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Community Development Department
2095 Main Street
Ferndale, WA 98248

Re: Comprehensive-Plan-Update
Church and Main *Hand delivered to City Hall Jan 13, 2026*

Dear City of Ferndale,

Housing is a human right. I absolutely oppose your rezoning my single family neighborhood into "Multifamily" apartments. The purpose of our City of Ferndale government is to endeavor the community and protect the neighborhoods. The proposed rezone destroys my neighborhood of homes occupied by families. Placing some 30 units per acre of multi story apartment amongst very nice homes on modest lots is a travesty. Protect our neighborhood - do not tear it apart!

The definition of family is "a group of one or two parents living together with their children". The data shows that maybe 25% of apartment units contain families. Thus, you are proposing Multi Non-Family housing or apartment houses as likely 3/4 of the occupants do not meet the definition of family. Why do you take funds from the public and lie to us with your proposal?

I attended a number of the public meetings during the planning process. The planning discussion "alphabet soup" using "RMS, UR, Li, RMM, RR, etc" was very hard or impossible to follow. I and many others in attendance were dismayed at the lack of clear communications by our public servants not being able to follow the discussion. I am not stupid, having a bachelors in a difficult field, completed two graduate program and have a professional license and had difficulty understanding due to your not clear communications. Likewise, the proposed zoning coloration on the maps provided is difficult to distinguish. RM, RMM & RMH along with RS Low & RS Medium blend together.

Clearly, the Ferndale Community Development Department needs to redo this Comprehensive-Plan-Update by being honest using honest words - apartments non-family, not "multi-family". In the presentation before the public avoid the very confusing alphabet soup terms and use what the terms actually are. Clearly mark drawings with distinct coloration. In you work at public servants, your need to be honest and clearly communicate. *The planning process needs to be redone with clarity.*

In years prior, one could obtain a trade or college degree yielding a middle class job. Then get married, buy a three bedroom two bath house with green grass around it and raise up a family. Since the price of a home has risen beyond the means of the middle class. I have three grandchildren with college degrees and good job who find it impossible to purchase a home.

Your Ferndale Community Development Department process compresses availability of family homes by restricting expansion to available land. Around Ferndale, out in the county, are vast acreages of alder trees and little used fields. (Yes, save the active farm land.) Rezone these into family housing to increase availability and reduce lot cost. Yes, some people oppose rezoning fields and forest into housing. If they live on land that was once field or forest, then their home should be torn down and land returned to field and forest. They need to walk their talk not pull up the ladder to future generations. Vancouver, BC, has well demonstrated that such zoning compression is contrary to affordable housing.

Yes, the Ferndale Community Development Department, needs to support affordable homes. Three bedroom, two bath homes on modest lots, up the Church Street hill from me, are being built one stick at a time and start at \$700,000. Our families simply cannot afford. 120 years ago, automobiles were also built "one stick at a time" in a shop like new housing today, only the wealthy could so afford. Henry Ford came around and built cars on subassemblies and production line making good cars clearly affordable to the middle class.

Today, there are factory built modular homes quality made featuring wonderful architecture. The City of Ferndale, via the Community Development Department, needs to actively support modular homes and significantly expanding the lot base on the alder and field acreage. We absolutely need affordable homes to raise up families.

These high quality architecturally nice modular homes are not to be confused with single and double wide manufactured homes. Yes indeed, the manufactured homes are also affordable home and need to have clear space in our rezoning.

The Lutheran Church at Main and Church is being rezoned "Multi-Family". Does that make sense? One keeps hearing that the State of Washington is requiring the rezone. I did not see one State person at the rezone hearings. It is the Ferndale Community Development process who propose rezoning my neighborhood to apartments. Does it make sense that the State is doing rezone?

Thank you for taking the time to hear my concerns about our community. Good homes for families to raise up children is a human right.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry William Bawell".