

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The central text is set against a white background that is framed by these green shapes.

RHNA, BALANCED GROWTH, AND SOIs

December 12, 2025

LAFCo's Strategic Work Plan 2024-2026

6. Priority: Ag Land Preservation Planning with Competing Housing and Climate Change Needs

6.1 Consider enhancements to how climate adaptation issues are addressed in MSRs

6.2 Study ag land conversion for climate change needs (e.g., comprehensive evaluation of converting ag to solar arrays)

6.3 Study housing needs (RHNA), SACOG Land Use Scenario for greenhouse gas emissions targets, balance growth needs with protecting ag land, and align with urban SOIs

6.4 Consider updates to LAFCo's ag conservation policies

State Requirements (CKH)

- ▶ **56001.** The Legislature...recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services. The Legislature also recognizes that providing housing for persons and families of all incomes is an important factor in promoting orderly development...with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.
- ▶ **56668(m)** Factors to be considered in the review of a proposal shall include, but not be limited to:
 - The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments

Yolo LAFCo Policies

► Yolo LAFCo Policy 2.10 Regional Housing

LAFCo encourages all pertinent agencies, both public and private, to collaborate on effective solutions to **introduce more affordable housing into the County** including more housing for farm workers.

In evaluating proposals, Yolo LAFCo considers RHNA, Housing Element updates, inclusionary housing ordinances, adequately zoned land, affordable housing goals, whether an annexation will advance or inhibit compliance with the housing element.

► Yolo LAFCo Policy 6.5 (d)SOI analysis and RHNA

The sphere study should also **consider the agency's policies and approaches to meet its fair share of regional housing needs**, if applicable. The agency under review should provide information supporting and explaining how it intends to accommodate and provide necessary governmental services for persons and families of all incomes in the most efficient and effective manner. This information is especially important if the agency proposes or is anticipated to have additional growth through the expansion of its present boundaries.

What is RHNA?

- ▶ Sacramento Area Council of Governments (SACOG) develops methodology for distributing the regional housing needs to all cities and counties in the region through the Regional Housing Needs Allocation, or RHNA, process
- ▶ SACOG Blueprint (MTP/SCS) must show land use and transportation patterns achieve GHG reduction targets by 2035
- ▶ Determination of “fair share” starts with the State calculating the future housing need for each region over the planning period
- ▶ SACOG’s allocation methodology, in part, is based on socioeconomic information like population trends, household income, home prices, and commute patterns
- ▶ Each local government must meet its “fair share” of regional housing needs as allocated by SACOG
- ▶ We are currently in Cycle 6 (2021-2029). SACOG has begun planning for the next Cycle 7 (2029-2037)

RHNA Implementation

The four Cities and
Yolo County
must show that they can
accommodate their allocation in
their General Plan Housing
Element and zoning



RHNA Goals

RHNA and Housing Element updated every eight years.

Sets housing goals by income levels based on Area Median Income (AMI):

Extremely Low ($\leq 30\%$ AMI)

Very low (31-50% AMI)

Low (51-80% AMI)

Moderate (81-120% AMI)

Above Moderate ($> 120\%$ AMI)

Jurisdiction	Total housing goal	HCD Letter of Compliance
Yolo County	57	Dec 2021
West Sacramento	9,471	Feb 2022
Winters	552	Mar 2022
Woodland	3,087	Apr 2023
Davis	2,075	Feb 2024

Additional Controls on City Boundaries

Although LAFCo isn't directly involved in the RHNA process, LAFCo can be involved in how SOIs may be needed to:

- Help cities meet their next RHNA cycle allocation
- Signify LAFCo agreement with General Plan growth areas by including in agency SOIs

