

TO: Mayor and Council Members
Marlene Best, City Manager
Shawn Hagerty, City Attorney

FROM: Annette Ortiz, CMC, City Clerk

DATE: August 25, 2021

SUBJ: UPDATED COUNCIL MEETING MATERIALS – AUGUST 25, 2021

NEW BUSINESS:

- (7) An Urgency Ordinance Enacting an Essential Housing Program to Boost Housing Production and Improve Housing Affordability in Order to Achieve the Goals Set Forth in the City’s Housing Element (Sixth Cycle: 2021-2029) and Determining the Ordinance Exempt from the California Environmental Quality Act. (City Manager – Best)**

The attached document replaces Attachment 1 to the Urgency Ordinance for the above-mentioned Item. Also, please note the redline changes made to page 3.





Essential Housing Project Application

Credits Assessment Guide

INSTRUCTIONS FOR CREDIT ASSESSMENT USE:

An Essential Housing Project, as defined in the Essential Housing Program Ordinance, must achieve **at least 50 credits**, as described below, and **at least 10** of the credits must come from the Housing Category. The Applicant must submit with the Essential Housing Project Application a completed Essential Housing Project Credits Assessment Checklist (“Checklist”) (Attachment 2 to the Application) demonstrating how the project achieves at least 50 credits (with at least 10 Housing credits).

Use of this credit system will ensure Essential Housing Projects are sustainable and consistent with the General Plan, while allowing appropriate planning, design, and mitigation flexibility, in compliance with the California Environmental Quality Act (CEQA), the Subdivision Map Act, and other City policies, laws, and regulations.

Except as provided in the Essential Housing Program Ordinance, an Essential Housing Project must otherwise comply with all applicable City requirements, including obligations related to processing or review of any required development application. However, the City’s development standards, conditions, and policies shall be applied to facilitate and endeavor to accommodate development at the density proposed by the Essential Housing Project.

I. EXCLUSIONS

A project is not an Essential Housing Project if any of the following statements apply. If the Applicant has indicated in the Application that any of the following apply, the project is **not** eligible to be an Essential Housing Project.

- The development footprint is within a floodway as defined in Santee Municipal Code Chapter 11.36.
- The development footprint is proposed in an area which is permanently protected by one or more conservation easements.
- The General Plan land use designation or zoning classification of the project site does not currently allow for residential uses and the project site is not identified in the Residential Sites Inventory of the Housing Element.
- The project site is not on an existing or planned (identified in the General Plan) prime arterial, major arterial, parkway or collector.
- The project site is within Safety Zone 1,2, or 5 of the Gillespie Field Airport Land Use Compatibility Plan.

II. CREDIT ASSESSMENT

A project must obtain at least 50 credits from the criteria below, including at least 10 credits from the Housing category, to be deemed an Essential Housing Project. If any of the credits below relate to a project design feature, the project design feature shall be provided with the project design or as a project condition of approval during the subsequent entitlement phase of the project.

III. CREDITS: LAND USE

Credit: Mixed-uses – 5 credits

Project will include a mix of uses consisting of residential and nonresidential uses with at least 67%, but not more than 80%, of the square footage designated for residential use.

Credit: Location in Town Center — 2 Credits

Project site or portion thereof is located within an area of the City designated “TC-Town Center” pursuant to the City of Santee General Plan Land Use Element.

Credit: Maximize Potential Density – 4 Credits

Proposed project is within the mid to upper end of, or exceeds, the density range as set forth in the Land Use Element, Housing Element or Town Center Specific Plan.

IV. CREDITS: HOUSING (AT LEAST 10 CREDITS REQUIRED)

Credit: Affordable Housing – 20 Credits

Project provides a minimum of 10% of units affordable to low income households (80% or less of the Area Median Income);

-OR-

Provides a contribution of \$10,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Affordable Housing – 10 Credits

Project provides a minimum of 10% of units affordable to moderate income households (80-120% of the Area Median Income);

-OR-

Provides a contribution of \$5,000 per market-rate unit included in the project, up to 200 units, to the City’s Affordable Housing Trust Fund to facilitate affordable housing in support of Program 7 of the Housing Element.

