



City of Ferndale Housing Element Update Community Survey

The City of Ferndale is developing its 7th Cycle Housing Element for 2027–2035. State law requires the City to prepare and adopt the 7th Cycle Housing Element by July 2027. This Housing Element is part of the City’s General Plan and will guide housing development within the City over the next eight years.

Thank you for taking the time to participate in this community survey. Your input is an important part of helping our city better understand the housing needs, priorities, and experiences of the people who live here. Your responses will support the development of policies and programs for the 7th Cycle Housing Element.

The survey should take only a few minutes to complete. Participation is voluntary, and your responses will be kept confidential and reported only in summary form. We appreciate your time and thoughtful feedback—it truly makes a difference. Let’s get started!

1. Do you currently live in Ferndale?

- ☐ Yes
- ☐ No

2. Do you live within the City of Ferndale city limits?

- ☐ Yes
- ☐ No
- ☐ I’m not sure

3. If you do not currently live in the City of Ferndale:

Have you previously lived in the City of Ferndale?

- ☐ Yes
- ☐ No

Do you want to live in the City of Ferndale?

- ☐ Yes
- ☐ No

4. If you currently live in Ferndale, how long have you lived there?

5. What is the main reason you ended up living in Ferndale? (Choose up to three)

- ☐ To be near my job.
- ☐ To be near my spouse’s / partner’s job.
- ☐ To be near my child’s/children’s school.

- ☐ Quality of the school.
- ☐ I'm a student at HSU/Cal Poly Humboldt/College of the Redwoods
- ☐ Neighborhood/cultural/recreational amenities.
- ☐ Social networks (family or friends live in the City or nearby).
- ☐ I grew up in Ferndale.
- ☐ I have lived in Ferndale for a long time and have settled here.
- ☐ The Ferndale climate.
- ☐ I was able to access affordable housing.
- ☐ Other (please specify) _____

6. From the following, choose the one that best describes your current housing situation?

- ☐ Renter
- ☐ Homeowner with a mortgage
- ☐ Homeowner without a mortgage
- ☐ Live in someone else's house/rental unit paying rent but I'm not on the lease
- ☐ Couch surfing (I live in someone else's home/rental unit without paying rent.
- ☐ I live in my car/RV
- ☐ I'm currently in between homes or experiencing homelessness
- ☐ Other (please specify) _

7. How long have you lived in your current home?

8. Does your current housing situation meet your needs?

- ☐ Yes, completely. I have no complaints.
- ☐ Yes, somewhat. But I have complaints.
- ☐ Not at all. I have complaints.
- ☐ I don't care, as long as I have a roof over my head.

9. Other (please specify) _____ If your current housing situation doesn't meet your needs, what are the reasons? (Choose all that apply)

- ☐ My home is too small.
- ☐ My home is too big.
- ☐ My home is not affordable.
- ☐ My home needs major repairs.
- ☐ I can't afford the cost of heating or electricity for my home.
- ☐ My home is overcrowded.
- ☐ I don't have reliable access to heating or electricity.
- ☐ My home is unsuitable or inaccessible for my physical needs.
- ☐ I only have temporary housing (6 months or less).
- ☐ I am currently renting, but would like to own a home.
- ☐ I have no privacy.
- ☐ I have difficulty accessing high-speed internet or cell signal.

- ☐ I feel unsafe.
- ☐ Other (please specify) _____
- ☐ None of the above

10. Approximately how much does your household spend per month on housing costs? A household is everyone who lives with you in your home or rental unit.

For Homeowners: this includes mortgage payment (if applicable), utilities (water, heating, gas/electric, garbage), property taxes, homeowners' insurance, private mortgage insurance (if applicable).

For Renters: this includes rent and utilities (water, heating, gas/electric, internet, garbage).

11. What has been your experience with finding housing in Ferndale?

12. What are the greatest challenges you have faced when looking for quality and affordable housing in Ferndale? (Choose all that apply)

- ☐ Cost of rent
- ☐ Cost of mortgage payment
- ☐ Cost of fire insurance/inability to secure insurance
- ☐ I cannot find a home within my price range
- ☐ I do not have the funds for a down payment
- ☐ I don't have funds for up-front rental deposits
- ☐ Few options for rental units
- ☐ Few options for units for-sale
- ☐ Lack units suitable for my physical needs/lack of ADA accessible units
- ☐ Discrimination by landlords
- ☐ My income does not qualify me for a mortgage or rental
- ☐ Cost of fire insurance.

13. Other (please specify) _____ What challenges might others face trying to find a home if they want to move into Ferndale or change housing situations within Ferndale?