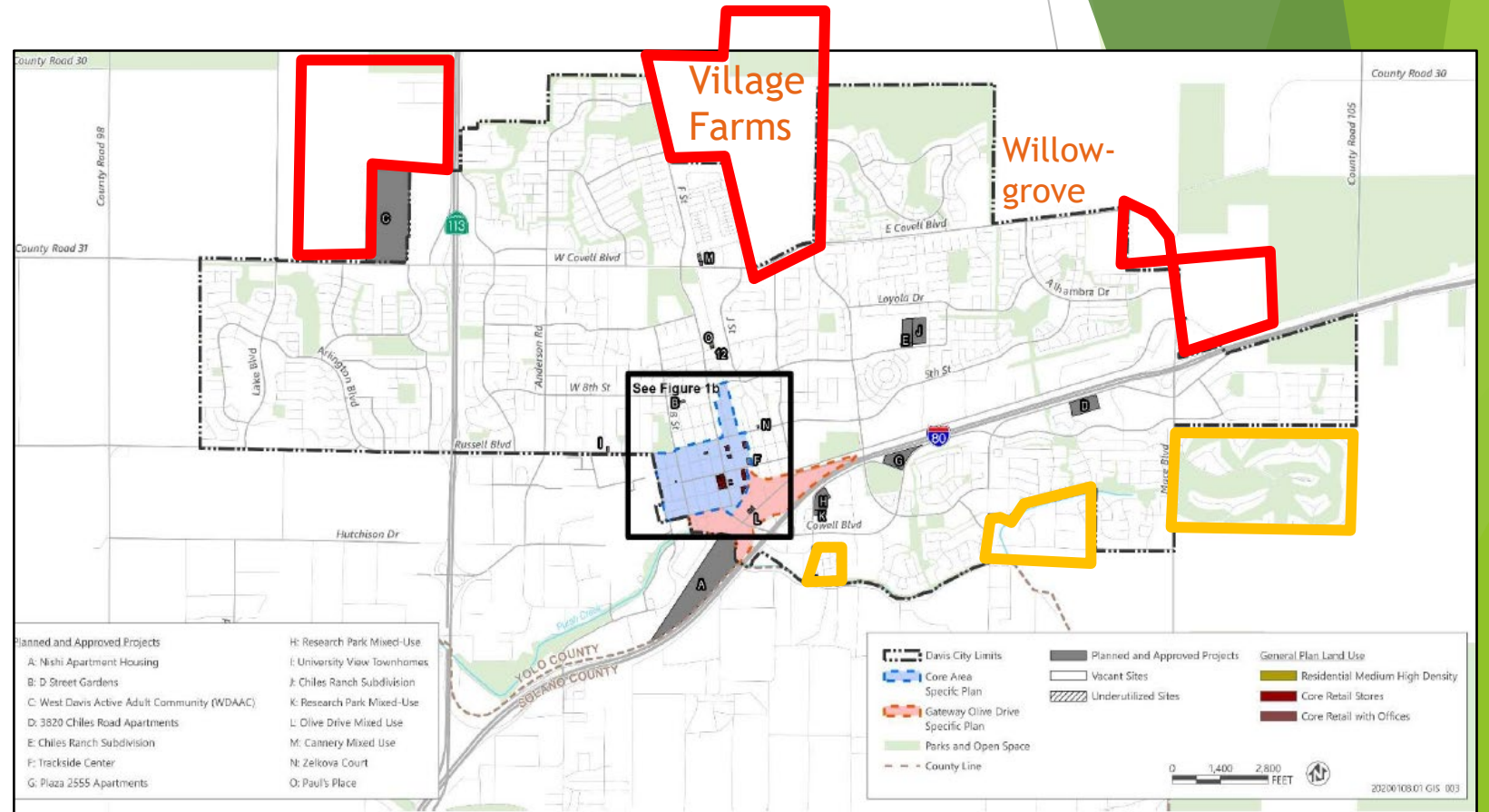
City	Regulations in chronological order	Comprehensive General Plan Adopted
City of Davis	Urban Growth Boundary (2000)	2001 (update in process)
City of Woodland	Urban Limit Line (2006)	2017
City of Winters	Urban Growth Boundary (2020)	1992
City of West Sacramento	None / Physical Constraints	2016

