



Essential Housing Project Application Checklist

Project Name: Fanita Ranch

Date:

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	2	Connection to Recycled or Purified Treated Water – 2 Credits
	Maximize Potential Density – 4 Credits	2	Exceeds Title 24 requirements – 2 Credits
0	Subtotal	4	All Energy Star Rated Appliances – 4 Credits
Credits	Housing – 50 Max Credits (10 Required)		EV Chargers in Public Use areas (Level 2) – 5 Credits
20	Affordable Housing (10% Low Income) – 20 Credits -or- Contribution per market-rate unit	2	EV Chargers in Public Use areas (Level 3) – 2 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits -or- Contribution per market-rate unit	5	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
10	Number of Units Provided – 10 Max Credits	5	Full Electrification of Residential Units – 5 Credits
35	Subtotal	25	Battery Systems – 10 Credits
		Credits	Subtotal
Credits	Mobility – 28 Max Credits	5	Safety – 10 Max Credits
2	Location within ¼ mile of bus stop – 2 Credits	5	100-ft Irrigated Fuel Modification Zones – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits	10	Implementation of Fire Protection Plan – 5 Credits
0	Location along a multimodal corridor – 5 Credits		Subtotal
2	Traffic calming – 2 Credits	Credits	Trails and Sidewalks – 21 Max Credits
10	SR-52 Contribution – 10 Max Credits	4	Enhanced Landscaped Parkways – 4 Credits
2	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	10	Multiple Use Trails – 5 Credits
16	Subtotal	19	Trail Facilities Contribution – 10 Max Credits
		Subtotal	Subtotal
Credits	Open Space and Conservation – 12 Max Credits	Credits	Parks and Recreation – 7 Max Credits
10	Contribution to City-owned Open Space – 10 Max Credits	2	Exceed parkland dedication requirement – 2 credits
2	Trees in Streetscapes and Parks – 2 Credits	5	Multi-purpose playing fields/public recreational facilities – 5 credits
12	Subtotal	7	Subtotal
		124	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:

Melanie Kush
Director of Development Services

Dec 27, 2021
Date