14. In your understanding, which of the following best defines “housing affordability”? (Select one)
- ☐ Housing costs that do not exceed about 30% of a household’s income
 - ☐ Housing that is priced below the city’s median home value
 - ☐ Housing that is subsidized by the government
 - ☐ Housing that is available for purchase by first-time buyers
 - ☐ Not sure
15. Have you heard that housing affordability is often defined as a household not spending more than 30% of its gross income on housing? (Select one)
- ☐ Yes
 - ☐ No
 - ☐ Not sure
16. What do you think are the most needed types of housing in Ferndale? (You can choose as many as you think are needed)
- ☐ Affordable rental options
 - ☐ More housing to buy
 - ☐ Senior housing
 - ☐ Accessory dwelling units (sometimes called ADUs, granny flats, second units).
 - ☐ Housing that is accessible for people with physical disabilities
 - ☐ Supportive housing. This is housing for persons with special needs, this could include persons with developmental disabilities
 - ☐ RVs, trailers, and tiny homes on wheels
 - ☐ Housing for large families
 - ☐ Workforce housing. Workforce housing is intended for households that earn too much to qualify for traditional subsidized affordable housing, but market prices and rents are unaffordable. Annual gross household income ranges for workforce housing are:
 - For a family of four: \$66,000 to \$112,680
 - For an individual: \$31,920 to \$78,900
 - ☐ Mixed-use developments that combine commercial and residential homes
 - ☐ Stationary tiny homes
 - ☐ Manufactured homes
 - ☐ Temporary or short-term housing for people who do not have a home or need to suddenly leave their home or household situation
 - ☐ Housing of any type, we just need more homes!
 - ☐ Other (please specify) _____
17. From the following, choose the one that best describes you:
- ☐ I live and work in the City of Ferndale
 - ☐ I’m retired/do not currently work
 - ☐ I work in a different city/town

18. If your answer to Question #18 was, "I work in a different city/town", in what city or town do you work?

19. How do you get to work, medical appointments, school, do your grocery shopping, etc.?

(Choose all that apply)

- ☐ I walk
- ☐ I drive my car
- ☐ I ride my bike
- ☐ I ride my e-bike
- ☐ I carpool with family, friends, or co-workers
- ☐ I borrow a car from a family member or a friend because I don't have a car
- ☐ I take the bus where it is available I use Dial A Ride
- ☐ I ride my motorcycle
- ☐ I ride my scooter/moped
- ☐ I rollerblade or skateboard
- ☐ Other (please specify)

20. What are two things you love about living in Ferndale?

21. What are two things that Ferndale does not currently provide?

22. If you had a magic wand, what is one thing you want to change about housing in Ferndale in the next ten years?

23. If you had a choice, would you want to stay living in Ferndale, or move to another city or community in Humboldt County?

- ☐ I want to stay living in Ferndale.
- ☐ I want to move to another city or community in Humboldt County.

24. Please fill in the blanks to these three statements:

I want to live in a place where I can _____

Where my family can _____

Where my community can _____

Demographic Questions:

25. Which best describes your current employment status?

- ☐ Full-time employed
- ☐ Part-time employed
- ☐ Temporary / seasonally employed
- ☐ Full-time homemaker
- ☐ Unemployed
- ☐ Retired
- ☐ Unable to work due to disability
- ☐ Prefer not to say

26. How old are you?

- ☐ 18 years or less
- ☐ 19-25 years
- ☐ 26-30 years
- ☐ 31-40 years
- ☐ 41-50 years
- ☐ 51-60 years
- ☐ 61-70 years
- ☐ 71-80 years
- ☐ 81 years or more
- ☐ Prefer not to say

27. Choose all that apply to you.

- ☐ College student.
- ☐ Developer or owner of housing that I rent to others.
- ☐ Developer or owner of commercial buildings.
- ☐ Education representative (teacher or administrator).
- ☐ Senior.
- ☐ Single parent, female head of household.
- ☐ Single parent, male head of household.
- ☐ Identify as LGBTQ+.
- ☐ An individual experiencing homelessness or housing instability.
- ☐ An individual with a disability (behavioral, physical, sensory or developmental).
- ☐ Housing advocate.
- ☐ Low-income individual or household.

- ☐ Local government representative or employee.
- ☐ Owner of a business or a business advocacy organization.
- ☐ Owner of the home I live in.
- ☐ Parent or guardian.
- ☐ Person of color.
- ☐ Hispanic or Latino/x.
- ☐ Real estate professional.
- ☐ Renting the home I live in.
- ☐ Service provider.
- ☐ I'm a farmworker or employed by a commercial timber company.
- ☐ Other

28. How many people live in your household? (A household is everyone who lives with you in your home or rental unit)

29. What is your approximate total household income? (A household is everyone who lives with you in your home or rental unit)

- ☐ Under \$30,000
- ☐ \$30,000-39,999
- ☐ \$40,000-49,999
- ☐ \$50,000-59,999
- ☐ \$60,000-69,999
- ☐ \$70,000-79,999
- ☐ \$80,000-89,999
- ☐ \$90,000-99,999
- ☐ Over \$100,000
- ☐ Prefer not to say

30. Are there any additional thoughts you would like to add as the City of Ferndale prepares the 2027–2035 Housing Element Update?

31. Please tell us how you heard about the City of Ferndale Housing Element Update Community Survey.

- ☐ On the City's website
- ☐ I scanned a QR code
- ☐ Someone in my family or a friend told me about the survey
- ☐ Other (please specify)

If you completed a paper copy of the survey, please drop off your survey at City Hall, located at 834 Main Street, Ferndale CA. You can drop off completed surveys at City Hall counter during their regular business hours .