City of Davis Housing Element

Current Cycle

RHNA goal- 2,075 units

- ▶ New housing is focused on redevelopment of the city core
- ▶ HCD certified City's Housing Element Feb 8, 2024
- ▶ The Promenade (Nishi) accounts for a third of the RHNA goal



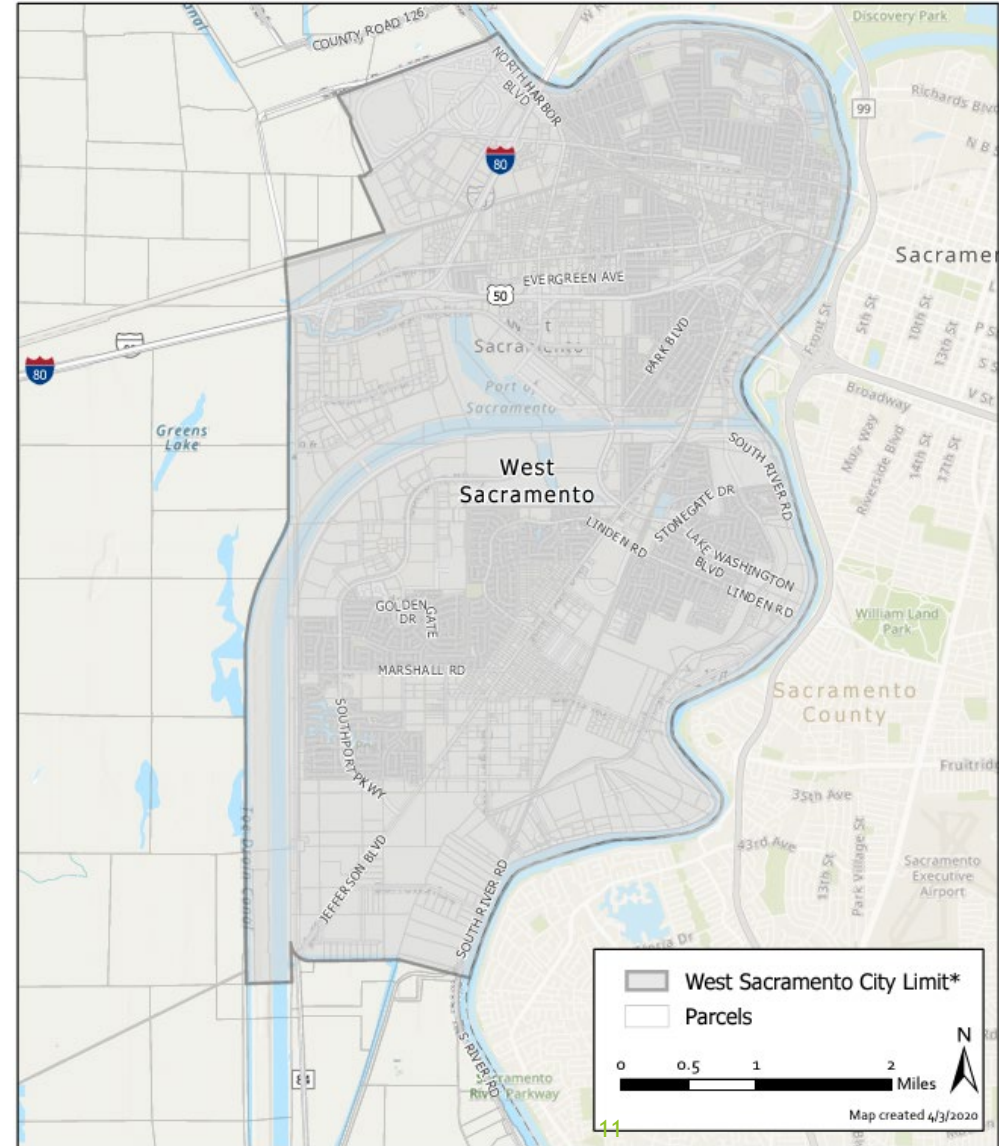
 Undeveloped SOI

 Developed SOI

City of West Sacramento

- ▶ Incorporated 1987 with a boundary that provides significant room to grow
