

**Sixth Cycle Regional Housing Needs Assessment (RHNA) Appeal Request Form**  
*All appeal requests and supporting documentation must be received by SCAG October 26, 2020, 5 p.m.*  
*Appeals and supporting documentation should be submitted to [housing@scag.ca.gov](mailto:housing@scag.ca.gov).*  
*Late submissions will not be accepted.*

Date:  
10/15/20

Jurisdiction Subject to This Appeal Filing:  
*(to file another appeal, please use another form)*  
City of San Dimas

Filing Party (Jurisdiction or HCD)  
City of San Dimas

Filing Party Contact Name  
Henry Noh

Filing Party Email:  
hnoh@sandimasca.gov

**APPEAL AUTHORIZED BY:**

Name: Henry Noh

**PLEASE SELECT BELOW:**

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

**BASES FOR APPEAL**

- Application of the adopted Final RHNA Methodology for the 6<sup>th</sup> 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 feel the RHNA methodology lacks certain considerations that would have a devastating impact not only on our jurisdiction, but the character of all jurisdictions within our region. The City of San Dimas is a built-out city and any new developments can only happen with the demolition of existing developed properties that mainly consist of commercial, office or industrial developments. Therefore, the demolition of these properties would create an imbalance between jobs and housing in our community.

Local input ensures consistency between RHNA and the Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (also known as Connect SoCal) as required by Government Code Section 65584.04(m). As currently proposed, the draft RHNA methodology calculation would not be consistent with the development patterns proposed in the Connect SoCal Plan and its Program Environmental Impact Report (PEIR).

**Brief Description of Appeal Request and Desired Outcome:**

Upon reviewing SCAG's Draft RHNA allocation, the City is requesting a reduction in our allocation based upon three factors: adopted Methodology; availability of land suitable for urban development or for conversion to residential use; and lands protected from urban development under existing federal or state programs. It is imperative to ensure that our projected need is as accurate as possible as it has a direct relationship to the City's efforts in development. The City requests for a reduction of our allocation to proportionally show a reflection of our historical, current and future needs as shown in our TAZ growth forecast submitted to SCAG staff.

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

Reduced 1000 \_\_\_\_\_ Added

**List of Supporting Documentation, by Title and Number of Pages**

**(Numbers may be continued to accommodate additional supporting documentation):**

1. Attachment A - Revision Request Letter (6 Pages)
2. Attachment B - Local Input submittal (1 Page)
3. Attachment C - SCAG Infill and Vacant Parcel List-Final (4 Pages)
4. Attachment D - TAZ Growth Forecast (1 Page)

**FOR STAFF USE ONLY:**

Date \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Planner: \_\_\_\_\_