

SCS Consistency Questionnaire

To be completed and submitted as part of an application to AHSC Round 9.

Each AHSC application must include this completed questionnaire form, pursuant to Section 103.1(a)(1) of the AHSC Round 9 Guidelines. This questionnaire is to be completed, or reviewed and confirmed, by representative(s) of the Metropolitan Planning Organization (MPO) in which the Project is located, or by representative(s) of the equivalent regional planning agency if the project is located in a region not covered by an MPO. Completion of this questionnaire helps fulfill the statutory requirement (Public Resources Code 75210 et seq.) of ensuring that each project supports the implementation of the applicable Sustainable Communities Strategy (SCS), Alternative Planning Strategy (APS), or equivalent regional planning document.

The Executive Director, or authorized representative, of the MPO or regional planning agency must complete this form and sign below as indicated. The form may be modified as needed, so long as it satisfies the requirements outlined in Section 103.1(a)(1) of the AHSC Guidelines.

To reach out to your MPO or regional planning agency, please refer to the contact list below, which was updated by SGC staff in February 2025:

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1. If awarded, would this project contribute to the per capita GHG-reduction goals stipulated in your region's most recently adopted Sustainable Community Strategy (SCS), Alternative Planning Strategy (APS) or equivalent regional planning document? Please explain.

Yes X

No

Not Sure

Explanation:

The Tupelo Project directly supports SACOG's 2020 MTP/SCS greenhouse gas reduction target of 19% per capita by 2035 (compared to 2005 levels) in several ways. The project combines affordable housing development with sustainable transportation improvements - including new electric buses, bike lanes, and sidewalk enhancements - that will reduce vehicle miles traveled and associated GHG emissions. The project is located in an existing urban area (Woodland's Armfield-Lemen neighborhood) on a commercial corridor, promoting the compact development pattern emphasized in the MTP/SCS. This infill location supports the plan's goal of locating "more homes and jobs in existing communities" (p.42). Additionally, by improving transit connectivity through YoloTD's enhanced electric bus service on Routes 42A and 42B, expanding bicycle infrastructure, and improving pedestrian facilities, the project directly implements the MTP/SCS transportation strategies to reduce emissions from vehicle travel.

2. Is the proposed location for this project in an MPO-designated priority growth area or transit priority project area, as defined in SB 375 and your region's SCS, APS, or equivalent regional sustainable planning document, or in an otherwise designated area (e.g. High-Quality Transit Area) where residential development is encouraged due to its proximity to transit stops and/or key destinations and its potential to reduce Greenhouse Gas Emissions (GHGs) and Vehicle Miles Traveled (VMTs)? Please explain and show where this project is located on a map in relation to these areas. You can demonstrate the project's location by either pasting a screenshot or uploading a picture.

Yes X

No

Not Sure

Explanation:

The Tupelo Project is located within the Armfield-Lemen neighborhood of Woodland, which is designated in the 2020 MTP/SCS as an "Established Community" (as shown in Figure 3.5 of the MTP/SCS). The project site is within a commercial corridor area zoned CMU-A (Corridor Mixed Use) that the Armfield-Lemen Neighborhood Framework Plan specifically identifies for higher-

intensity development. The location supports the MTP/SCS strategy of revitalizing existing communities and commercial corridors (p.67, Policy 1).

The project would enhance transit service on YoloTD Routes 42A and 42B, creating better connectivity to downtown Woodland, Davis, West Sacramento, Sacramento Airport, and downtown Sacramento. These improvements, combined with new bike lanes and pedestrian infrastructure, will create a more transit-oriented development that reduces VMT and GHG emissions. The development's density of 72 affordable units plus one manager's unit is consistent with the MTP/SCS goal of providing "higher density housing options such as small-lot or attached single-family products... and multi-family housing options" (p.69, Policy 1).

3. Which strategies in the most recently adopted SCS, APS, or equivalent regional sustainable planning document will this project contribute to the implementation of? List the specific land use, housing, conservation, and transportation strategies identified in your region's most recently adopted SCS, APS, or equivalent regional sustainable planning document and explain how this project could help advance these strategies.

The Tupelo Project directly advances multiple strategies outlined in the 2020 MTP/SCS:

Land Use Strategies:

- *"Revitalization of urban, suburban, and rural centers and corridors" (p.69, Policy 1): The project is revitalizing part of the Armfield-Lemen neighborhood, which was identified for redevelopment in a City of Woodland plan funded by SACOG's REAP grant.*
- *"Development in communities where services, amenities, and transportation infrastructure already exist" (p.69, Policy 1): The project is an infill development in an established community, utilizing existing infrastructure while enhancing transportation options.*

Housing Strategies:

- *"Higher density housing options such as small-lot or attached single-family products, accessory dwelling units, and multi-family housing options where appropriate" (p.69, Policy 1): The Tupelo development provides 72 affordable housing units plus a manager's unit, increasing housing density in line with the MTP/SCS.*
- *"A diversity of housing to provide options for all residents" (p.69, Policy 1): The project expands affordable housing options in Woodland.*

Transportation Strategies:

- *"Complete streets that provide safe, comfortable, and equitable facilities for people of all ages and abilities to walk, bike, and ride transit" (p.69, Policy 1): The project includes new sidewalks, bike lanes, and bus stops with shelters.*

- *"Transit-oriented development including more housing and jobs in high frequency transit areas" (p.69, Policy 1): The project enhances transit service on Routes 42A and 42B while providing housing along these routes.*
- *"Invest in bicycle and pedestrian infrastructure to encourage healthy, active transportation trips" (p.76, Policy 22): The project includes bike lanes on Matmor Road, Lemen Avenue, and North Street, as well as new sidewalks on Lemen Avenue and East Street.*
- *"Transit expansion" to "communities with supportive land use policies and development patterns that will generate transit ridership" (p.76, Policy 19): The project adds three new electric buses and expands YoloTD service frequency.*

Climate/Environmental Strategies:

- *"Prioritize investments in transportation improvements that reduce greenhouse gas emissions and vehicle miles traveled" (p.76, Policy 25): All transportation improvements in this project (electric buses, bike lanes, sidewalks) aim to reduce GHG emissions by providing alternatives to car travel.*
- *"Support transit agencies and local governments looking to secure funds to improve the frequency, hours of service, and coverage of productive bus service" (p.71, Policy 7): The project secures AHSC funding to enhance YoloTD bus service.*

The Executive Director, or authorized representative, of the MPO or the regional planning agency must sign below.

Signature



Name (Printed): Clint Holtzen

Title: Planning and Programming Manager