- ▶ Most recent 2035 General Plan Update (adopted 2016) does not need to expand City boundaries
- ▶ City is physically constrained by a ring levee for flood protection
- ▶ Unlikely to annex additional territory anytime soon (or maybe ever)

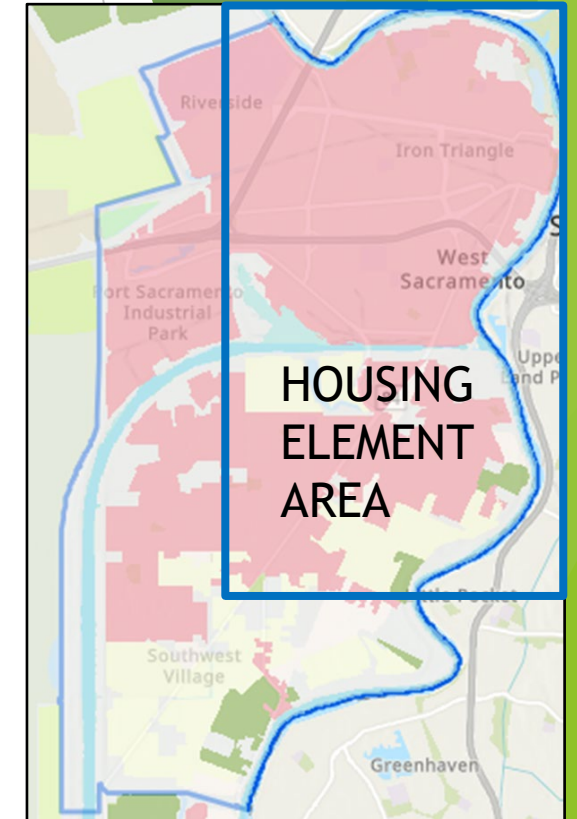
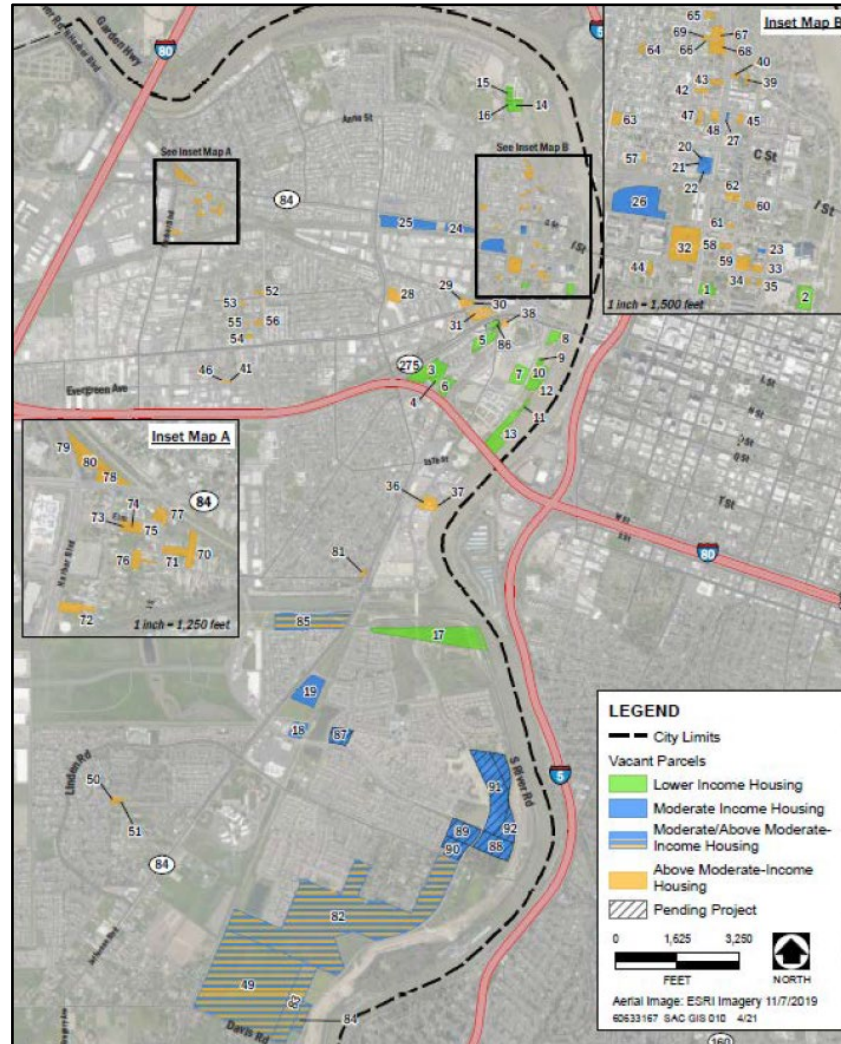
City of West Sacramento Boundary and Sphere of Influence



