habitation in current condition; may be considered for demo or major rehab
----	--

HEALTH & SAFETY

5	Mildew Smell
15	Mold visible
15	Dilapidated outbuildings
	Dead Cars, Junk in yard
	Overgrown
	Vegetation touching house

STREETS / SIDEWALKS

OK	NOT	
		House walk, tree wells level w/sidewalk
		Driveway approach
		Curbs
		Gutters
		Site drainage
		Paved street
		Corner cut ADA compliant
		Sidewalks
		Vertical displace less 3/4"
		Vertical displace more 3/4"
		Sensitive Location
		Cracks/holes more 1/2"
		Damage around Utility poles, lights, signs
		Other Hazards

Comments _____

Surveyor _____ Date: ____

Article II. SCORING SYSTEM

Sound	9 or less
Minor	10 – 15
Moderate	16 – 39
Substantial	40 – 55
Dilapidated	56+
TOTAL Points	

Chapter Three: Resources and Constraints

Jurisdictional Share of Regional Housing Need

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code (GC), §65584) for regions to address housing issues and needs based on future growth projections for the area. The State of California also establishes the number of total housing units needed for each region. In accordance with State law and to assist local governments in making projections of future housing needs, Humboldt County Association of Governments (HCAOG) with assistance from HCD prepared a regional housing needs plan for Humboldt County covering the period January 1, 2009 to July 1, 2015. The purpose of the plan is to examine housing needs across jurisdictional boundaries and allocate to each local government a “fair” share of the regional housing need. The plan consists of two forms of projections. The first is a projection of the number and distribution of households by income group. 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.

Table 26 provides the Regional Housing Needs Allocation (RHNA) target for the planning period of 2009 to 2014 for each of the four household income groups for the City of Ferndale. Based on these projections, the City of Ferndale needs to provide 52 houses in the years from 2009 to 2014. The allocation is equivalent to a yearly need of six housing units for the eight-year period.

**Table 26: Humboldt County Regional Housing Needs (2009 to 2014) –
City of Ferndale Allocation**

Income Group	Number	Percent
Extremely Low	7	13.5
Very Low	7	13.5
Low	9	17.3
Moderate	9	17.3
Above Moderate	20	38.4
TOTAL	52	100

Source: HCAOG, Regional Housing Need Plan for Humboldt County, Jan. 2009 - July 2015, Adopted 9-24-09

These projections are to be used as guidelines to ensure that City housing policies and programs focus on a mix of housing types and strategies to meet the housing needs of all economic segments of the community. The intent of the RHNP is to ensure that local jurisdictions address

not only the needs of their immediate area but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

Projected need for extremely low income (ELI) housing was calculated by presuming that 50 percent of very low-income households qualify as ELI households. This results in a projected need for 7 ELI households.

Table 27: Progress toward Meeting Regional Housing Need Allocation (2001 to 2008)

Income Group	Regional Housing Need	Units Constructed	Surplus (Shortfall)
Very Low	2	0	(2)
Low	4	8	4
Moderate	2	0	(2)
Above Moderate	9	29	20
TOTAL	17	37	20

Source: City of Ferndale 2009

From 2001 - 2008 the City of Ferndale issued 29 building permits for single family homes, 2 apartments and 6 permits for second units. All of these units are market rate. Market rate single family homes are currently being sold around \$428,183 (2008, city-data.com) which is affordable to those households earning above moderate incomes. Multifamily and second units are renting for \$800 or less which is affordable to lower income households based on the Humboldt County Area Median Income of \$31,226 and a family of four persons. Six second dwelling unit (SDU) building permits have been issued since 2001, and at least one per year is expected to be built, based on past trends. These units are likely to be affordable to lower-income households due to their smaller size and lower rent.

From 2009-2011 the City issued two building permits for single family residences and two secondary dwelling unit permits. The single family residences are affordable to households with above moderate incomes and the SDU are affordable to low income households. Current rental prices for second units and apartments of similar size were researched in local property listing publications. Based on this review of available SDU's, typical rents are less than \$800 per month depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2009 Humboldt County Annual Median Income of \$35,985.00). Therefore, the City needs to provide 48 housing units for the 2009-2014 RHNA period; 7 each extremely low, very low and low, 9 moderate, and 18 above moderate.

Land Inventory

Identification of Available Land by Zoning District and Realistic Capacity

Housing Element law requires an inventory of land suitable for residential development. An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the Regional Housing Needs, including housing to accommodate the needs of all household income levels. The attached Ferndale Land Use/ Zoning Map (Attachment A) shows current land use and zoning within the city boundary.

There is limited land available in Ferndale because the City has maintained its one square mile of city limits; however, according to the Table 28 below, there is still sufficient available land to exceed the City's RHNA. At this time, the City does not plan to annex additional land.

Table 28: Vacant Land Summary by Zone – Ferndale

General Plan and Zone Designation	Acres	Density Range (du/ac)	Maximum Dwelling Unit Capacity	Realistic Unit Capacity
Agriculture-Exclusive (AE)	117.8	0-.25	29	17*
Split Residential, Ag-Exclusive (R1-AE)	10.8	0-7/ 0-.25	18	10
Residential Single Family (R1)	34.06	0-7	238	143
Residential Single Family (R1B1)	0.23	0-7	1	1
Residential Single Family (R1B2)	8.61	0-4	34	20
Residential Single Family (R1B3)	5.71	0-2	11	7
Split Residential, Ag- Exclusive (R2-AE)	8.34	0-14/ 0-.25	23	14
Residential Two Family (R2)	0.55	0-15	8	5
Residential Suburban (RS)	12.56	0-1	12	7
Neighborhood Commercial Design Review Qualified (C1DQ)	0.31	0-21	6	4
Community Commercial (C2)	1.56	0-21	32	19
Community Commercial Design Review Qualified (C2DQ)	0.73	0-21	15	9
Total	201.6		427	256

*Although agriculture land is included in this table, it only represents a small percentage (approx. 7%) of total vacant land. Residences on agriculture land are generally not affordable, therefore growth is not focused in these areas.

For the purpose of this analysis, the estimate of dwelling unit capacity in Table 28 reflects potential units based on “realistic capacity” as well as “maximum” densities for each land use designation. The “realistic” figure reflects a 40 percent density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, floodplain, etc.).

A conservative realistic unit density was also used on sites where accurate development potential is hard to predict. For example, identified sites in non-residential zones (e.g. commercial zones) that allow for residential uses may not be developed for only residential use. Ferndale’s Community Commercial zone (C2) principally permits residential uses; therefore the realistic unit capacity reflects the potential for both commercial and residential site uses. Residential uses are encouraged above the ground floor commercial uses in commercial zones.

Housing Element law requires a site-by-site inventory of vacant/ underutilized lands sufficient to meet the regional housing need in the next five years. Table 29 provides a vacant land inventory by parcel including acreage, existing use, land use/ zoning designation, realistic capacity and potential constraints. The realistic capacity is a 40 percent density reduction over the potential maximum build-out to reflect average new development density and to account for potential site constraints (infrastructure, floodplain, etc.). Figure 1 shows the vacant land inventory by Land Use/ Zone designation. As shown in Tables 28 and 29, there is sufficient vacant land to accommodate the City’s RHNA share. Therefore, non-vacant and underutilized sites were not used to determine Realistic Unit Capacity.

Table 29: Vacant Land Inventory by Parcel Number – Ferndale

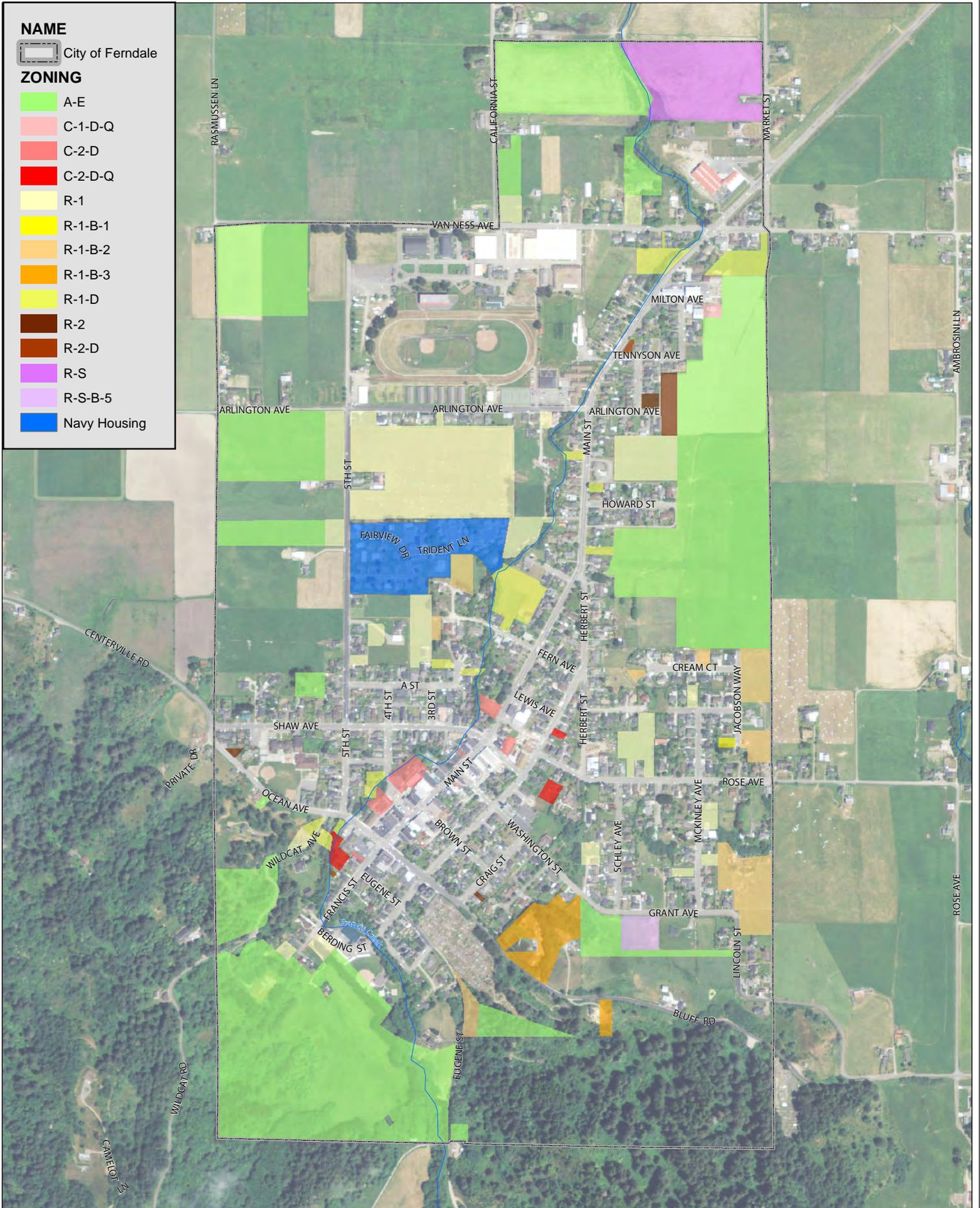
APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
030-011-002	AE	0-0.25	5.01	1	fairgrounds	Agricultural land, not for sale
030-031-001	AE	0-0.25	10.79	1	agricultural	Agricultural Land, not for sale
030-041-002	AE	0-0.25	5.03	1	agricultural	Agricultural Land, not for sale
030-051-001	AE	0-0.25	13.09	1	agricultural	Agricultural Land, not for sale
030-061-007	R1/AE	0-7/ 0-0.25	2.39	2	agricultural	Drainage, split zone
030-091-015	R1	0-7	0.20	1	vacant	None
030-091-021	R1	0-7	15.70	66	agricultural	Just subdivided into 29 lots
030-091-024	R1	0-7	1.51	6	agricultural	Just subdivided into 4 lots
030-101-008	R1B2	0-4	1.05	2	agricultural	No access, Agricultural Land, not for sale
030-111-003	AE	0-0.25	1.38	1	agricultural	Agricultural Land, not for sale
030-111-015	R1D	0-7	1.74	7	agricultural	Drainage
030-112-019	R1D	0-7	1.32	2	agricultural	35' entry won't support more than 2 dwellings, creek cuts off Main Street
030-131-006	R1D	0-7	0.24	1	vacant	None
030-131-024	R1	0-7	0.21	1	road	60' row goes through lot to lots behind
030-141-010	R1	0-7	1.49	6	agricultural	To develop must bridge Francis Creek
030-151-006	RS	0-1	11.06	6	agricultural	Agricultural Land, not for sale
030-161-017	R1	0-7	0.43	1	agricultural	Owner uses as orchard
030-161-020	AE	0-0.25	1.31	0	agricultural	Flag Lot, not for sale, existing Ag. building
030-171-002	R2	0-15	0.14	1	vacant	None
030-171-005	C1DQ	0-21	0.31	4	vacant	None
030-171-008	AE	0-0.25	4.32	1	agricultural	Drainage

APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
030-172-015	R2D	0-15	0.15	1	vacant	None
030-181-004	R2	0-15	0.28	2	vacant	None
030-181-008	R2/AE	0-15/ 0-0.25	5.39	9	agricultural	Agricultural Land, not for sale
030-191-007	R2/AE	0-15/ 0-0.25	2.95	5	agriculture	None
030-191-008	R1/AE	0-7/ 0-0.25	8.41	8	agricultural	Agricultural Land, not for sale
030-201-009	R1D	0-7	0.14	1	vacant	None
030-211-002	R1D	0-7	0.27	1	vacant	None
030-211-008	AE	0-0.25	18.18	3	agricultural	Agricultural Land, not for sale
031-013-004	AE	0-0.25	0.28	0	agricultural	No access
031-013-018	AE	0-0.25	0.54	0	agricultural	No access
031-021-009	R2	0-15	0.13	1	vacant	Triangularly shaped lot, difficult access
031-024-003	AE	0-0.25	0.13	0	vacant	Steep grade, difficult access
031-031-003	R1D/R1	0-7	0.63	2	vacant	Mostly steep grade, difficult access
031-032-007	C2DQ	0-21	0.60	7	vacant	Difficult access, partially in creek
031-032-009	R2D	0-15	0.06	0	vacant	Undersized at 2640, no access
031-032-015	R1D	0-7	0.22	1	vacant	Steep grade
031-032-028	C2D	0-21	0.07	1	vacant	Undersized at 3000 sf, only 30' wide
031-032-029	R1	0-7	1.67	7	agricultural	Odd shaped lot, steep, no access
031-041-005	AE	0-0.25	3.70	1	vacant	Very steep grade
031-051-007	AE	0-0.25	1.87	0	agricultural	Very steep grade, owned by Del Oro Water Co.
031-051-015	AE	0-0.25	14.46	2	agricultural	Agricultural land, not for sale
031-051-017	AE	0-0.25	1.74	0	agricultural	Very steep grade
031-051-018	AE	0-0.25	0.52	0	agricultural	Oddly shaped lot at end of Francis Street
031-061-003	AE	0-0.25	20.00	3	agricultural	Agricultural Land, not for sale
031-071-012	R1	0-7	0.21	1	vacant	None
031-083-002	C2D	0-21	0.45	6	vacant	None
031-082-010	R1D	0-7	0.50	2	vacant	None
031-083-004	C2D	0-21	0.22	3	barn	None
031-085-022	C2D	0-21	0.80	10	vacant	Alley access, creek
031-111-010	AE/ R1B2	0-0.25/ 0-4	2.93	2	vacant	Very steep grade
031-112-001	R1B3	0-2	0.38	1	vacant	Steep access off Bluff Street
031-112-004	R1B3	0-2	0.34	1	vacant	Steep access off Bluff Street
031-121-003	AE	0-0.25	3.13	1	vacant	No access w/o building bridge over creek
031-121-006	AE	0-0.25	0.54	0	vacant	Steep, by creek
031-121-007	AE	0-0.25	0.18	0	agricultural	Undersized AE lot
031-121-009	R1B2	0-4	1.83	4	vacant	Steep, by creek
031-121-011	AE	0-0.25	0.33	0	vacant	Very steep grade
031-131-027	R2D	0-15	0.00	0	vacant	Unbuildable - undersized lot

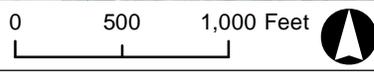
APN	Land Use/ Zoning	Density Range (du/ac)	Acres	Realistic Unit Capacity	Existing Use	Potential Constraints
031-131-048	R1	0-7	1.32	6	vacant	Access thru privately owned road
031-131-049	R1	0-7	0.45	2	barn	No access
031-131-051	R1B2	0-4	0.31	1	vacant	Access thru privately owned road
031-132-003	C2D	0-21	0.16	2	vacant	None
031-132-017	C2D	0-21	0.16	2	vacant	None
031-142-017	C2D	0-21	0.15	2	vacant	Currently used as parking lot
031-151-020	R1	0-7	0.55	2	vacant	No access
031-162-007	R2	0-15	0.00	0	vacant	Unbuildable - undersized lot
031-163-025	R1B3	0-2	0.58	1	vacant	Odd shaped lot
031-163-027	R1B3	0-2	2.05	2	vacant	Very steep, no access
031-163-028	R1B3	0-2	1.81	2	vacant	None
031-171-017	AE	0-0.25	5.62	1	agricultural	Agricultural Land, not for sale
031-171-018	AE	0-0.25	0.00	0	agricultural	Unbuildable - too narrow at 20' wide
031-171-027	R1	0-7	0.30	1	vacant	Owned by Neighbor, part of yard
031-171-038	R1B2	0-4	0.28	1	vacant	Drainage
031-171-044	R1B2	0-4	0.25	1	vacant	None
031-182-005	C2DQ	0-21	0.13	2	vacant	None
031-183-032	R1	0-7	0.20	1	vacant	None
031-183-033	R1	0-7	1.91	8	vacant	Drainage
031-192-013	R1	0-7	0.25	1	barn	Alley access only
031-202-002	AE	0-0.25	3.57	1	vacant	Agricultural Land, not for sale
031-202-003	RSB5	0-1	1.50	1	vacant	None
031-212-002	R1B3	0-2	0.55	1	vacant	Very steep grade
031-231-006	R1B2	0-4	0.6	1	vacant	None
031-231-007	R1B2	0-4	0.57	1	vacant	None
031-232-016	R1B1	0-5	0.23	1	vacant	None
031-242-018	R1	0-7	0.21	1	vacant	Owned by Neighbor, part of yard
031-251-002	R1B2	0-4	2.81	7	vacant	None
031-251-003	R1B2	0-4	0.46	1	vacant	None
031-251-005	R1B2	0-4	0.45	1	vacant	None
031-251-010	R1	0-7	0.23	1	vacant	None
031-251-016	R1	0-7	0.99	4	vacant	No access

Vacant Land Inventory

City of Ferndale



Map Compiled 10 November 2010 (Updated 11 March 2011)
 Source: (Imagery): 2009 USDA NAIP Imagery
 (Parcels): Derived from apnhum43sp shapefile from Humboldt CDSD
 (Zoning): Planwest Partners Inc.



Non-Vacant Sites

Underutilized parcels were not used to determine Realistic Unit Capacity in Table 29. The 52-unit Navy housing facility described below was not included in the Vacant Land Inventory and will be rehabilitated to accommodate the City's lower income housing needs. A detailed list of items to rehabilitate has been compiled and the City has had preliminary discussion with a local bank to secure a loan for the necessary improvements. The Navy housing is made up of existing single and multi-family units that have been vacant since 2008; once they are rehabilitated, residential use of the units will be re-established. Additional information is provided below under Navy Housing Acquisition.

Navy Housing Acquisition

The City recently acquired (September 2011) a 52-unit former Navy housing facility that was vacated in 2008. The City of Ferndale was presented with the opportunity to take ownership of the Navy housing for low and moderate income individuals, families, and seniors. An *Acquisition Options and Preliminary Feasibility Analysis* (January 2010) report was prepared to assure financial feasibility and to provide the options and requirements for the housing complex and the necessary steps and timeline of acquisition. The City secured the federal appropriation allowing the 11.68 acre site to be transferred to the City at no cost for the purpose of providing affordable housing. The 52 units include; 24 single family homes and 28 multi-family units, currently zoned R1.

The City actively worked to acquire the site and recognizes the importance of providing sites for affordable housing within the City. Per Article 34 of the California Constitution the voters must authorize the "development, construction, or acquisition of low rent housing" by a public agency. Therefore, this issue was scheduled for the November 2010 ballot, and was approved by City voters. The City held numerous public meetings and tours of the site to engage residents, answer their questions, and inform them of the importance of providing affordable housing. Although the current zoning of this site is R1, the existing duplex units are more consistent with the R2 zone standards. The existing units will be rehabilitated and will provide both low and moderate income rentals. A total of 25 units will be low income rentals, which exceeds the City's RHNA allocation for lower income households of 22 units. Table 30 shows the proposed rental distribution of units based on income.

Table 30: Navy Housing Rental Distribution

Unit Type & No. Bedrooms	No. of Units
Low Income (<80% AMI)	
Single Family - 2 BRM, 1 BA	1
3 BRM, 2 BA	9
4 BRM, 2BA	1
Townhouse - 2 BRM, 1.5 BA	10
4 BRM, 2.5 BA	4
TOTAL Low Income Units	25

Unit Type & No. Bedrooms	No. of Units
Moderate Income (<120% AMI)	
Single Family - 2 BRM, 1 BA	1
3 BRM, 2 BA	10
4 BRM, 2BA	2
	10
Townhouse - 2 BRM, 1.5 BA	
4 BRM, 2.5 BA	4
TOTAL Moderate Income Units	27

The plan is for the City to transfer the site to a non-profit to oversee the operation and management of the housing complex. The City Council, with input from the public, will develop management policies, financial guidelines, tenant selection policies, and Codes, Covenants, and Restrictions (CC&R's) that will govern the use of the land and its oversight by the non-profit.

Ferndale “may only credit up to 25 percent of [Navy Housing] units in each income category toward the City’s regional need.” This is because, according to the Department of Finance, these units were considered part of the existing housing stock for purposes of calculating the current regional housing need. This would result in crediting of six units for low-income households and two units for moderate-income households. The City still feels these units are applicable to meeting RHNA because the units have been vacant for three years and when they were occupied - only available to military personnel and not part of the housing stock for the general public. The City has, however, proceeded with additional analysis to identify other sites to address the remaining need of 23 units, of which 16 are for lower-income households.

The Ferndale Navy Housing complex requires substantial rehabilitation to make some of the units habitable. These units result in a net increase in the City’s affordable housing stock, since all units are vacant. The City is currently providing committed assistance by hiring consultants to facilitate the housing complex acquisition and guide the City through the next steps of acquisition, conveyance, rehabilitation, tenant selection requirements, and property management options. The City also coordinated a November 2010 ballot measure approved by the community for the acquisition and use of the units for low income housing.

To credit any of the Navy housing units the element must clearly describe how each of the provisions of Government Code 65583.1(c) have been addressed. In addition to the discussion below, see the attached checklist for Government Code Section 65583.1(c) compliance (Attachment B).

The City has provided approximately \$87,000 through a legally enforceable agreement to facilitate the Navy Housing acquisition process over the past three years (\$62,000 plus \$25,000 donation). It is expected that the City will expend more funds to see the project through depending on the City Council approved disposition arrangement (65583.1(c)(4), (1)(A)).

