

Attachment 2



Essential Housing Project Application Checklist

Project Name: SANTEE TOWN CENTER HOMES EHP2022-2

Date: 5-23-22

	Land Use – 11 Max Credits		Sustainability – 44 Max Credits
	Mixed-uses – 5 Credits		Installation of Graywater System – 2 Credits
2	Location in Town Center – 2 Credits		Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits	2	Exceeds Title 24 requirements – 2 Credits
2	Subtotal	4	All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)	5	EV Chargers in Public Use areas (Level 2) – 5 Credits
	Affordable Housing (10% Low Income) – 20 Credits -or- Contribution per market-rate unit		EV Chargers in Public Use areas (Level 3) – 2 Credits
10	Affordable Housing (10% Moderate Income) – 10 Credits -or- Contribution per market-rate unit		Solar Panels on Carports – 5 Credits
5	Mix of Unit Sizes – 5 Credits	5	Solar Panels on Accessory Buildings – 5 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Solar Water Heating – 2 Credits
4	Number of Units Provided – 10 Max Credits		Full Electrification of Residential Units – 5 Credits
19	Subtotal	16	Battery Systems – 10 Credits
Credits	Mobility – 28 Max Credits	16	Safety – 10 Max Credits
2	Location within ¼ mile of bus stop – 2 Credits		100-ft Irrigated Fuel Modification Zones – 5 Credits
5	Location within ½ mile of the trolley station – 5 Credits		Implementation of Fire Protection Plan – 5 Credits
	Location along a multimodal corridor – 5 Credits	Credits	Subtotal
	Traffic calming – 2 Credits		Trails and Sidewalks – 21 Max Credits
	SR-52 Contribution – 10 Max Credits		Enhanced Landscaped Parkways – 4 Credits
	Passenger Loading Area or Rideshare – 2 Credits	5	Safe Routes to Schools, Parks, and Transit – 2 Credits
	Bike Repair Station and Bike Storage – 2 Credits		Multiple Use Trails – 5 Credits
7	Subtotal	5	Trail Facilities Contribution – 10 Max Credits
Credits	Open Space and Conservation – 12 Max Credits	5 <th style="text-align: left;">Parks and Recreation – 7 Max Credits</th>	Parks and Recreation – 7 Max Credits
	Contribution to City-owned Open Space – 10 Max Credits		Exceed parkland dedication requirement – 2 credits
2	Trees in Streetscapes and Parks – 2 Credits		Multi-purpose playing fields/public recreational facilities – 5 credits
2	Subtotal		Subtotal
		51	TOTAL Credits Across All Categories

A. Does the Project meet or exceed 10 Credits for housing and 50 Credits across all categories? Yes No

B. Director's Determination – If Question in Section A, above, is checked "No", the Project is NOT an Essential Housing Project. If Question in Section A, above, is checked "Yes" the Project is determined an Essential Housing Project and can be certified as an Essential Housing Project by the Director of Development Services in Section C, below.

C. DIRECTOR'S CERTIFICATION: I, the undersigned, in my capacity as Director of Development Services for the City of Santee certify the subject Project as an Essential Housing Project:

Clin Jacor
Director of Development Services

5-23-22
Date