City of West Sacramento Housing Element

Current Cycle
RHNA goal- 9,471 units

- ▶ City has many vacant infill parcels
- ▶ Larger pending projects in south central city
- ▶ Sizeable areas in the south within the city boundary have not been urbanized

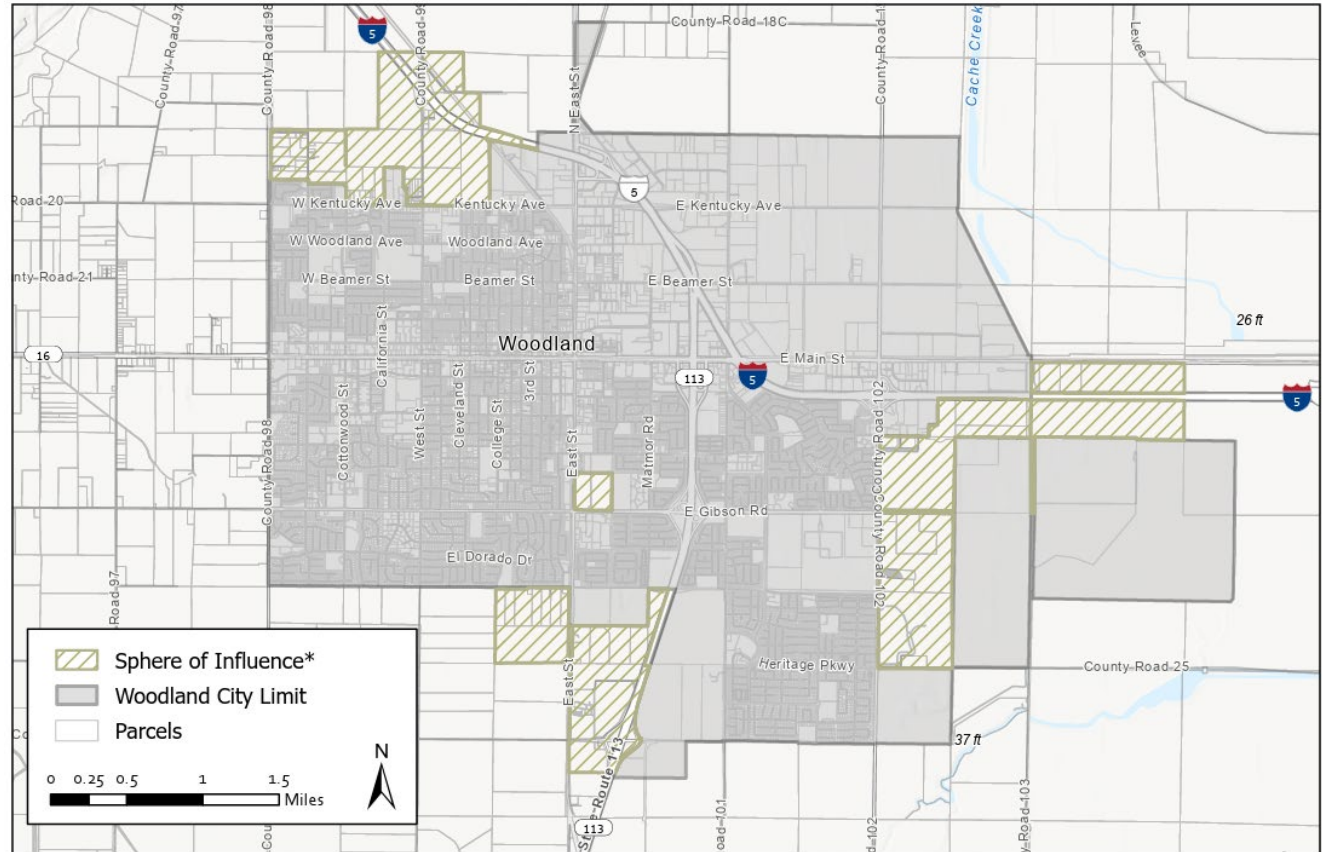


Urban and Built-Up Land

City of Woodland

- ▶ Voters approved an Urban Limit Line (ULL) in 2006
- ▶ ULL allows room to grow
- ▶ City Adopted its comprehensive 2035 General Plan Update in 2017
- ▶ LAFCo aligned the City's SOI with its ULL in 2018