During the previous planning period eight affordable units were constructed and two units have been permitted in the current period. These units are secondary dwelling units which are considered affordable to lower income households due to their small size and low rents. Second units rent for approximately \$800 or less which is affordable to lower income households based on the 2009 Humboldt County Area Median Income of \$35,985 (65583.1(c)(3)).

The Navy housing facility has a total of 52 units which will provide low to moderate income housing opportunities. The committed funds have been used to facilitate the acquisition of the property. The final disposition of the property has yet to be determined; all options require sufficient funds for the rehabilitation and rental of the units to low to moderate income households (65583.1(c)(1)(B)). The rehabilitation of the Navy housing facility will result in a net increase of 25 units available by the end of the year (2011) and affordable to lower income households. If the units are not acquired by the City there would be no guarantee that they would be used for lower income housing; therefore they are at imminent risk of loss to affordable housing stock (65583.1(c)(2)(A), (i)(I)). The units are not currently occupied, therefore relocation assistance would not be required (65583.1(c)(2)(A)(i) (II, III)).

The units have been vacant for three years which has resulted in: (a) extended interruption (non use) of gas, water, and electricity service; (b) lack of adequate heating which has resulted in mold problems in some of the units; (d) deterioration of some of the structures resulting in unsafe and unsanitary conditions; and (e) inadequate numbers of garbage receptacles and service due to non use of the site (65583.1(c)(2)(A)(i) (IV)).

Affordability and occupancy restrictions will be maintained for at least 20 years by recording deed restrictions (65583.1(c)(2)(A)(ii)). Prior to occupancy of the rehabilitated units the City will issue a certificate that finds the units comply with all local and State building and health and safety requirements (65583.1(c)(2)(A)(iii)).

Zoning that Facilitates Development by Income Group

The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. This assumption relies on the fact that many of the costs for new construction, for example, per square foot construction costs, financing, profit and overhead, and utility extensions, remain essentially the same irrespective of whether it is one, four or a dozen units that are constructed on a site. The variable with the greatest influence on the cost of housing is land; hence, the higher the density allowed by the General Plan designation and zoning, the more affordable the housing. By providing for higher densities, the City can encourage and facilitate affordable housing development. Additionally, the land use designations and zoning must accommodate a variety housing types, including opportunities for rental housing.

Housing Element law requires that a city or county provide, through its General Plan, sufficient sites suitable for the production of housing affordable to extremely low, very-low and other-low income households. As these sites are generally higher density designations that support residential development as a primary or mixed-use, this analysis will center on whether sufficient

land has been planned in the R2, R3, R4, C1 and C2 designations to meet the needs for the Housing Element planning period.

In the case of Ferndale, 15 units per acre is the appropriate density to meet affordable housing needs. Zones R3, R4, C1 and C2 are appropriately rated for lower income housing. The densities in these zones are 0-21 dwellings per acre. The C1 and C2 zones allow for a variety of housing types including multi-family development, in addition to commercial uses. Because adequate land is available in the C zones for up to 30 additional dwellings, taking into consideration realistic unit capacity, it is not necessary at this time to pursue zone changes. In the future, additional R3 and R4 zones will be set aside to allow for more apartment-style dwellings, thereby creating more affordable housing for lower income residents; however, in the time frame of the current Housing Element, zone changes will not be necessary. Many extremely low income households will seek rental housing and most likely face overpayment, overcrowding, or other housing problems. To address the range of needs of extremely low income households, the City will encourage a variety of housing types, such as single-room occupancy units. In addition, Program I. Adequate Sites will amend the Zoning Ordinance to allow for multi-family dwelling of more than five units in accordance with density standards. The City will also evaluate and identify sites of adequate size for potential rezoning to allow for multifamily uses by right (R3 and/or R4 zones) (Program I).

Zoning to accommodate lower income households

The Ferndale City Council unanimously approved a General Plan and Zoning Amendment (GP/ZA) on December 1st, 2011 to increase the Residential Two-Family (R2) density from 14 dwelling units per acre to 15 dwelling units per acre.

Per Government Code Section 65583.2(c)(3)(B) the City's zoning must be consistent with 15 du/acre standard for rural jurisdictions to be considered appropriate to accommodate housing for lower-income households. The previous Residential Two-Family (R2) density in Ferndale allowed up to 14 dwelling units per acre (du/acre). Increasing this density to 15 du/acre meets this density standard. As shown in the vacant land inventory there are approximately 1.65 acres of vacant R2 designated land within the City which could be developed with a maximum of 24 units at 15 du/acre. Therefore, adequate land is available to accommodate the City's remaining regional need of 16 units for lower-income households. With the Navy housing acquisition approval discussed above and this GP/ZA, the City has sufficient sites, as projected in the RHNA, to accommodate lower income housing needs, for this planning period.

The R2 zone is appropriate to accommodate housing development for lower income households. Attached residential units of single or multi-story construction provide housing opportunities for lower income households. As with second units, land costs, utilities and construction costs for attached versus detached construction can be shared making these units more affordable. While, the affordability of these units is ultimately a function of a number of variables, including land and financing costs, many units could rent at or below market rates. Existing R2 build densities in Ferndale average approximately 10 du/acre.

The C1 and C2 zones allow for a variety of housing types including multi-family development, in addition to commercial uses. Single family and multi-family residential units are allowed and encouraged in both zones. The C1 designation allows for residential uses with a use permit, and

residential units are principally permitted in the C2 zone. Lodging including hotels, motels, boarding houses, and mobile home parks are also allowable in the C2 zone. Affordable, high density housing would integrate well in this zone as residents would benefit from the close proximity to services. Combined short term and permanent residential housing is an option. The density of this zone facilitates low income housing options; these areas are also fully served by utilities and have considerable potential for mixed use and higher density development.

Small Sites

Ferndale will need to rely on small sites to accommodate its remaining regional need for lower-income households. The discussion below demonstrates suitability of these small sites and that Ferndale has the zoning and densities appropriate to encourage and facilitate the development of housing for lower-income households. Because capacity for housing production exceeds Ferndale's total need for new housing during the planning period ending in 2014, a primary objective for the City will be to provide adequate sites to accommodate the housing needs of extremely low, very low and other lower income households.

As shown in draft Housing Element Tables 28 and 29 and on Figure 1 there is a total of approximately 3.23 acres of vacant C2 zoned land (includes C2D and C2DQ zones) for an estimated realistic unit capacity of 40 units. Three of these sites (APNs 031-083-002, 031-083-004, and 031-085-022) are within the same vicinity of each other off of 4th Street near Main Street and total 1.47 acres. Since these sites are not located directly on Main Street and are adjacent to existing residential uses, affordable units would integrate well in this area as residents would benefit from the close proximity to services. Higher density affordable housing would likely be more desirable at these sites than commercial uses due to setback from Main Street and other commercial areas. Although theoretically based on density standards these sites could fit 30 units, the projected yield of these three sites based on site conditions is 18 units.

To increase development potential of small, individual lots the City will research effective methods to develop small lots to their greatest potential (e.g. small lot consolidation, flexible development standards) by reviewing best practices adopted by other jurisdictions. The City will also identify small lots that may be appropriate for lot consolidation and will encourage the use of infill for the development of all housing types.

Due to Ferndale's small size and historic building patterns, larger low-income housing developments (50-80 units) are not needed or feasible at this time. Hence, the City's low-income housing need can be accommodated through smaller lot development as described above and the estimate of the number of units projected on these sites is feasible. The City will pursue incentives or concessions, where necessary, to maintain economic feasibility of lower income units; to encourage mixed-use commercial and residential development; and to promote multi-family design that preserves community character and provides a sense of connection to the neighborhood.

Existing mixed uses in the downtown area

Ferndale Main Street contains many larger Victorian era buildings with commercial and office uses at street level and residential units on the upper floors. These apartment/ studio type units are generally affordable to low/ moderate income residents due to their smaller size. Current

rental prices for apartments were researched in local property listing publications. Based on this review of available units, typical rents are less than \$800 per month, depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2009 Humboldt County Annual Median Income of \$35,985.00). The commercial designations in the downtown area (C1 and C2) allow for a variety of housing types with a maximum density of 21 du/acre. The density of these zones facilitate low income housing options; these areas are also fully served by utilities and have considerable potential for additional mixed use and higher density development.

Second Units

Consistent with Chapter 1062, Statutes of 2002 (AB 1866), the City amended its second-unit ordinance and permitting process to allow second units by right in the R-1 and R-S single-family residential zones. However, permit approval is subject to a planning staff level review of the site and building plans to ensure compliance with height, setbacks, maximum floor area, and parking requirements. Depending on workload, the administrative plan check process can be completed within a few weeks. A summary of these standards is as follows (Z.O. Section 7.21):

- 1) The maximum gross floor area of the secondary dwelling unit (SDU) shall not exceed 640 square feet.
- (2) The SDU may either be attached to, or detached from the principal dwelling.
- (3) A SDU attached to the principal dwelling shall comply with the applicable development standards for additions to a single-family residence; a detached SDU shall conform to the applicable development standards for an accessory structure.
- (4) The lot on which the SDU is sited shall be developed with at least two parking spaces, one per dwelling, as noted in Z.O. section 7.16.

According to City building permit records, eight second dwelling unit (SDU) building permits have been issued since 2001. Based on this and the most recent trends, at least one SDU per year is expected to be built during the current planning period. Current rental prices for second units and apartments of similar size were researched in local property listing publications. Based on this review of available SDU's, typical rents are less than \$800 per month, depending on the unit size and number of bedrooms. Due to their smaller size and lower rents, these units are generally affordable to lower-income households (considering the 2009 Humboldt County Annual Median Income of \$35,985.00). Considering this track record, in concert with local housing needs and development trends second units are being applied towards the City's adequate sites requirement.

Environmental Constraints

Some properties in Ferndale are considered unbuildable because of steep slopes and drainage constraints. These properties are accounted for by using the realistic unit capacity for analysis. The City's existing Public Safety and Unique Resources (Conservation) Elements contain analysis and policies regarding flood hazards and management in compliance with GC Section 65302. The City has also adopted a Floodplain Ordinance (Ordinance 08-02) to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas within the City. The areas of special flood hazard are identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). The

City designated Floodplain Administrator reviews all development permits within the flood hazard area for conformance with Floodplain Ordinance requirements.

Availability of Infrastructure

During the previous planning period the City was under a sewer moratorium due to Regional Water Quality Control Board (RWQCB) water quality concerns associated with the City's wastewater treatment facility. Therefore, no new sewer hook-ups were allowed, which has been the biggest constraint on further housing development in Ferndale. The City has spent considerable time, effort and resources to comply with RWQCB requirements and to work towards the permitting and construction of WWTF upgrades. The WWTF project will upgrade aging facilities, improve treatment and disinfection methods, and increase efficiency. All upgrades are designed to meet RWQCB standards and modified waste discharge requirements (WDRs). The RWQCB approved new WDRs for the City in July 2009. Proposed facility upgrades will not increase capacity of the WWTF; existing capacity is sufficient for current and anticipated future growth. The facility upgrades have been designed and permitted and the project is on schedule to begin construction in 2010. It is anticipated that WWTF upgrades will be completed within this Housing Element planning period. As sewer hookups become available, priority shall be granted to proposed developments that include housing units affordable to lower income households (GC 65589.7).

Del Oro Water Company supplies water within the City of Ferndale. The City of Ferndale water supply system's maximum capacity is 518,000 gallons per day. Current production average is approximately 208,000 gallons per day. Seventy percent of the water is pulled from springs on the southern end of Ferndale. The springs run at full capacity, with back up production from the Van Ness Street Well. Del Oro Water Company has no plans to expand water services, as current operating levels of approximately 40% of capacity are sufficient.

