# Plan Bay Area 2050 logoPlan Bay Area 2050 Consistency Resource for Funding Applicants

## Purpose

This resource is intended to assist applicants for funding sources that require that applicants demonstrate consistency with Plan Bay Area 2050, the adopted regional plan for transportation, housing, economic development, and environmental resilience for the nine-county San Francisco Bay Area. Plan Bay Area 2050 serves as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) in compliance with state and federal requirements.

This resource includes two components:

* **Self-Certification Checklist:** Allows users to compare projects to Plan Bay Area 2050 and demonstrate consistency with the Plan.
* **Request for Agency Letter:** Allows users to request a letter of support or confirmation that a project is consistent with the Plan. Requests will only be fulfilled for funding sources that explicitly require direct communication from the Council of Governments and/or Metropolitan Planning Organization (MPO).

## How to Use This Resource

**If your application does not require a letter from a COG and/or MPO**:Complete the checklist and submit the checklist and this cover page along with your application.

**If your application requires a letter from a COG and/or MPO confirming consistency:** Complete the checklist and the request form at the end of this document and submit both via email to: consistency@bayareametro.gov.

**If you are applying to the Affordable Housing & Sustainable Communities (AHSC) Program:**

1. Complete the Self-Certification Checklist below.
2. Using information from the completed Checklist, complete the [SCS Consistency Questionnaire](https://sgc.ca.gov/programs/ahsc/docs/20230118-MPO_SCS_Questionnaire_AHSC_Rd7.docx). (For instructions on filling out the questionnaire with information from the checklist, see Appendix 1)
3. Attach both documents to a completed the request form and submit via email to: consistency@bayareametro.gov.

# Role of the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG)

The Metropolitan Transportation Commission and Association of Bay Area Governments are jointly responsible for adopting the regional plan (i.e., RTP/SCS) for the nine-county San Francisco Bay Area. To support applicants for funding, project sponsors, lead agencies, and other entities seeking to evaluate consistency with the Plan, MTC and ABAG offer several tools, including a website and this resource. **This resource is not intended for use in the development review and entitlement process.**

# Self-Certification Checklist

1. **Location.** This section of the checklist should be used to demonstrate that the project’s location is consistent with Plan Bay Area 2050 growth pattern.

|  |
| --- |
| **Where is the Project located?**  |
| Enter Address or approximate location |
|  |
| **Is the Project in a Plan Bay Area 2050** [**Growth Geography**](https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=af347b881594468a94ea85a67e972679)**?** (Check applicable box) |
|[ ]  Yes, within a Priority Development Area (PDA) |
|[ ]  Yes, within a Transit-Rich High-Resource Area (Outside PDA) |
|[ ]  Yes, within Transit Rich Area (Outside PDA) |
|[ ]  Yes, within High Resource Area (Outside PDA; with basic transit service) |
|[ ]  No, but is within a [**Transit Priority Area**](https://opendata.mtc.ca.gov/maps/370de9dc4d65402d992a769bf6ac8ef5)  |
|[ ]  No, but is a 100% affordable housing project |
|[ ]  No |
|  |
| **Is the project within the** [**existing city or town limits**](https://opendata.mtc.ca.gov/datasets/MTC%3A%3Asan-francisco-bay-region-incorporated-cities-and-towns-clipped-1/explore?location=37.833940%2C-122.344500%2C9.93) **or, if not, within an adopted urban growth boundary?** (Check applicable box) |
|[ ]  Yes |
|[ ]  No |

1. **Policy.** This section of the checklist should be used to demonstrate that the project is supportive, or does not obstruct, implementation of Plan Bay Area 2050 strategies. Use the checklists on the following pages to indicate the anticipated impact of the proposed project on the implementation of each strategy, if applicable:
* “Supports”: Project is anticipated to facilitate implementation of the strategy.
* “Obstructs”: The Project is anticipated to obstruct the strategy’s implementation.
* “Does not obstruct”: The Project is anticipated to have no effect on the strategy, or to have a neutral effect.

Many projects may have a connection to the implementation of just a handful of strategies, given the breadth of the regional plan. For other strategies, users of this checklist may wish to indicate “does not obstruct” accordingly.