City of Woodland Boundary and Sphere of Influence



*City of Woodland Urban Limit Line is coincident with the Sphere of Influence

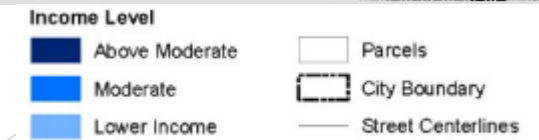
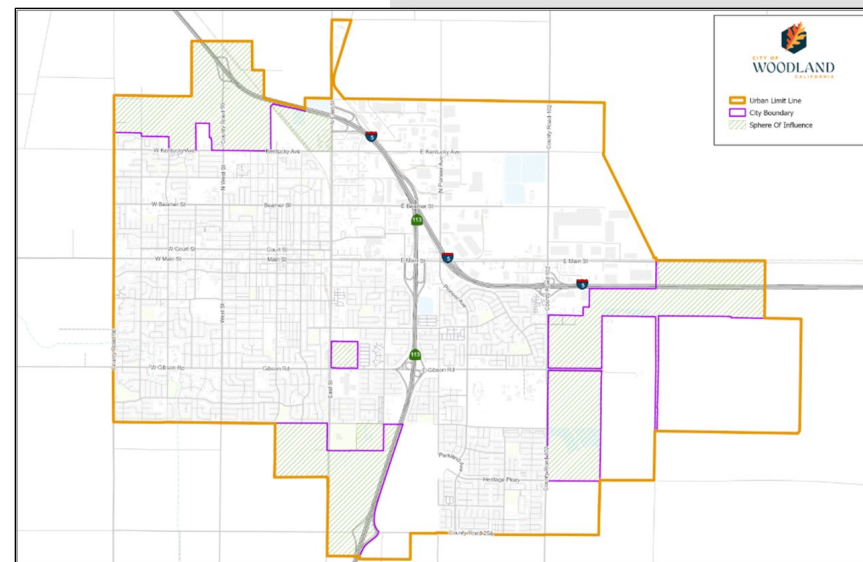