Credit: Mix of Unit Sizes – 5 Credits

The project provides a mix of units where the number of units with three or more bedrooms divided by the number of units with two or less bedrooms exceeds a ratio of 1.

Credit: Redevelopment – 5 Credits

The project redevelops a currently underutilized site currently developed with a residential density below the minimum required residential density of the site.

Credit: Residential Units Provided — Maximum 10 Credits

For every 50 units a project provides, 2 credits are allocated up to a maximum of 10 credits.

V. CREDITS: MOBILITY

Credit: Location within ¼ mile of a bus stop – 2 credits

Project site or portion thereof is located within ¼ mile of a bus stop.

Credit: Location within ½ mile of a trolley station – 5 credits

Project site or portion thereof is located within ½ mile of the boundaries of a trolley station.

Credit: Location along a multimodal corridor – 5 credits

Project site is located along a multimodal corridor as identified in the Mobility Element.

Credit: Traffic Calming – 2 credits

Project will provide traffic calming devices in the design of interior roadways including but not limited to traffic circles, chicanes, or speed humps.

Credit: SR-52 Contribution — 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, which funds shall be dedicated exclusively to relieve congestion on State Route 52. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Passenger Loading Area or Rideshare/Carshare Parking — 2 Credits

Project design includes passenger loading/unloading areas and/or dedicated preferred parking spaces for rideshare/carshare use.

Credit: Bicycle Repair Station and Storage — 2 Credits

Project must include a bicycle repair station and meet the below requirements for enclosed bicycle storage. Bicycle storage enclosures must be securable, surveillable, and accessible from the ground floor and may consist of lockers, a kiosk, or a designated room within a building. Bicycle storage enclosures must be located in an area easily accessible to building users. Bicycle storage enclosures should be located within walking distance of any functional entries, but may be clustered for use by several buildings, where appropriate.

Non-Residential Buildings (as part of mixed-use housing project)

Provide at least two enclosed bicycle storage spaces for every 5,000 gross square feet, but no fewer than two enclosed storage spaces per building.

Multi-Unit Residential Buildings (as part of mixed-use housing project or as a standalone project)

Provide a number of enclosed bicycle storage spaces totaling at least 10% of all residential units, but no fewer than five enclosed storage spaces per building (i.e., a building of 100 units would require 10 enclosed bicycle storage spaces).

VI. CREDITS: OPEN SPACE AND CONSERVATION

Credit: Contribution to City-owned Natural Open Space – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, for the management of City-owned properties within the draft Multiple Species Conservation Plan preserve boundaries. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

Credit: Trees – 2 Credits

Project must plant at least 10 trees per acre of land to be developed. Trees must be planted in streetscapes and parks.

VII. CREDITS: WATER QUALITY AND EFFICIENT USE

Credit: Installation of Graywater System — 2 Credits

Design and install a rainwater harvesting and storage system (including surface runoff and/or roof runoff) or graywater reuse system for landscape irrigation use or indoor water use for some portion of single-family residential, small lot, or multi-family townhome or similar product. For graywater reuse system, graywater must be collected from at least one of the following: clothes washer; showers; or some combination of faucets and other sources estimated to exceed 5,000 gallons per year.

Credit: Connect to Recycled or Purified/ Advanced Treated Water — 2 Credits

Project must connect to either recycled water or purified or advanced treated water provided by Padre Dam Municipal Water District (PDMWD) through its East County Advanced Water Purification Program.

VIII. CREDITS: ENERGY, AIR QUALITY, AND GHGs

Credit: Exceeds Title 24 requirements — 2 Credits

Project equipment and fixtures must achieve efficiencies that exceed current Title 24 energy conservation standards (at the time of application submittal) by 5% or greater.

Credit: All Energy Star Rated Appliances or Equivalent — 4 Credits

All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses must be Energy Star rated or equivalent.

Credit: EV Chargers in Public Use areas — 5 Credits

EV charging stations will be installed in 20% of parking spaces within all public use (e.g. public park) parking areas. All charging stations shall consist of Level 2 units or better.

Credit: EV Chargers in Public Use areas – 2 Credits

Provide a Level 3 charging station in a public parking areas.