Zoning that Facilitates Transitional Housing, Emergency Shelters, and Housing for Farmworkers

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. New State law takes this a step further with the recently signed Senate Bill 2 (SB2). This law addresses 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 the protections for providers seeking to open a new emergency shelter, transitional housing or supportive housing development, by limiting the instances in which local government can deny such developments. The Housing Element incorporates these new requirements by eliminating the CUP required for permitting emergency shelters and transitional housing facilities in specific zones. Additionally, the zone identified as appropriate for emergency shelters must be analyzed to demonstrate that it is suitable for the use and includes sufficient capacity to meet the City's need.

Emergency shelters are defined as housing with minimal supportive services for homeless persons that require a limited occupancy of six months or less by a homeless person. No

individual or household may be denied emergency shelter because of the inability to pay. Transitional housing is rental housing that is operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Supportive housing has no limit on the length of stay, is occupied by a target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community.

In a city of one square mile, and with the high cost of land, the population base needed to support the cost of building transitional housing, or permanent emergency shelters, is not available. Homelessness is a minor issue in Ferndale. Emergency shelter for Eel River valley residents is available during floods and earthquakes at the Humboldt County Fairgrounds. The City has not had any requests for homeless shelters or other forms of homeless assistance. A new policy is proposed to make homeless shelters principally permitted in specific zoning districts. A recommendation to allow emergency shelters and transitional facilities at the County fairgrounds in the PF zone without a use permit will be introduced. Existing principally permitted uses in the PF zone include public fairgrounds and related uses, public buildings including, auditoriums, hospitals, and similar uses. Hence, if needed, a year-round emergency shelter would be considered a similar public facility type use and would be appropriate in this zone. Additionally, the fairgrounds has a number of large structures on-site that would have the capacity to accommodate a year-round emergency shelter if required.

The City's existing zoning districts do not currently allow for emergency shelters facilities by right. However, the Public Facility zone has been initially reviewed and is appropriate to accommodate these uses. This element includes a program that identifies specific zones and amends the zoning code within one year of housing element adoption to comply with SB2 regulation. See Chapter 5 for specific programs.

Beginning in April 2005, the Multiple Assistance Center (MAC) in Eureka providing shelter and services to at-risk and homeless persons began operation. Currently, the MAC is Humboldt County's highest prioritized homeless project, receiving broad based support from government, public, private, nonprofit and community sectors. The MAC is designed to address the major gap in homeless services in Humboldt County. However, while the City would be supportive of such services if a local need was demonstrated, creation of a permanent shelter in Ferndale given opening of the MAC in 2005 would appear duplicative of the County-wide effort to consolidate services and focus available community resources. Consequently, the City has no plans for operating an emergency shelter at this time but could locate such a facility if conditions were to warrant.

Transitional and supportive housing provides intermediate housing opportunities for persons not presently capable of living in a fully independent setting. These facilities are residential uses similar in nature to rooming and boarding houses but also include a component of counseling and support often provided by a resident facility manager. Group homes for six or fewer persons are permitted in all zones where single-family residences are a use by right (per State law). In other zones, and for group homes supporting more than six individuals, the City permits the

location of transitional housing facilities where uses of similar type (e.g., rooming and boarding), size and density are permitted under the General Plan and zoning. Transitional and supportive housing is permitted by right in the RS, R1, R2, R3, R4, and C2 land use designations and zones. The City would need to work closely with the non-profit organization or persons seeking to develop such a facility to ensure that the siting and operational aspects of the use were similar to uses of the same type in the same zone. In the City, transitional and supportive housing are considered a residential use and are only subject to those restrictions that apply to other residential uses of the same type in the same zone.

In the Eel River Valley, farmworker housing needs are not significant as most farms are managed by owner/occupants. Most farming operations in the City are owner operated dairies with workers either housed on employer's farms or in rental housing in the region.

Analysis of Governmental Constraints

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (GC §65583(a)(4)).

Land Available for Residential Development

The General Plan Land Use Element guides the physical development of the City. The Land Use Element balances the need for available land with the desire to efficiently provide services and infrastructure and to limit public exposure to natural hazard areas, such as hillsides and the flood plain. The local planning direction advocated by the Land Use Element development is not to restrict growth but to guide it in an efficient and cost effective manner.

As described in above, the Land Use Element has designated sufficient land to accommodate future growth projections. By analyzing vacant and underutilized land, the holding capacity of the General Plan, conservatively estimated at 253 dwelling units, is more than sufficient to accommodate the projected population increase through the planning period. This estimate does not include second units on residentially zoned parcels or density bonuses authorized by Government Code Section 65915.

Land Use Controls

Land use controls consist of the General Plan, Zoning Ordinance, Building Code and Subdivision regulations. Local land use policies and regulations can impose costs upon development. While these measures are often necessary to protect the public health, safety or

welfare, the effect of any particular requirement must be weighed carefully to ensure that it does not unduly burden the ability to provide for the housing needs of the community.

General Plan

The General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan allow single-family and multiple-family residential developments. To reflect a variety of living environments and infrastructure and service limitations, the Land Use and Unique Resources Element and Map provide for both urban and rural designations. The characteristics of the land use designations found in the Land Use and Unique Resources Element are as follows:

Residential Suburban: This designation is intended to be applied in areas of the City which are particularly suited to large lot development of single family homes.

Residential One-Family Building Site Combing: This designation is intended to be applied to those areas generally suited for single family home development, but where sound and orderly planning indicates that lot area and yard requirements should be modified.

Residential One-Family: This designation is intended to be applied in areas of the City where topography, access, utilities, public services and general conditions make the area suitable and desirable for single family home development.

Residential Two-Family: This designation is intended to be applied in areas of the City close to urban centers where all utilities and services are available and where housing demand justifies a density of two families on each building site.

Residential Multi-family: This designation is intended to be applied in areas of the City where it is reasonable to permit and protect low-density apartment developments.

Apartment-Professional: This designation is intended to apply in areas of the City suitable for higher density residential uses and for professional and business offices and instructional uses. Density is to be determined by community character.

Neighborhood Commercial: This designation is intended to provide for neighborhood shopping centers which will provide convenient sales and service facilities for residential areas, without detracting from the residential desirability of such areas.

Community Commercial: This designation is intended to be applied to areas of the City where more complete commercial facilities are necessary for community convenience.

Agricultural Exclusive: This designation is intended to be applied in areas where agricultural use is and should be the desirable predominant use of land and in which it is desired to protect agricultural operations from incompatible or detrimental uses.

Public Facility: This designation is intended to be applied to lands owned by public agencies or to lands upon which such agencies operate public facilities.

Zoning Ordinance

The Zoning Ordinance further describes the land use designations. These land use designations provide for a range of residential densities ranging from one residence per acre to 21 residences per acre.

Table 31: Zoning District Descriptions

Zone	Lot Size	Allowable Uses	With Use Permit
Agriculture-Exclusive (AE)	4 acre minimum	Farm Dwellings	B&B
Residential-Suburban (R-S)	1 acre minimum	1 family dwelling, guest house	B&B, SDUs
Residential One-Family (R-1)	6,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family (R1B1)	8,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family (R1B2)	10,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Single Family, (R1B3)	20,000sf minimum	1 family dwelling	Guest house, B&B, SDUs
Residential Two-Family (R-2)	6,000sf minimum	1 or 2 family dwellings	Guest house, B&B
Residential Multiple Family (R-3)	6,000sf minimum	1 to 4 family dwellings, B&B	Hotels, mobile home parks, boarding houses
Apartment-Professional (R-4)	6,000sf minimum	1 family dwelling, boarding houses, hotels, B&B	Mobile home parks
Neighborhood Commercial (C1DQ)	2,000sf minimum	1 family dwelling	2 to 4 family dwellings, B&B, boarding houses
Community Commercial (C2)	2,000sf minimum	Dwellings, hotels, boarding houses, mobile home parks	No residential uses
Community Commercial (C2DQ)	2,000sf minimum	1 family dwelling	2 to 4 family dwellings, B&B, boarding houses

In the City’s Zoning Ordinance, a ‘farm dwelling’ is defined as a dwelling on farm premises for permanent residents of the farm, such as the owner, lessee, foreman, or others whose principal employment is the operation of the farm, as distinguished from quarters for seasonal labor.

Single-family dwellings are principally permitted in all the residential zones, as are two-family dwellings in the R-2 zone. Secondary Dwelling Unit permits are approved ministerially in either the Residential Suburban or Residential Single Family zones. Although multiple dwellings up to four-family are allowed in the R-3 zone, and boarding houses in the R-4 zone, at this time Ferndale does not have any land zoned R3, and a very small section zoned R4.

Mobile homes shall be considered compatible in those areas outside of the Design Control Combining or -D zones, as shown on the City of Ferndale Zoning Map. The designated Design Control district is of significant historical value and overall unique architectural character, warranting protection of preservation efforts and infill development of comparable nature. Therefore, mobile homes, as defined here, are not found to be compatible with these areas, but shall be permitted in all other areas of the City where single-family dwellings are a principal permitted use of land.

Private institutions, including group homes, are permitted with a use permit in all residential zones, except the Residential One Family Zone (R1). The Zoning Ordinance defines family as: A person living alone, or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) unrelated persons living together as a single non-profit housekeeping unit in a dwelling unit, as distinguished from a group occupying a boarding house, motel, hotel or fraternity or sorority house. This definition is restrictive in allowing a residential care facility in a single-family zone unless limited to five unrelated persons.

The City of Ferndale allows group homes (greater than 6 people) in the R4 zone and the C2 zone as a principally permitted use. The C1 zone allows a group home with a use permit. Private institutions are allowed with a use permit in the R2, R3, and R4 zones.

Table 32: Housing Types Permitted by Zoning District - City of Ferndale

Housing Types Permitted	R1	R2	R3	R4	RS
Single Family Attached	P	P	P	P	P
Single Family Detached	P	P	P	P	P
Duplexes to Fourplexes	No	P-2	P-4	P-4	No
Multifamily (5+ Units per Structure)	No	No	No	No*	No
Mobile Homes**	P	P	P	C	P
Manufactured Homes	P	P	P	P	P
Second Units	C	No	No	No	C
Source: Local Zoning Code					
Notes: P = Permitted Use C = Conditional Use Permit					

* Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the uses permitted with a Use Permit include apartments or anything for 5+ units. In other words, there are no places in Ferndale where 5+ multifamily apartment units are allowed.

** Mobile Homes on individual lots: A mobile home shall be permitted on an individual lot as a single-family dwelling unit, only if it meets the following requirements: The mobile home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974; The mobile home must be installed on a permanent foundation system designed in accordance with the provisions of Chapter 29 of the Uniform Building Code, 1979 Edition, or applicable provisions of subsequent editions adopted for use by the City; The mobile home must comply with all development standards specified in the zone in which the mobile home is to be placed;

The mobile home must be located within an area of the City determined to be compatible with mobile home use.

Development Standards

The requirements for building heights, set-backs, design, parking and other property development standards are comparable to other communities in the region, and do not pose undue constraint to the development of housing in Ferndale. Allowable lot coverage ranges from 35 to 60 percent, depending on zoning density, with allowable heights ranging from 35 feet to 45 feet.

Table 33: Development Standards - City of Ferndale

Zoning District	R1	R2	R3	R4	RS
Density Range	0-7 per acre	0-14 per acre	0-21 per acre	0-21 per acre	0-1 per acre
Setbacks	F 20'; R 15'; S 10%	F 20'; R 15'; S 10%	F 20'; R 10'; S 5'	F 20'; R 10'; S 5'	F 20'; R 15'; S 10%
Lot Coverage	35%	40%	60%	60%	None
Minimum Lot Size	6,000 sf	6,000 sf	6,000 sf	6,000 sf	1 acre
Minimum Unit Size	None	None	600 sf	600 sf	None
Parking	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling
Height Maximum	35'	35'	45'	45'	35'

Codes and Enforcement

New construction in Ferndale must comply with the Uniform Building Code (UBC). The City adopted the UBC with no major revisions, meaning that there are no extraordinary building regulations that would adversely affect the ability to construct housing in Ferndale. Enforcement in the City of Ferndale is conducted on a complaint basis.