### Plan Bay Area 2050 Consistency: Housing Strategies Checklist (if not applicable, check “does not obstruct”)

| **Strategy**[(Full text of adopted strategies)](https://www.planbayarea.org/sites/default/files/PBA2050_Final_BPStrategies_121020.pdf) | **Impact of Project on Strategy Implementation** (Check one box) | **Explanation**  |
| --- | --- | --- |
|  | Supports |  Obstructs | Does not obstruct |  |
| **H1** | **Further strengthen renter protections beyond state law.** Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H2** | **Preserve existing affordable housing.** Acquire homes currently affordable to low and middle-income residents for preservation as permanently deed-restricted affordable housing. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H3** | **Allow a greater mix of housing densities and types in** [**Growth Geographies**](https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=af347b881594468a94ea85a67e972679)**.** Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas and select High-Resource Areas. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H4** | **Build adequate affordable housing to ensure homes for all.** Construct enough deed restricted affordable homes to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H5** | **Integrate affordable housing into all major housing projects.** Require a baseline of 10-20% of new market-rate housing developments of five units or more to be affordable to low-income households. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H6** | **Transform aging malls and office parks into neighborhoods.** Permit and promote the reuse of shopping malls and office parks with limited commercial viability as neighborhoods with housing for residents at all income levels. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H7** | **Provide targeted mortgage, rental and small business assistance to** [**Equity Priority Communities**](https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=76c18eb911704495a0b753ef82710c78)**.** Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **H8** | **Accelerate reuse of public and community-owned land for mixed-income housing and essential services.** Help public agencies, community land trusts and other non-profit landowners accelerate the development of mixed-income affordable housing. |[ ] [ ] [ ]  Click or tap here to enter text. |

### Plan Bay Area 2050 Consistency: Environment Strategies Checklist

| **Strategy**[(Full text of adopted strategies)](https://www.planbayarea.org/sites/default/files/PBA2050_Final_BPStrategies_121020.pdf) | **Impact of Project on Strategy Implementation** (Check one box) | **Explanation**  |
| --- | --- | --- |
|  | Supports |  Obstructs | Does not obstruct |  |
| **EN1** | **Adapt to sea level rise**. Protect shoreline communities affected by sea level rise, prioritizing low-cost, high-benefit solutions and providing additional support to vulnerable populations. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN2**  | **Provide means-based financial support to retrofit existing residential buildings**. Adopt building ordinances and incentivize retrofits to existing buildings to meet higher seismic, wildfire, water and energy standards, providing means-based subsidies to offset associated costs. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN3** | **Fund energy upgrades to enable carbon neutrality in all existing commercial and public buildings**. Support electrification and resilient power system upgrades in all public and commercial buildings. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN4** | **Maintain urban growth boundaries**. Using urban growth boundaries and other existing environmental protections, focus new development within the existing urban footprint or areas otherwise suitable for growth, as established by local jurisdictions. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN5** | **Protect and manage high-value conservation lands**. Provide strategic matching funds to help conserve and maintain high-priority natural and agricultural lands, including but not limited to, [Priority Conservation Areas](https://opendata.mtc.ca.gov/datasets/MTC%3A%3Apriority-conservation-areas-points-plan-bay-area-2050/explore?location=37.846941%2C-122.259223%2C9.32) and wildland-urban interface areas. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN6** | **Modernize and expand parks, trails and recreation1 facilities**. Invest in quality parks, trails and open spaces that provide inclusive recreation opportunities for people of all backgrounds, abilities and ages to enjoy. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN7** | **Expand commute trip reduction programs at major employers**. Set a sustainable commute target for major employers as part of an expanded Bay Area Commuter Benefits Program, with employers responsible for funding incentives and disincentives to shift auto commuters to any combination of telecommuting, transit, walking and/or bicycling. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN8** | **Expand clean vehicle initiatives**. Expand investments in clean vehicles, including more fuel-efficient vehicles and electric vehicle subsidies and chargers. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EN9** | **Expand transportation demand management initiatives**. Expand investments in programs like vanpools, bikeshare, carshare and parking fees to discourage solo driving. |[ ] [ ] [ ]  Click or tap here to enter text. |

1[See Maps 13-24](https://www.planbayarea.org/sites/default/files/documents/PBA2050_Statutorily_Required_Plan_Maps_Oct2021.pdf)

