Attachment 2

Santee 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	2	EV Chargers in Public Use areas (Level 3) – 2 Credits
	-or- Contribution per market-rate unit	5	Solar Panels on Carports – 5 Credits
	Affordable Housing (10% Moderate Income) – 10 Credits	5	Solar Panels on Accessory Buildings – 5 Credits
	-or- Contribution per market-rate unit		Solar Water Heating – 2 Credits
5	Mix of Unit Sizes – 5 Credits	5	Full Electrification of Residential Units – 5 Credits
	Redevelopment of an Underutilized Site – 5 Credits		Battery Systems – 10 Credits
10	Number of Units Provided – 10 Max Credits	25	Subtotal
35	Subtotal	Credits	**Safety – 10 Max Credits**
Credits	**Mobility – 28 Max Credits**	5	100-ft Irrigated Fuel Modification Zones – 5 Credits
2	Location within ¼ mile of bus stop – 2 Credits	5	Implementation of Fire Protection Plan – 5 Credits
	Location within ½ mile of the trolley station – 5 Credits	10	Subtotal
0	Location along a multimodal corridor – 5 Credits	Credits	**Trails and Sidewalks – 21 Max Credits**
2	Traffic calming – 2 Credits	4	Enhanced Landscaped Parkways – 4 Credits
10	SR-52 Contribution – 10 Max Credits		Safe Routes to Schools, Parks, and Transit – 2 Credits
2	Passenger Loading Area or Rideshare – 2 Credits	5	Multiple Use Trails – 5 Credits
	Bike Repair Station and Bike Storage – 2 Credits	10	Trail Facilities Contribution – 10 Max Credits
16	Subtotal	19	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