On/Off-site Improvement Standards

Site improvements such as frontage improvements, street work, storm drainage, street lights, utilities and landscaping may be required for new development to ensure conformity to, and implementation of, the Ferndale General Plan, any adopted specific plans, and/or any applicable Ordinances of the City of Ferndale. All utilities within a subdivision and along peripheral streets shall be placed underground except those facilities exempted by the Public Utilities Commission regulations. Site improvements are required as a condition prior to Final Map or Parcel Map approval and must either be completed or the developer must have an agreement with the City to do such work. Improvements shall be constructed in accordance with the City of Ferndale Standard Specifications and/or when applicable with standards as adopted by local utility companies and approved by the City Engineer.

All subdivision projects are required to construct onsite and offsite improvements according to approved standards adopted by the City, or as otherwise determined by the City Engineer. Improvements may include frontage, storm drainage, sewer, street lights, water lines, and other utilities as deemed appropriate. Site improvements are an important component of new development in order to ensure a safe and well-planned community. Improvement standards are established by the City's Improvement Standards and Specifications. The City's Improvement Standards for subdivisions identify 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 include pavement, curbs, gutters, and sidewalks. 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.

Providing streets for new residential developments add to land development costs, but are necessary to ensure safe access to comply with City standards. Smaller infill projects typically are only required to improve adjacent street frontages, including the installation of curb, gutters, and sidewalks. In most of Ferndale's urbanized area, streets and other improvements are already in place. Therefore, development of Ferndale's vacant residential infill sites requires few or no frontage or off-site improvements and costs of such improvements would not substantially impact the cost of the housing supply.

Fees and Exactions

Similar to other City and County jurisdictions, Ferndale collects development fees to recover the costs of providing public services and the administrative costs associated with application processing. The City collected fees are important to ensure new development does not result in inadequate public facilities. If new development occurs without improving public facilities, the long-term costs for maintenance and upgrades would be much greater. 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. 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 Ferndale does not charge impact fees that are commonplace in larger California jurisdictions except for a drainage fee. The table below describes 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.

The following discussion of fees does not take into consideration land costs or other mitigation fees outside the control of the City. There are several planning and development fees that are charged for the review and approval of general plan amendments, zone changes, conditional use permits, variances, subdivision maps, site plans and service requests. Depending on the complexity of the requests, these fees can total several hundred to several thousand dollars per unit.

Table 34: Planning and Development Fees - City of Ferndale

Fee Category		Fee Amount
City of Ferndale Housing Element <i>Adopted February 2012</i>	3 - 21	Resources and Constraints

Fee Category	Fee Amount
BUILDING, PLANNING AND APPLICATION FEES	
Variance	\$510.00
Conditional Use Permit	\$630.00
Home Occupation Permit	\$190.00
General Plan Amendment	\$1,325.00
Zone Change	\$1,325.00
Lot Line Adjustments	\$705.00
Minor Subdivision (cost varies on number of lots and complexity)	\$1,975.00
Major Subdivision (cost varies on number of lots and complexity)	\$2852.50 + \$104.35/lot
Plan Check, Single Family Residence	\$ cost
Design Review	\$190.00
Plot Plan Review	\$38.00
Sewer Hookup Fees- First new hookup; (each additional hookup up to 4 units \$400, over 4 units \$200)	\$5180.16
Drainage Fee for new Single Family Residence	\$1500.00

New housing typically requires payment of the following fees: sewer and water connection, building permit, and drainage. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental documents, soils reports, and tentative and final map filing fees. Typical fees for a new single family home would be approximately \$9,913 and fees would be approximately \$13,030 for a four-plex. This represents about 4.4 percent of the total development cost for a single family unit and 3.3 percent for a four-plex. While fees increase residential construction costs, Ferndale's fees are generally lower than those charged throughout the County and do not act as an undue constraint on development.

Table 35: Typical Fees for New Residential Development

Development Cost	Single Family	4-unit Multi-family
Total Estimated Fees	\$ 9,913	\$ 13,030
Typical Estimated Cost	\$ 223,389*	\$ 400,000**
Estimated proportion of fee cost to overall cost	4.4%	3.3 %

* Based on average of seven houses constructed in Ferndale between 2004 and 2010.

** Based on 1,000 square foot units and \$100/ square foot development costs.

Processing and Permit Procedures

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new

development adequately complies with local regulations that are meant to protect the health, safety, and welfare of the community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing difficulty and cost to develop new housing.

Often, the building permit process can act as a governmental constraint. In the last five years, city staff has endeavored to streamline the building and land use permit processes. The application guide for development permits continues to be revised and standardized, and all permits and procedures are now available on the city's web page <http://ci.ferndale.ca.us>. This has made it easier for citizens to obtain applications and to understand the period of time involved in processing the application.

The City currently contracts for Planning and Engineering services; all planning and development application are reviewed and processed by the contract City Planner and Engineer as applicable. The City also contracts for Building Inspection services, which are conducted on an as needed basis.

The City Clerk and City Manager have revised the filing system and entered previous permits on a database. This has made previous permit information more accessible and has streamlined the permit process. City staff has developed a long-term plan to re-write and standardize all city ordinances. As the ordinances are adopted by the City Council, they are posted to the City's web page.

Use Permits

Use permits may be granted by the Planning Commission for any use for which the City of Ferndale Zoning Ordinance requires a use permit. The purpose of the use permit process is to ensure consistency of a proposed land use with City regulations and compatibility of the use with surrounding properties. Use permits are required for any use permitted with a use permit as specified in the Zoning Ordinances Regulations for the Principal Zones. Applications are filed at the office of the City Clerk and are accompanied by such information as may be required to describe fully the proposed use for which the permit is sought. A Public Hearing date shall be set. Staff prepares a report outlining the proposed project and recommends conditions for approval as necessary.

The Planning Commission may impose whatever conditions it deems appropriate or necessary in approving a Use Permit and may periodically review a use which was granted in a Use Permit to ensure that the use continues to operate in accordance with conditions of approval.

Home Occupation

A home occupation is any use which, as determined by the Zoning Ordinance, is customarily carried on within a dwelling or unattached structure by the inhabitants thereof, and which is clearly incidental and secondary to the residential use of the dwelling.

Home occupations shall be permitted as appurtenant and accessory uses to any residential uses. If applicant complies with Zoning Ordinance Section 7.11, the permit will be issued administratively (over the counter). The Home Occupation Permit shall:

- Be a legal and lawful business.
- Produce no evidence of its existence in the external appearance of the dwelling or premises including but not limited to exterior displays such as signs, or in the creation of offensive noise, vibration, smoke, dust, odors, heat or glare, parking or traffic, or other nuisances to a degree greater than normal for the neighborhood.
- Is confined completely within the dwelling or unattached structure and occupies not more than twenty five percent (25%) of the total floor space of the main dwelling (or its equivalent in an unattached structure).
- Be an owner- or renter-occupied home and business.
- Meet the requirements of the building inspector and fire district of jurisdiction.
- Possess a current business license.
- At time of business license renewal, produce a copy of the applicant's Liability Insurance on which a rider has been placed for the Home Occupation.

Lot Line Adjustment

The Lot Line Adjustment process is intended solely for adjustments in the boundary lines between two or more parcels in instances where no additional parcels are created. This process may also be used to dissolve property lines.

Due to the relatively simple nature of lot line adjustments, applications may be handled administratively (i.e. principally the City Engineer and City Planner) in order to expedite processing. Referral to the Planning Commission and City Council is not required, except in instances of an appeal of an administrative determination, in which case the application will be referred to the Planning Commission.

Plan Check/ Plot Plan Review

Plan Check for a Single Family Residence is an administrative approval process. The plans are reviewed by the City Planner for land use issues, and by the Plan Checker for construction issues. As noted elsewhere, the plan check process is about a week.

The Plot Plan Review is performed by the in-house Planner and generally takes no more than a day. The Planner prepares a memo for the file and for the plan checker outlining any land use issues discovered during the review.

Design Review

All external changes to any structure within the Design Control Combining Zone (-D) require a Design Review Use Permit granted by the Design Review Committee (DRC) or Planning Commission. Per Zoning Ordinance Section 6.05 a Design Review Use Permit must be obtained before any structure may be erected, structurally altered, or in any way remodeled or improved so as to change the outward appearance. The DRC is made up of two Planning Commissioners and three Ferndale residents, preferably with design background in planning, architecture, landscape architecture, historical restoration, or other similar experience.

Design Review Use Permit applications are reviewed by the DRC; if three members approve the project, the City Clerk issues the permit; if three members deny the project the applicant can

change the design, or request that the application go to the Planning Commission at a fee as set by the Fees and Fines Schedule. The Design Review procedures are established to:

- Ensure that new structures and/or modification, alteration, enlargement of existing structure occur in a manner consistent with Ferndale General Plan policies.
- Preserve the natural beauty of the town's site and setting.
- Ensure that the architectural design of structures and their materials and colors are visually harmonious with and conceptually consistent in character and scale with surrounding area.
- Ensure that the design and location of signs and their material and colors are visually harmonious with surrounding development.
- Allow the City to make appropriate determination of environmental effects.

Subdivisions

The Subdivision process and procedures apply to all land divisions governed by the City of Ferndale Subdivision Ordinance, including Parcel Maps and Tentative Subdivision Maps. Requirements for Tentative Subdivision Maps and requirements for Final and Parcel Maps are described in the Application Process. Requirement checklists for tentative and parcel/final maps are also included, as well as a timeline.

Tentative Parcel Maps require action by the Planning Commission only, except where public dedications are offered or when action is appealed to the City Council. Tentative Subdivision maps are considered by the City Council, following advisory action by the Planning Commission. A legislative body of a city or county (or advisory agency (i.e. Planning Commission)) shall deny approval of a tentative map if it makes any of the following findings:

- That the proposed map is not consistent with applicable general and specific plans.
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- That the site is not physically suitable for the proposed density of development.
- That the site is not suitable for the type of development.
- That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- That the design of the subdivision or the type of improvements is likely to cause serious public health problems.
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Variations

Variations are required in instances where strict application of the terms of the zoning regulations, other than regulations directly pertaining to the use of land and buildings which are not existing nonconforming uses, may be granted upon certain findings:

- That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege, inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, and
- That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning regulations is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, or
- That any variance granted will not be contrary to the intent of the zoning regulations or to the public interest, safety, health and welfare, and,
- Where due to special conditions or exceptional characteristics of such property, or its location or surroundings, a literal enforcement of the zoning regulations would result in practical difficulties or unnecessary hardships.

A variance can only be approved by the Planning Commission following a noticed Public Hearing. Staff prepares a report outlining the proposed project. Conditions may be imposed in the approval of a variance in order to reduce or eliminate potentially adverse impacts of proposed development allowed by the variance.

Zone Change and General Plan Amendment

The Zoning Ordinance may be amended as other ordinances are adopted or amended; regulations may be amended by changing the boundaries of zones, changing property from one zone to another, and by removing or modifying adopted regulations whenever the public necessity, convenience, and welfare require such amendment, in accordance with the procedures set forth in the Zoning Ordinance, or by action of the Planning Commission, or the City Council.

General Plan amendments may only be initiated by the City Council based upon a recommendation by motion of the Planning Commission or requested by members of the public. Applications by the public are submitted on forms provided by the Planning Department. Fees are established by the City Council.