### Plan Bay Area 2050 Consistency: Economy Strategies Checklist

| **Strategy**[(Full text of adopted strategies)](https://www.planbayarea.org/sites/default/files/PBA2050_Final_BPStrategies_121020.pdf) | **Impact of Project on Strategy Implementation** (Check one box) | **Explanation**  |
| --- | --- | --- |
|  | Supports |  Obstructs | Does not obstruct |  |
| **EC1** | **Implement a statewide universal basic income**. Provide an average $500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EC2** | **Expand job training and incubator programs**. Fund assistance programs for establishing new businesses, as well as job training programs, primarily in historically disinvested communities. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EC3** | **Invest in high-speed internet in underserved low-income communities**. Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EC4** | **Allow greater commercial densities in** [**Growth Geographies**](https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=af347b881594468a94ea85a67e972679). Allow greater densities for new commercial development in select Priority Development Areas and Transit-Rich Areas to encourage more jobs to locate near public transit. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EC5** | **Provide incentives to employers to shift jobs to housing-rich areas well served by transit**. Provide subsidies to encourage employers to relocate off ices to housing-rich areas near regional rail stations. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **EC6** | **Retain and invest in key industrial lands**. Implement local land use policies to protect key industrial lands, identified as [Priority Production Areas,](https://opendata.mtc.ca.gov/datasets/priority-production-areas-current/explore?location=37.795635%2C-122.167933%2C9.90) while funding key infrastructure improvements in these areas. |[ ] [ ] [ ]  Click or tap here to enter text. |

### Plan Bay Area 2050 Consistency: Transportation Strategies Checklist

| **Strategy**[(Full text of adopted strategies)](https://www.planbayarea.org/sites/default/files/PBA2050_Final_BPStrategies_121020.pdf) | **Impact of Project on Strategy Implementation** (Check one box) | **Explanation**  |
| --- | --- | --- |
|  | Supports |  Obstructs | Does not obstruct |  |
| **T1** | **Restore, operate and maintain the existing system.** Commit to operate and maintain the Bay Area’s roads and transit infrastructure while rt8m eversing pandemic-related cuts to total transit service hours. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T2** | **Support community-led transportation enhancements in** [**Equity Priority Communities**](https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=76c18eb911704495a0b753ef82710c78). Provide direct funding to historically marginalized communities for locally identified transportation needs. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T3** | **Enable a seamless mobility experience**. Eliminate barriers to multi-operator transit trips by streamlining fare payment and trip planning while requiring schedule coordination at timed transfer hubs. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T4** | **Reform regional transit fare policy**. Streamline fare payment and replace existing operator specific discounted fare programs with an integrated fare structure across all transit operators. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T5** | **Implement per-mile tolling on congested freeways with transit alternatives**.**1** Apply a per-mile charge on auto travel on select congested freeway corridors where transit alternatives exist, with discounts for carpoolers, low-income residents, and off-peak travel; and reinvest excess revenues into transit alternatives in the corridor. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T6** | **Improve interchanges and address highway bottlenecks**. Rebuild interchanges and widen key highway bottlenecks to achieve short- to medium-term congestion relief. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T7** | **Advance other regional programs and local priorities**. Fund regional programs like motorist aid and 511 while supporting local transportation investments on arterials and local streets. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T8** | **Build a Complete Streets network**. Enhance streets to promote walking, biking and other micro-mobility through sidewalk improvements, car-free slow streets, and 10,000 miles of bike lanes or multi-use paths. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T9** | **Advance regional Vision Zero policy through street design and reduced speeds**. Reduce speed limits to between 20 and 35 miles per hour on local streets and 55 miles per hour on freeways, relying on design elements on local streets and automated speed enforcement on freeways. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T10** | **Enhance local transit frequency, capacity and reliability**.2 Improve the quality and availability of local bus and light rail service, with new bus rapid transit lines, South Bay light rail extensions, and frequency increases focused in lower-income communities. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T11** | **Expand and modernize the regional rail network**.3 Better connect communities while increasing frequencies by advancing the Link21 new transbay rail crossing, BART to Silicon Valley Phase 2, Valley Link, Caltrain Downtown Rail Extension and Caltrain/High-Speed Rail grade separations, among other projects. |[ ] [ ] [ ]  Click or tap here to enter text. |
| **T12** | **Build an integrated regional express lanes and express bus network**.4 Complete the buildout of the regional express lanes network to provide uncongested freeway lanes for new and improved express bus services, carpools and toll-paying solo drivers. |[ ] [ ] [ ]  Click or tap here to enter text. |

1[See Map 4-1](https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_Transportation_October_2021.pdf)
2[See Map 4-3](https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_Transportation_October_2021.pdf)
3[See Map 4-2](https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_Transportation_October_2021.pdf)
4[See Map 4-4](https://www.planbayarea.org/sites/default/files/documents/Plan_Bay_Area_2050_Transportation_October_2021.pdf)