Credit: Solar Panels on Carports — 5 Credits

Solar photovoltaic (PV) must be installed covering no less than 25% of the total roof area of any carports.

Credit: Solar Panels on Accessory Buildings — 5 Credits

Solar PV must be installed covering no less than 15% of the total roof area (excluding skylight area) of any accessory building (excluding carports) that is part of the housing/mixed-use housing project.

Credit: Solar Water Heating — 2 Credits

Within a minimum 25% of residential dwelling units, Project must install a solar water heater that meets at least 40% of annual domestic hot water load.

Credit: Full Electrification of Residential Units — 5 Credits

Project residential units will be fully electric. No natural gas shall be provided to the residential units but may be provided to outdoor common areas.

Credit: Battery Systems – 10 Credits

Project provides battery backup system within each proposed residential unit.

IX. SAFETY

Credit: 100-Foot Irrigated Fuel Modification Zone — 5 Credits

Project design includes fully irrigated fuel modification zone of 100 feet or more within project boundaries between the project and its exterior perimeter within which ongoing maintenance activities would occur. Fuel modification zone must be established for ongoing maintenance by HOA, homeowner, or other entity.

Credit: Implementation of Fire Protection Plan — 5 Credits

Project applicant must agree to require third party defensible space inspectors to provide compliance reports biannually to the Santee Fire Department.

X. TRAILS AND SIDEWALKS

Credit: Enhanced Landscaped Parkways — 4 Credits

Project provides enhanced landscaped parkways that are privately maintained along roadways that are otherwise not required by City roadway setback and improvement standards.

Credit: Safe Routes to Schools, Parks, and Transit Stops – 2 Credits

Project improves safe walking routes to schools, parks, and transit stops by providing sidewalk infrastructure improvements outside of project boundaries.

Credit: Multiple Use Trails — 5 Credits

Project provides multiple use trails for use by pedestrians and bicyclists.

Credit: Trail Facilities Contribution – 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, to enhance Citywide trail facilities such as lighting, benches, drinking fountains, bike stations, or other such amenities along project trails. The number of credits achieved will depend on the size of the project, as follows:

1-10 units in the project	2 credits
11-20 units in the project	5 credits
21-200 units in the project	10 credits

XI. CREDITS: PARKS AND RECREATION

Credit: Exceed Parkland Dedication Requirement —2 Credits

Project applicant must commit to exceed the parkland dedication requirement set forth in the Santee Municipal Code, Chapter 12.40, by at least 5% through the excess dedication of land for park uses or payment of additional funds, which funds shall be dedicated exclusively for parkland dedication uses within the City, or a combination of both.

Credit: Multi-Purpose Playing Fields or Recreation Facilities — 5 Credits

Project applicant must commit to develop multi-purpose playing fields or public recreational facilities on some portion of dedicated parkland for communitywide use. Such facilities may include, and not limited to, sports fields, large playgrounds, aquatics uses, and ball courts.

Credit: Mix of Unit Sizes – 5 Credits

The project provides a mix of units where the number of units with three or more bedrooms divided by the number of units with two or less bedrooms exceeds a ratio of 1.

Credit: Redevelopment – 5 Credits

The project redevelops a currently underutilized site currently developed with a residential density below the minimum required residential density of the site.

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V. CREDITS: MOBILITY

Credit: Location within ¼ mile of a bus stop – 2 credits

Project site or portion thereof is located within ¼ mile of a bus stop.

Credit: Location within ½ mile of ~~a~~the trolley station – 5 credits

Project site or portion thereof is located within ½ mile of the boundaries of ~~a the trolley Square shopping center, station, identified by APNs.~~ the trolley Square

Credit: Location along a multimodal corridor – 5 credits

Project site is located along a multimodal corridor as identified in the Mobility Element.

Credit: Traffic Calming – 2 credits

Project will provide traffic calming devices in the design of interior roadways including but not limited to traffic circles, chicanes, or speed humps.

Credit: SR-52 Contribution — 10 Max Credits

Project applicant must agree to contribute to the City \$1,500 per market-rate unit included in the project, up to 200 units, which funds shall be dedicated exclusively to relieve congestion on State Route 52. The number of credits achieved will depend on the size of the project, as follows:

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