All amendments must follow the procedures outlined in the California Government Code. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA) and, therefore, must be evaluated for its effect on the environment. In addition, proposed amendments should be referred to all interested government agencies for comment prior to adoption. As with adoption of General Plan elements themselves, a legally noticed Public Hearing is required before both the Planning Commission and City Council prior to adoption of any plan amendment. Any changes made by the City Council must have been considered previously by the Planning Commission, or the City Council must refer the amendment back to the Commission for its consideration and report.

Timeliness

The City processes various permits related to residential development. 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.

The City continually evaluates how to streamline permit processing procedures and updates handouts that clearly explain the process and requirements. 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.

The City maintains a tracking system of permits and development applications based on a system that shows where projects are within the review process from submittal date, to application completion date, to approval date. The City's Zoning Ordinance defines the residential types permitted, permitted with a use permit, or prohibited in each zoning district. Permitted uses are those uses allowed without discretionary review except for design review, in designated areas, as long as the project complies with all development standards. Conditional use permits are approved by the Planning Commission. Typical use permit findings include that the project is consistent with the General Plan, the use is compatible with surrounding uses, and the project does not impact public health, safety, and general welfare.

For a typical project, an initial pre-application meeting with City staff can be arranged to discuss the development proposal. Then an application with a description of project and a site plan must be filed, which is first reviewed for application completeness and then by the City staff and other agencies such as public works for consistency with City ordinances and General Plan guidelines. If design review is required the project is forwarded to the Design Review Committee which meets once per month. Depending on the complexity of the project, a single-family project is approved in 4 to 6 weeks from date of plan submission; if no variances, exceptions, or zone changes are needed. After the project is approved, the building official performs plan checks and issues building permits. Larger projects requiring use permits are sent to the Planning Commission. Use permit hearings are publicly noticed and generally take place at the regular Planning Commission meetings which occur once per month. This process does not seem to put an undue time constraint on most developments.

There have been no multi-family development projects in the recent past, therefore a typical or average permit processing and City review time is not available. With the inclusion of the new program to allow for more than 4 units in the R3 and R4 zones (Program I) and revision of the zoning ordinance, review procedures for multi-family development would expect to be similar to single-family development, depending on the number of units, site constraints and project complexity.

As noted previously, changes in the review process and personnel has reduced the turn-around time on building permits; due to the relatively small number of permits applied for in Ferndale,

the City's processing and permit procedures have effectively been reduced to about a week including building plan review, plot plan review, and design review.

Table 36: Timelines for Permit Procedures - City of Ferndale

Type of Approval or Permit	Typical Processing Time
Conditional Use Permit	30-60 days
Zone Change	60-90 days
General Plan Amendment	60-90 days
Plot Plan Review	7 days
Plan Check	7 days
Design Review	7 - 14 days
Tract Maps / Major Subdivision	90 days
Parcel Maps / Minor Subdivision	90 days
Initial Environmental Study	30-60 days
Environmental Impact Report	90-180 days

Constraints on Persons with Disabilities

Government Code §65583(a)(4) requires an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing.

The 2000 Census notes a total of 383 persons with a disability, including 159 individuals 65 years of age or older. This represents 27.7 percent of the total population in the City.

Table 37: Persons with Disabilities by Type and Age – Ferndale

	Number	Percent
<i>Total Disabilities Talled</i>	383	100.0%
<i>Total Disabilities for Ages 5-64</i>	224	58.5%
Sensory Disability	14	3.7%
Physical disability	71	18.5%
Mental disability	47	12.3%
Self-care disability	17	4.4%
Go-outside-home disability	25	6.5%
Employment disability	50	13.1%
<i>Total Disabilities for Ages 65 and Over</i>	159	41.5%
Sensory Disability	26	6.8%
Physical disability	47	12.3%

	Number	Percent
Mental disability	20	5.2%
Self-care disability	27	7.0%
Go-outside-home disability	39	10.2%
Source: Census Bureau (2000 Census SF 3: P41)		

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. Constraints can take many forms including inflexibility within zoning and land use regulations, unduly restrictive permit processing or procedures, and outdated building codes. The City's analysis of actual and potential governmental constraints in each of these areas is discussed below.

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. 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.

Larger group homes may also locate in the zoning districts that allow group homes (private institutions), subject to approval of a conditional use permit. 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.

The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City zoning ordinance facilitates access for persons with disabilities by allowing uncovered porches, fire escapes, landings, and ramps to extend into setbacks. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing. Additionally, the element includes a program (Program V.1) which states that the City will adopt reasonable accommodation procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be

necessary to ensure equal access to housing. 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.

In an effort to bring the city's sidewalks and curb corners up to date, any sidewalk replacement in the city must be ADA compliant. During the walking tour, intersections were identified that need ADA corners, and these have been entered in a request for funding using Transportation Funds. ADA requires one handicap-parking stall for up to 25 parking spaces where parking is provided for the public, guests, or employees.

Residential parking standards for persons with disabilities are the same as other parking standards. There is no policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

Analysis of Non-Governmental Constraints

The ability to address the underserved needs of the citizens of the City of Ferndale is challenging, especially since so many of the impediments to providing services are beyond the scope of municipal governments. Funding limitations exist at all levels. All resources needed to develop housing in Ferndale are subject to the laws of supply and demand, meaning that these resources may not always be available at prices that make housing development attractive. Thus, cost factors are the primary non-governmental constraint upon development of housing in Ferndale. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

Land Costs

The cost of raw, developable land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the raw land cost, the higher the price of a new home. Normally, developers will seek to obtain City approval for the largest number of lots obtainable on a given parcel of raw land. This allows the developer to spread the costs for off-site improvements over the maximum number of lots.

Construction Costs

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing costs. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. In 2005, residential construction costs are on average \$150 to \$200 per square foot.

Financing Availability

An important consideration in the assessment of the housing needs in Ferndale is the availability of financing. This issue raises several concerns: the ability of homebuilders to obtain construction financing, the ability of households to obtain single-family home loans, and the opportunity for all households of similar economic characteristics to have equal access to financing. 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.

Units At-risk of Converting to Market Rate Uses

According to California Housing Partnership Corporation (CHPC) and USDA Rural Development, there are no State or Federally assisted units in Ferndale at risk of converting to market rate uses in the planning period. Further, there are no locally assisted units at risk of converting to market rate uses in the planning period.

Energy Conservation

The purpose of this analysis is to ensure localities consider the long- and short-term benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Major Subdivisions in Ferndale are required to provide a solar-shading map to assist lot purchasers and homebuilders to site their homes to make best use of natural light. Pacific Gas and Electric Company (PG&E), Ferndale's regional utility company, has several programs that help homeowners and renters with energy conservation. PG&E customers have expressed great interest in being part of the solution to the energy situation in California. The utility has developed a simple 3-step program to make saving energy easy. Customers can reduce energy consumption if they take advantage of the information and incentives available for:

1. Taking **no-cost**, energy-saving actions.
2. Installing **low-cost**, energy-saving measures.
3. **Investing** in energy-efficient equipment, appliances and building shell retrofits.

In addition, "Energy Partners" is Pacific Gas and Electric Company's free weatherization program. Utility-approved contractors work with low-income customers to make their homes more energy efficient.

On a local level, the Redwood Coast Energy Authority (RCEA) was formed in 2003 as a Joint Powers Association, representing seven municipalities including the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad and Rio Dell, and Humboldt County. RCEA'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.

References

City-data.com, 2008. Ferndale, CA Houses and Residents, median house value.

Ferndale General Plan, 1986. City of Ferndale.

Zoning Ordinance 02-02. City of Ferndale.

Chapter Four: Review and Revision of Prior Housing Programs

Review and Revise

The review and revise requirement is an important feature of the housing element update. The review analyzes the City's accomplishments over the past planning period. This information provides the basis for continuing to develop a more effective housing program. Generally, the City has made progress implementing the policies of the previous Housing Element including significant progress towards the construction of wastewater treatment facility (WWTF) improvements; creating a Design Review Committee with defined roles and responsibilities to review projects subject to design review requirements; and the City is finalizing the acquisition of 52 Navy housing units for rehabilitation as affordable housing in the City. The 2006 Housing Element programs/policies, along with progress, effectiveness and appropriateness of each program/policy are detailed below.

Adequate Sites Program. Provide sites for all residential dwelling types.

- Amend zoning ordinance to allow for apartments and rezone to include R3 and R4 zones that allow multi-family dwellings to be principally permitted.
- Resolve any “manufactured” vs. “mobile” homes definition disparities.
- Amend zoning ordinance to allow for emergency shelters, transitional housing and employee housing per Health and Safety Codes Sections 17021.5 and 17021.6.

Progress/ Effectiveness: The R3 zone (Residential multi-family) principally permits up to four dwelling units; and the R4 zone (Apartment Professional) principally permits hotels and motels and bed and breakfasts. The Land Use/ Zoning Map show three parcels with R4 zoning on Shaw Avenue. In addition, dwellings (including multi-family) are principally permitted in the C2 zone. There was not a documented need for additional multi-family dwelling unit sites during the previous housing element planning period. Therefore, the Zoning Ordinance was not amended.

Mobile homes are allowed on individual lots as a single family dwelling unit if it meets the applicable Zoning Ordinance standards including being installed on a permanent foundation; manufactured homes are not specifically addressed in the Zoning Ordinance. The Zoning Ordinance was not amended to resolve any “manufactured” vs. “mobile” home definition disparities.

City staff reviewed the Zoning Ordinance and available lands for compatibility with emergency shelters and transitional housing facilities. A recommendation to allow for these facilities in the public facility zone without a use permit will be recommended with this Housing Element Update.

Appropriateness: The City has adequate sites available for all types of residential dwellings. Existing R4 and C2 zoned lands allow for sufficient multi-family units in the City at this time. The need for additional land for multi-family dwellings and apartments will be re-evaluated during this Housing Element planning period, and land may be rezoned to allow for increased density if deemed necessary. The City will continue to pursue the Navy housing acquisition which would make an additional 28 multi-family units available within the City.

The City will amend its Zoning Ordinance to include a definition and any applicable requirements for manufactured housing. The following definitions will be incorporated into the zoning ordinance:

§3.49 Mobile homes/ manufactured housing:

Mobile home: A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing.

Manufactured housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). Manufactured housing shall be allowed in all residential zoning districts, subject to applicable requirements, including design review.

The City has not had any requests for homeless shelters or other forms of homeless assistance. A new Housing Element policy is proposed to make homeless shelters principally permitted in specific zoning districts. A recommendation to allow emergency shelters and transitional facilities at the County fairgrounds in the PF zone without a use permit will be introduced and incorporated into the Zoning Ordinance as applicable.

Programs to assist in the development of housing for low - moderate incomes.

- Develop and present a density bonus ordinance to the City Council per GC Section 65915.
- Annually contact and meet with developers of housing for lower-income households, assist with site identification and entitlement processing, support funding application.
- Apply for CDBG funding and implement the Federal HOME first time homebuyers assistance program (FTHAP).

Progress/Effectiveness: The City has not adopted a procedure for the implementation of density bonuses or other incentives for projects that include specified percentages of units affordable to low and moderate-income households. The City should evaluate whether

density bonuses and/or other incentives are an effective way to increase affordable housing opportunities.

The City is looking into available housing rehabilitation grants for the 52 former Navy housing units the City is in the process of acquiring. The City has not developed or implemented a first-time homebuyers program.

Appropriateness: This program will be continued to ensure that density bonuses are incorporated into the City's General Plan and Zoning Ordinance (consistent with State requirements) that will incentivize the provision of units affordable to low- and moderate income households. The City will determine how to permit density bonuses and what aspects of development should be given consideration for an increase in density bonus percentage. The City will continue to pursue participation in a home rehabilitation program administered through Redwood Community Action Agency (RCAA). The City will pursue housing programs available through the state including the HOME program. In addition, state housing program funds and the Navy housing acquisition will be pursued to provide affordable housing options for residents. The goal of the Navy housing acquisition is to provide affordable housing for seniors and working families.