# Request for Agency Letter

Applicants for funding sources that require letters of support or other documentation from a COG and/or MPO should complete this form and submit it along with the checklist to confirmation@bayareametro.gov.

|  |
| --- |
| **Requestor Information**  |
| Organization or Agency | Enter text |
| Contact name | Enter text |
| Contact email | Enter text |
| Contact phone number | Enter text |
|  |
| **Funding Source Information** |
| Agency or Institution name | Enter text |
| Funding program name | Enter text |
| Funding program contact, if applicable  | Enter text |
| Funding program address, if applicable | Enter text |
| Funding program submission email | Enter text |
| Deadline for submitting COG/MPO letter | Enter text |
|  |
| **Request Information** |
| Project Name | Enter text |
| Funding Request | Enter text |
| Project and Application Details (e.g. project’s development program) | Enter text |
| Describe request from ABAG/MTC in detail | Enter text |
|  |
| **Supporting Documentation** (if applicable) |
| Describe any documentation submitted along with this request | Enter filename(s) and description(s) of attached document(s) |

# Appendix 1: How to use the Checklist to complete the AHSC [SCS Consistency Questionnaire](https://sgc.ca.gov/grant-programs/ahsc/docs/20231214-SCS_Consistency_Confirmation_Template.docx)

**STEP ONE:** Complete the Checklist above. As noted, many strategies may not be applicable to your projects. In these instances, select “does not obstruct”.

**STEP TWO:** Download the [**SCS Consistency Questionnaire**](https://sgc.ca.gov/grant-programs/ahsc/docs/20231214-SCS_Consistency_Confirmation_Template.docx)from HCD

**STEP THREE:** Follow the directions below to complete the questionnaire.

## SCS CONSISTENCY QUESTIONNAIRE QUESTION 1:

Question:
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 \_\_\_\_\_\_\_\_\_

No \_\_\_\_\_\_\_\_\_

Not Sure \_\_\_\_\_\_\_\_\_\_

Explanation:

### How to Respond:

* Answer “Yes” if you checked one of the following boxes under “Is the Project in a Plan Bay Area 2050 Growth Geography:”
	+ Yes, within a Priority Development Area (PDA)
	+ Yes, within a Transit-Rich High-Resource Area (Outside a PDA)
	+ Yes, within a Transit Rich Area (Outside PDA)
	+ Yes, within High Resource Area (Outside PDA; with basic transit service)
	+ No, but is within a Transit Priority Area
* If you checked “No, but is a 100% affordable housing project” in response to the question “Is the project in a Plan Bay Area 2050 Growth Geography”, you may still wish to consider answering “Yes” to question 1 if the project includes features that you believe could achieve significant, quantified, reductions in vehicle miles travelled that can be articulated in the “Explanation” section. This could include, for example, supporting multiple Plan Bay Area 2050 strategies responsible for meeting the Plan’s GHG emissions reduction goal. Note that only reductions in automobile and light truck travel may be counted toward meeting the GHG-reduction goals (measures to reduce building emissions, for example, may not be counted).
* In “Explanation”, if applicable, indicate that the project is within a Plan Bay Area 2050 Growth Geography or a Transit Priority Area. Also indicate any Plan Bay Area 2050 strategies for which you indicated “Supports” on the checklist that are related to reducing Vehicle Miles Travelled (e.g. Strategy EN9, “Expand transportation demand management initiatives, Strategy T8, “Build a Complete Streets Network”).

## SCS CONSISTENCY QUESTIONNAIRE QUESTION 2:

Question:
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 \_\_\_\_\_\_

No \_\_\_\_\_\_\_

Not Sure \_\_\_\_\_\_\_

Explanation:

### How to Respond:

* Answer “Yes” if you checked one of the following boxes under “Is the Project in a Plan Bay Area 2050 Growth Geography:”
	+ Yes, within a Priority Development Area (PDA)
	+ Yes, within a Transit-Rich High-Resource Area (Outside a PDA)
	+ Yes, within a Transit Rich Area (Outside PDA)
	+ Yes, within High Resource Area (Outside PDA; with basic transit service)
	+ No, but is within a Transit Priority Area
* Answer “No” if not.
* In “Explanation”, if applicable, indicate that the project is within a Plan Bay Area 2050 Growth Geography or a Transit Priority Area. This location will be supported by the screenshot of the project location.

## SCS CONSISTENCY QUESTIONNAIRE QUESTION 3:

Question:
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.

### How to Respond:

* List the Plan Bay Area 2050 Strategies for which you checked “Supports” in the Checklist.