

Attachment 2



# Essential Housing Project Application Checklist

**Project Name:** MISSION GORGE ROAD CONDOMINIUMS

**Date:** 5-23-22

| Credits        | Land Use – 11 Max Credits   | Credits        | Sustainability – 44 Max Credits   |
|----------------|---|----------------|---|
|                | Mixed-uses – 5 Credits  |                | Installation of Graywater System – 2 Credits                            |
|                | Location in Town Center – 2 Credits   |                | Connection to Recycled or Purified Treated Water – 2 Credits            |
| 4              | Maximize Potential Density – 4 Credits  |                | Exceeds Title 24 requirements – 2 Credits                               |
| 4              | Subtotal  | 4              | All Energy Star Rated Appliances – 4 Credits                            |
| <b>Credits</b> | <b>Housing – 50 Max Credits (10 Required)</b>   | 5              | EV Chargers in Public Use areas (Level 2) – 5 Credits                   |
|                | Affordable Housing (10% Low Income) – 20 Credits<br>-or- Contribution per market-rate unit      | 5              | EV Chargers in Public Use areas (Level 3) – 2 Credits                   |
|                | Affordable Housing (10% Moderate Income) – 10 Credits<br>-or- Contribution per market-rate unit |                | Solar Panels on Carports – 5 Credits                                    |
| 10             | Mix of Unit Sizes – 5 Credits   |                | Solar Panels on Accessory Buildings – 5 Credits                         |
| 5              | Redevelopment of an Underutilized Site – 5 Credits  | 5              | Solar Water Heating – 2 Credits   |
| 2              | Number of Units Provided – 10 Max Credits   |                | Full Electrification of Residential Units – 5 Credits                   |
| 17             | Subtotal  | 19             | Battery Systems – 10 Credits  |
|                |   |                | Subtotal  |
| <b>Credits</b> | <b>Mobility – 28 Max Credits</b>  | <b>Credits</b> | <b>Safety – 10 Max Credits</b>  |
| 2              | Location within ¼ mile of bus stop – 2 Credits  |                | 100-ft Irrigated Fuel Modification Zones – 5 Credits                    |
|                | Location within ½ mile of the trolley station – 5 Credits                                       |                | Implementation of Fire Protection Plan – 5 Credits                      |
|                | Location along a multimodal corridor – 5 Credits  |                | Subtotal  |
| 2              | Traffic calming – 2 Credits   |                | <b>Trails and Sidewalks – 21 Max Credits</b>                            |
|                | SR-52 Contribution – 10 Max Credits   |                | Enhanced Landscaped Parkways – 4 Credits                                |
| 2              | Passenger Loading Area or Rideshare – 2 Credits   |                | Safe Routes to Schools, Parks, and Transit – 2 Credits                  |
| 2              | Bike Repair Station and Bike Storage – 2 Credits  |                | Multiple Use Trails – 5 Credits   |
| 8              | Subtotal  |                | Trail Facilities Contribution – 10 Max Credits                          |
|                |   |                | Subtotal  |
| <b>Credits</b> | <b>Open Space and Conservation – 12 Max Credits</b>   | <b>Credits</b> | <b>Parks and Recreation – 7 Max Credits</b>                             |
| 2              | Contribution to City-owned Open Space – 10 Max Credits  |                | Exceed parkland dedication requirement – 2 credits                      |
|                | Trees in Streetscapes and Parks – 2 Credits   |                | Multi-purpose playing fields/public recreational facilities – 5 credits |
| 2              | Subtotal  |                | Subtotal  |
|                |   | 50             | <b>TOTAL Credits Across All Categories</b>                              |

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:

Chris Jones  
Director of Development Services

5-23-22  
Date