Programs to address and remove governmental constraints on housing.

- Under Building and Zoning Section, review, consolidate and re-write the Subdivision Ordinance 99-04, Ordinances 68, 307, 308A, and 99-03. Under Infrastructure and Utilities Section, review, consolidate and re-write Ordinances 73, 86, 154, 198, 210, 227, 264, 251, 297, 314, 94-01, 03-05, 04-03, 04-04.
- Rewrite the section of the Zoning Ordinance that deals with Design Review so that the Design Review coordinators will have better defined criteria to analyze projects.
- Comply with the Waste Discharge Requirements Order R1-2000-0092. As hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7).
- Revise the Zoning Ordinance regarding persons with disabilities and establish reasonable accommodation procedures.
- Revise the Zoning Ordinance regarding manufactured housing in residential zones.

Progress/ Effectiveness: The City revises ordinance as necessary for clarity and to limit governmental constraints on development. A number of ordinances and an updated Drainage Master Plan have been adopted by the City Council to address improvements to drainage and sewer; to minimize construction in areas where flooding occurs; to encourage flood damage prevention; and to establish requirements for drainage facility improvements. The most recent Drainage Master Plan (DMP) was adopted by the City Council in 2004.

The City has revised the Design Review section of the Zoning Ordinance so that the project reviewers will have better defined criteria to analyze projects. This revision created a Design Review Committee to review all projects subject to design review requirements.

The City is on schedule for meeting Regional Water Quality Control Board (RWQCB) Waste Discharge Requirements. WWTF improvements have been designed and permitted and it is on track to go out to bid and begin construction during 2010.

The City will continue to promote equal housing opportunities and has posted education information from the State Department of Fair Employment and Housing on the community bulletin board. Formal reasonable accommodation procedures have not been established.

The Zoning Ordinance was not amended to resolve any “manufactured” vs. “mobile” home definition disparities. Manufactured homes are not specifically addressed in the zoning ordinance; mobile homes are allowed on individual lots as a single family dwelling unit if it meets the applicable Zoning Ordinance standards including being installed on a permanent foundation.

Appropriateness: The City will continue to rewrite and standardize all City ordinances and post online. The City will continue to work with the Design Review Committee to clarify roles and responsibilities and streamline the design review permit process. WWTF construction will take at least 18-24 months, as hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7). The City will give special consideration in housing programs to the needs of special groups, including the handicapped, large families, the elderly and families with low incomes and promote handicapped access in new housing development.

The City will continue to permit single family mobile home placement on private parcels. These units are generally affordable to lower income residents. The City will amend its Zoning Ordinance to include a definition and any applicable requirements for “manufactured” homes as described above. The City will ensure its zoning ordinance meets statutory requirements relating to manufactured housing on single-family lots.

Programs to conserve and improve existing affordable housing stock.

- Adopt a rehabilitation loan program, tenant based assistance, such as Section 8 vouchers and certificates, and efforts to conserve housing such as weatherization programs.
- Assuming the city is eligible for \$500,000 in grants every two years, the City should be able to rehabilitate 27 dwellings in the next five years. It is estimated that one dwelling can be replace in the next five years.

Progress/ Effectiveness: As discussed previously, the City is in the process of acquiring 52 Navy housing units. These units include single family and multi-family residences that are in need of significant rehabilitation. The goal of the acquisition is to provide affordable housing for seniors and working families.

Appropriateness: The City will seek funding from Federal and State sources to initiate a housing rehabilitation loan and grant program for eligible units including the Navy

housing units. The City will evaluate the feasibility of adopting a rehabilitation program that includes tenant-based assistance, such as Section 8 vouchers and certificates. However, at this time the Eureka Housing Authority handles the City of Eureka, as well as the rest of Humboldt County in administering Federal Rent Subsidies. According to the Eureka Housing Authority, only those people who are eligible for Section 8 funding would receive Federal Rent Subsidies. The City of Ferndale will continue to refer renters who need help to the Eureka Housing Authority.

The City will post and make available information on currently available weatherization and self-help housing programs including programs operated by Pacific Gas and Electric Company and the Redwood Community Action Agency.

Programs to promote equal housing opportunities for all persons.

- Offer incentives to developers to build senior housing and moderate income housing. Set up a committee to study feasibility of senior housing in Ferndale.
- Disseminate fair housing information throughout the City in a variety of public locations. Resolve fair housing complaints.

Progress/ Effectiveness: With the proposed acquisition of the Navy housing, the feasibility of developing a senior center was analyzed in the Acquisition Options and Feasibility Analysis report. The goal of this acquisition is to provide affordable housing for seniors and working families. The City has not offered incentives to developers to build senior housing.

The City will continue to promote equal housing opportunities and has posted education information from the State Department of Fair Employment and Housing on the community bulletin board.

Appropriateness: The Navy housing units would provide affordable housing for seniors. The City will give special consideration in housing programs to the need of special groups, including the handicapped, large families, the elderly and families with low incomes.

Housing Needs Summary

The table below summarizes housing needs, resources and constraints and incorporates what was learned from the prior housing element review. The combination of the housing needs summary synthesized with what was learned from the past planning period provides a meaningful framework for developing the housing program strategy for the current planning period.

Table 38: Summary of Conclusions

Category	Statement	Need
Population	For all age groups below 44 years of age, Ferndale percentages run below state figures. Because of the cost of real estate in Ferndale, younger families might be less able to afford to live in here. Ferndale’s ethnic makeup is predominantly white.	Help for First Time Homeowners. Supply fair housing information throughout the city.
Employment	Technology dependent activities including consulting, design, and computer support are a growing segment of the local economy.	Support for Home Based Businesses and Long Distance work offices.
Income	Relative to Humboldt County or the State of California, fewer Ferndale residents fall within the two lowest income categories.	Low Income Housing.
Seniors	Seniors in Ferndale make up 16.6 percent of the population, higher than the Humboldt County percentage.	Senior Housing for when our Seniors can no longer live in their homes.
Female-headed Households	In Ferndale, there were 51 female-headed households, according to the 2000 Census. Of these 51 female-headed households, nine were below the poverty level, which is 52.9 percent of the 17 families found under the poverty level according to the 2000 Census.	Assistance for low-income, single heads of household.
Persons with Disabilities	Residential parking standards for persons with disabilities are the same as other parking standards. There is no policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.	Evaluate parking standards for persons with disabilities.
Group Homes	The Land Use Element does not regulate the siting of special need housing in relationship to one another.	Evaluate need for policy addressing group homes.
Households Overpaying	In 2000, approximately 154 households (29.7 percent) reporting to the 2000 census were in overpayment situations. This incidence of overpayment occurs fairly evenly between owner (54%) and renter (46%) households. Further, of the 236 households reporting incomes less than \$35,000, approximately half were overpaying in 2000.	Rental Assistance, additional low to moderate income houses.
Housing Units by Type	The proportion of single-family units increased significantly since 1990, while the proportion of 5+ unit-housing structures (i.e., multifamily) has decreased in the City of Ferndale.	Additional Multi-Unit Construction.
Government Constraints	Ferndale’s Zoning Ordinance should be amended to allow for persons with disabilities, emergency shelters, and transitional housing. A Density Bonus	Allow for persons with disabilities, emergency shelters, and transitional

Category	Statement	Need
	Ordinance would increase the availability of permanent housing for all community residents.	housing without a use permit. Adopt a Density Bonus Ordinance.
Vacancy	HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. The homeowner vacancy rate was 1.8 percent, and the rental vacancy rate was 3.8 percent.	More housing.
Housing Condition	Many Housing Elements use age of housing stock to infer condition and need for rehabilitation. This approach is not totally valid in Ferndale, which is noted for its historic architecture. However, minor to substantial rehabilitation is needed on 30% of the housing stock.	A rehabilitation program.
Land Use Controls	In Ferndale, land use designations provide for a range of residential densities ranging from one residence per acre to 21 residences per acre.	Encourage multi-family dwellings.
Realistic Capacity	The City received new waste discharge requirements from Regional Water Quality Control Board to comply with a Cease and Desist Order.	Construct a new wastewater treatment plant.
Land Costs	Cost factors are the primary non-governmental constraint upon development of housing in Ferndale. This is particularly true in the case of housing for low- and moderate-income households, where the basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.	Work with/ offer incentives to developers / contractors to build multiple dwellings.
Financing Availability	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.	Look into CDBG and HOME funding and development of a First Time Buyer program. Housing Rehab program.
Housing Types	Although the R4 zone is named Apartment-Professional, neither the principal permitted uses nor the Uses permitted with a Use Permit include apartments, or anything for 5+ units. In other words, there are no places in Ferndale where apartments are allowed.	Zoning Ordinance Amendment to include apartment dwellings and a Rezone to include R3 zones at some time in the future.

Chapter Five: Housing Goals, Policies and Programs

The purpose of this section is to formulate a housing program that will guide the City of Ferndale and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic levels. It is the City's intent to encourage quality, varied, affordable housing development by both the public and private sectors. The following are goals, policies and programs for specific activities.

Goals are general statements of values or aspirations held by the community in relation to each issue area. They are the ends toward which the jurisdiction will address its efforts.

Policies are more precise expressions of the community's position on particular issues, or how particular goals will be interpreted or implemented. Policies may include guidelines, standards, objectives, maps, diagrams, or a combination of these components.

Implementing **Programs** present specific actions that the city or other identified entity will undertake to address policy issues and move closer to the community's goals. These might include ongoing programs sponsored by the city (e.g. a rehabilitation loan program), discrete time-specific actions (e.g. adopt an ordinance or establish a housing trust fund), or further planning action (e.g. develop a specific plan).

Quantified **Objectives** establish short-range targets to achieve the goals by identifying the maximum number of housing units by income category that can be constructed, rehabilitated and conserved over the five-year period. They should represent "realistic yet aggressive targets that will guide program implementation and serve as the basis for ongoing monitoring and evaluation."

Goals and Policies

GOAL A: Provide adequate sites for all types of residential dwellings

POLICIES:

A-1: Preserve existing ordinances that allow mixed-use of commercial/residential development in various zones.

A-2: Ensure that the City's Housing Element policies are in compliance with SB2 by identifying potential sites where new emergency shelters can be located without discretionary review by the local government.

A-3: Develop and update, on a regular basis, an accurate and current inventory of the City's housing stock, building permit activity and vacant lands.

A-4: Encourage the development of presently available vacant and under-utilized parcels served by sewer and water to full potential under the Zoning Ordinance.

GOAL B: Increase the availability of permanent housing for all community residents.

POLICIES:

B-1: Adopt a Density Bonus Ordinance.

B-2: Encourage a density bonus for developments containing at least 10% of the units set aside for lower income households, or at least 5% of the units for very low-income households, or 50% of the units for qualifying residents (i.e., seniors) as provided in Government Code Section 65915 and where consistent with local regulations. Allow additional concessions/incentives with increased affordable units (GC 65915) and where necessary to maintain economic feasibility of the lower income units.

B-3: Encourage low to moderate income housing development by the private sector.

B-4: Explore financial alternatives to promote low-income housing in new development projects.

B-5: Encourage infill development.

B-6: Encourage senior housing developments.

GOAL C: Review and revise ordinances addressing housing supply and affordability.

POLICIES:

C-1: Continue to revise and standardize all City ordinances and make available online.

GOAL D: Develop and define criteria for Design Review

POLICIES:

D-1: Research historical preservation guidelines, techniques, and best practices to clarify design review process.

D-2: Supplement design guidelines with information on affordable housing design.

GOAL E: Address infrastructure needs in a timely manner; lift sewer hookup moratorium.

POLICIES:

E-1: Complete Wastewater Treatment Facility upgrade.

E-2: Minimize housing construction in environmentally hazardous areas.

E-3: Seek Federal and State funding for sewer and drainage facility improvements and expansion throughout the City.

