

Sixth Cycle Regional Housing Needs Assessment (RHNA) Appeal Request Form
All appeal requests and supporting documentation must be received by SCAG June 15, 2020, 5 p.m.
Appeals and supporting documentation should be submitted to housing@scaq.ca.gov.
Late submissions will not be accepted.

Date: 9/15/2020 Jurisdiction Subject to This Appeal Filing: _____
(to file another appeal, please use another form)

Filing Party (Jurisdiction or HCD)
City of Barstow

Filing Party Contact Name: Rebecca Thorpe Merrell Filing Party Email: rthorpe@barstowca.org

APPEAL AUTHORIZED BY:

Name: Nikki Salas

PLEASE SELECT BELOW:

- Mayor
- Chief Administrative Office
- City Manager
- Chair of County Board of Supervisors
- Planning Director
- Other: _____

BASES FOR APPEAL

- Application of the adopted Final RHNA Methodology for the 6th Cycle RHNA (2021-2029)
- Local Planning Factors and/or Information Related to Affirmatively Furthering Fair Housing (See Government Code Section 65584.04 (b)(2) and (e))
 - Existing or projected jobs-housing balance
 - Sewer or water infrastructure constraints for additional development
 - Availability of land suitable for urban development or for conversion to residential use
 - Lands protected from urban development under existing federal or state programs
 - County policies to preserve prime agricultural land
 - Distribution of household growth assumed for purposes of comparable Regional Transportation Plans
 - County-city agreements to direct growth toward incorporated areas of County
 - Loss of units contained in assisted housing developments
 - High housing cost burdens
 - The rate of overcrowding
 - Housing needs of farmworkers
 - Housing needs generated by the presence of a university campus within a jurisdiction
 - Loss of units during a state of emergency
 - The region's greenhouse gas emissions targets
 - Affirmatively furthering fair housing
- Changed Circumstances (Per Government Code Section 65584.05(b), appeals based on change of circumstance can only be made by the jurisdiction or jurisdictions where the change in circumstance occurred)

FOR STAFF USE ONLY:

Date _____ Hearing Date: _____ Planner: _____

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Brief statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584 (please refer to Exhibit C of the Appeals Guidelines):

Please include supporting documentation for evidence as needed, and attach additional pages if you need more room.

We would like to appeal based on

f. The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

Affirmatively Furthering Fair Housing (AFFH)

"The fourth RHNA objective specifically requires that the RHNA methodology allocate a lower proportion of housing need in jurisdictions that already have a disproportionately high concentration of those households in comparison to the county distribution. Additionally, the fifth objective, affirmatively furthering fair housing (AFFH), requires that the RHNA methodology further the objectives of addressing significant disparities in housing needs and access to opportunity in order to overcome patterns of segregation"

Barstow City has an existing 30% of the population that is below the poverty line which it argues is disproportionately high. The City of Barstow submits that it's final RHNA number should include only 1-5% of very low income 1-5% of low income 60-80% moderate income and 20-50% above moderate income.

The City of Barstow would also like to base it's appeal on high housing cost burdens imposed by the state

The City of Barstow is very interested in building small starter single family homes for working professionals and feels that the state is discouraging developers by increasing the cost of building homes by 10% with solar & other requirements.

Brief Description of Appeal Request and Desired Outcome:

Total - 881
Very Low Income - 60
Low Income - 60
Moderate Income - 234
Above moderate income - 527

Number of units requested to be reduced or added to the jurisdiction's draft RHNA allocation (circle one):

Reduced _____ **Added** _____

List of Supporting Documentation, by Title and Number of Pages
(Numbers may be continued to accommodate additional supporting documentation):

1. BarstowRHNA10.08.2020 - Separate Document Attached
- 2.
- 3.

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Date _____ Hearing Date: _____ Planner: _____