E-4: Periodically review and update the city-wide drainage master plan and drainage impact fee ordinance.

GOAL F: To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.

POLICIES:

F-1: Reduce parking requirements, setbacks and other zoning provisions that may interfere with ramp construction for disabled persons where it is the only feasible design and provides a “reasonable accommodation” consistent with the Americans with Disabilities Act.

F-2: Ensure that the City’s definition of ‘family’ provides equal access to housing.

F-3: Give special consideration in housing programs to the needs of special groups, including the handicapped, large families, the elderly, and families with low incomes.

F-4: Promote handicapped access in new housing development.

F-5: Encourage equal housing opportunities per CG Section 65583(c)(5).

F-6: Promote the enforcement activities of the State Fair Employment and Housing Commission.

GOAL G: Clarify the City’s commitment to manufactured homes.

POLICIES:

G-1: Ensure that the City’s Zoning Ordinance meets statutory requirements under GC Section 65852.3

GOAL H: Encourage maintenance, preservation, rehabilitation and improvement of housing units.

POLICIES:

H-1: Increase low-income housing stock.

H-2: Support efforts to maintain and improve housing supply.

H-3: Determine income levels of occupants in those houses that need rehabilitation and apply for CDBG funding to maintain, preserve, and improve those houses.

H-4: Apply for federal and state funding for rehabilitation of housing for lower income households.

H-5: Encourage compliance with State and local building codes in conjunction with the availability of federal and state programs for rehabilitation.

H-6: Use state and federal funding assistance to the extent these subsidies exist and are needed to develop affordable housing in Ferndale.

H-7: Pursue those housing finance programs that do not require Article 34 Referendum.

H-8: Increase the City's capacity to package federal and state loans and grants.

H-9: Encourage the formation of, or partner with an existing local non-profit housing sponsor to make maximum use of federal and state programs for new housing construction and rehabilitation. The non-profit housing sponsor will assist the City with preparation of a strategy for development of affordable housing in Ferndale.

H-10: Assist developers in taking full advantage of state and federally funded programs, when feasible.

H-11: Allow for the use of the State Historical Building Code for rehabilitation of eligible units.

H-12: Pursue acquisition of Navy Base Housing for rehabilitation as affordable housing for seniors and working families.

GOAL I: Encourage energy efficiency in all new and existing housing and reduce green house gas emissions.

POLICIES:

I-1: Promote the use of energy conservation features in the design of all new residential structures.

I-2: Promote the use of weatherization programs for existing residential units, including the programs operated by Pacific Gas and Electric Company and the Redwood Community Action Agency.

I-3: Ensure that the City's Housing Element policies are in compliance with SB 375.

- 1) Evaluate whether density bonuses or a mix of density bonuses and other concessions and/or incentives should be used.
- 2) Determine aspects of development that should be given consideration for an increase in density bonus percentage or additional incentives.
- 3) Support site identification for lower-income housing, including ELI households, and assist with entitlement processing, and funding applications.
- 4) Consider applying for CDBG funding.
- 5) Consider implementing the Federal HOME first time homebuyers assistance program (FTHAP)
- 6) Consider offering incentives such as density bonuses, permit streamlining and/or permit fee reductions/ waivers to developers to build senior housing and low-moderate income housing.
- 7) Prioritize funding and regulatory concessions to encourage the development of Single Room Occupancy (SRO) and Family Room Occupancy (FRO) units, and other units affordable to low income, such as supportive and multifamily housing. Implement incentive based programs (e.g. fee reductions, fee waivers, flexible development standards, density bonuses, streamlining permit process, etc.) to encourage development of ELI housing.

Policies Addressed: B-1, B-2, B-3, B-4, B-6
 Responsible Agency: City Manager, City Planner
 Funding Source: City Council Budget, CDBG, FTHAP
 Time Frame: Evaluate density bonus - 2012; outreach to developers- ongoing; apply for grant funding - annually.

III. Design Review

This program is intended to strengthen the design review process in the City.

- 1) Research and analyze best practices in design guidelines and Design Review Committee roles.
- 2) Clarify design guidelines so that Design Review Committee members will have clearly defined criteria to analyze projects.

Policies Addressed: D-1, D-2
 Responsible Agency: City Manager, City Planner
 Funding Source: City Council Budget
 Time Frame: Research best practices in design guidelines - 2012; clarify design review process - 2011.

IV. Infrastructure Needs

This program is intended to address infrastructure needs, specifically associated with the sewer hookup moratorium.

- 1) Construct WWTF upgrades to comply with Waste Discharge Requirements.
- 2) As hookups become available, priority will be granted to developments that include housing units affordable to lower income households (GC65589.7).

Policies Addressed: E-1, E-3
Responsible Agency: City Manager, City Planner, City Engineer
Funding Source: USDA Rural Development grant/loans and rate payers
Time Frame: Construct WWTF upgrades - 2010-2012.

V. Housing Equity

This program is designed to address accessibility to safe, sanitary and affordable housing for all City residents regardless of race, color, religion, sex, marital status, familial status, national origin, ancestry, sexual orientation or disability.

- 1) Revise the Zoning Ordinance regarding persons with disabilities and establish reasonable accommodation procedures. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001(SB520), the City will adopt reasonable accommodation procedures to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing.
- 2) Research and identify definitions, such as “family” that may act to limit access to housing due to familial status, age or disability. Amend the City’s definition of ‘family’ to ensure that equal access to housing is provided.
- 3) Disseminate fair housing information throughout the City in a variety of public locations (e.g. City Hall, City website, library, and post office).
- 4) The City will work with affordable housing providers and managers and other social service and non-profit tenant and landlord rights advocacy groups to inform the public of their responsibilities and rights under the law and to improve access to landlord and tenant mediation and fair housing services to resolve fair housing complaints. Additionally, the City will maintain State complaint forms and refer fair housing complaints to appropriate agencies such as California Department of Fair Employment and Housing.

Policies Addressed: F-1, F-2, F-4, F-5, F-6
Responsible Agency: City Planner
Funding Source: City Council Budget
Time Frame: Amend Zoning Ordinance to include reasonable accommodation procedures - 2012; disseminate fair housing information -2012 and Ongoing; and resolve fair housing complaints - Ongoing.

VI. Manufactured Housing

This program will determine and clarify the City’s commitment to mobile and manufactured housing as part of providing affordable housing to residents.

- 1) Address the use of “manufactured housing” vs. “mobile home” terminology and amend Zoning Ordinance accordingly. Add the following definitions to the Zoning Ordinance:

§3.49 Mobile homes/ manufactured housing:

Mobile home: A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park and not including recreational vehicle, commercial coach or factory-built housing.

Manufactured housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). Manufactured housing shall be allowed in all residential zoning districts, subject to applicable requirements, including design review.

- 2) Revise the Zoning Ordinance to permit manufactured homes in certain residential zones.

Policies Addressed: G-1

Responsible Agency: City Planner

Funding Source: City Council Budget

Time Frame: Amend Zoning Ordinance - within one year of element adoption.

VII. Housing Unit Preservation and Rehabilitation

This program highlights the necessity for housing preservation and rehabilitation and identifies methods to achieve these housing goals.

- 1) The City will explore the potential to adopt and implement a rehabilitation loan program to income-qualified households to correct Health and Safety Code violations and make essential repairs.
- 2) Apply for Federal and State grants to address housing rehabilitation needs.
- 3) There are currently no housing units at risk of conversion, but if this issue is presented in the future, the City will work to preserve at-risk housing units.
- 4) Partner with RCAA to take advantage of their Housing Rehabilitation program.

Policies Addressed: H-1, H-2, H-3, H-4, H-6, H-9, H-12

Responsible Agency: City Manager, City Planner

Funding Source: State and Federal Government

Time Frame: Explore City adoption of a rehabilitation loan program - 2013.
Research and apply for rehabilitation funding grants - Ongoing.

VIII. Energy Conservation and Weatherization

This program is designed to encourage energy efficiency in new and existing housing developments and make energy efficiency and weatherization techniques available to City residents.

- 1) Research and analyze information on how to incorporate energy saving features and materials into new and existing housing units that either meet or exceed Title 24 energy efficiency standards for California.

- 2) Post and distribute information on energy conservation and weatherization techniques.
- 3) Develop and update a referral listing of public and private grant/loan assistance programs for weatherization.
- 4) The City will research and analyze conservation incentives for the building industry and residents including services offered by local organizations (e.g. Redwood Coast Energy Authority (RCEA)). RCEA services include compact fluorescent light bulb exchanges and energy conservation awareness campaigns.
- 5) The City shall support RCEA efforts to provide community education on energy issues, including reduced energy consumption and increased energy efficiency benefits.
- 6) The City will promote energy conservation educational programs and sustainable building techniques such as construction waste recycling and energy efficient retrofits. Research and compile information on how to incorporate energy saving features and materials, and energy efficient systems and designs into residential development and retrofits and make the information available to the public (e.g. at City Hall and the library).

Policies Addressed: I-1, I-2, I-3

Responsible Agency: City Manager, City Planner

Funding Source: City Council Budget, Other grants

Time Frame: Research and promote energy conservation strategies - 2011 and Ongoing.
Develop grant/loan assistance program list - 2012 and update as necessary.

IX. Ferndale Housing Project

This program is intended to facilitate and acknowledge the City's commitment to the Ferndale Housing Project (former Navy housing) and compliance with the provisions set forth in Government Code Section 65583.1(c) (see Attachment B).

- 1) The City will enter in to an Agreement for operation, management, and maintenance of the units as affordable housing for individuals and families earning low to moderate incomes. The City will require rehabilitation of the housing units, where necessary, prior to occupancy.
- 2) The Agreement will contain specific restrictions on who can occupy the units based on income standards including a total of 25 low income units and 27 moderate income units.
- 3) Support the phased rehabilitation and occupancy of the units, with the first phase occupied by the end of 2011.
- 4) All units will be available for occupancy within two years of this Agreement.

Policies Addressed: H-1, H-2, H-12

Responsible Agency: City Manager, City Planner

Funding Source: City Council Budget (including but not limited to \$62,000 already committed)

Time Frame: Within two years of City agreement with property manager.

Quantified Objectives

Under State law, the Housing Element must include quantified objectives which estimate the number of units likely to be constructed, rehabilitated conserved, or preserved by income level during the planning period.

While ideally the housing objectives will equal the housing needs identified in the Housing Element, the identified needs in many cases exceed available resources. Realistically, most of the factors are beyond the control of local government. However, this Housing Element addresses regional housing needs by setting City housing allocations based on needs, resources and constraints.

The HCAOG new construction estimates under the Housing Needs Plan call for the development of 52 new housing units: 13 for growth, 0 for replacement, 9 rental, and 0 to increase vacancy by 2015. This projection is based on Ferndale’s share of the County’s estimated housing needs. However, this projection does not (nor would it have any method to) account for economic and market trends.

This projected rate of construction necessary to meet this allocation (10 units per year) exceeds the 5 units per year average for the last decade. Accordingly, the Quantified Objectives in Table 39 estimate that the City will likely develop approximately 24 of the 52 units identified in the HCAOG Regional Housing Needs Plan for the period 2009 to 2014. This figure factors in historical growth and economic trends.

Based on the trends, goals, polices and action plan outlined in Chapter 5, the City anticipates new construction of 24 new units, rehabilitation assistance with 52 units, and conservation/preservation of 0 units over the next planning period. The Navy Housing rehabilitation would result in an additional 52 affordable housing units including 25 low income rentals and 27 moderate income rentals. The projected unit conservation/ preservation is 0 because no dwellings are at threat of being converted during the planning period.

Table 39: Quantified Objectives - City of Ferndale

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	2	0	0
Very Low	2	0	0
Low	5	25	0
Moderate	2	27	0
Above Moderate	13	0	0
TOTAL	24	52	0