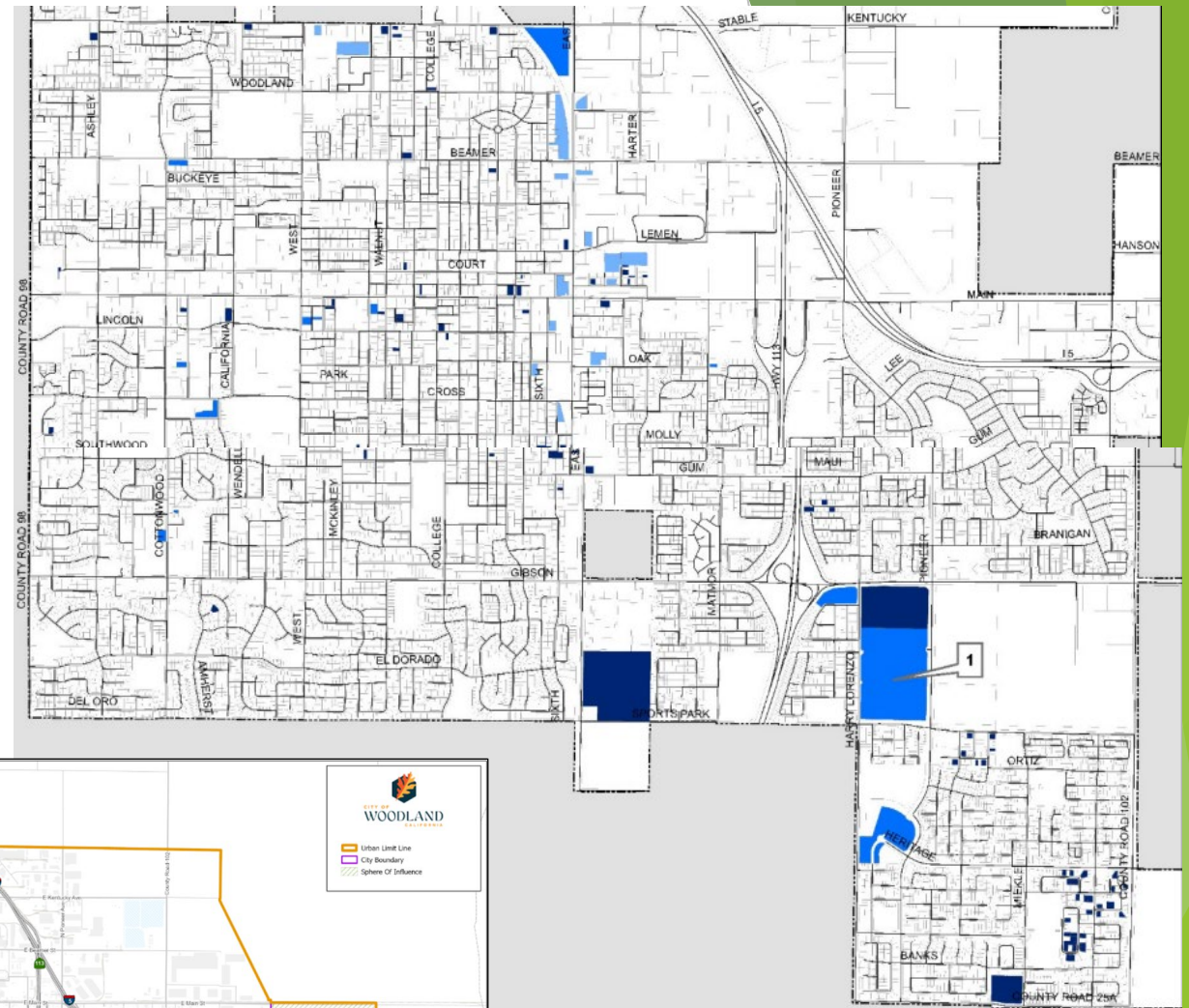
Revised: November 22, 2024

City of Woodland Housing Element

Current Cycle

RHNA goal- 3,087 units

- ▶ The Spring Lake annexation still has vacant areas for housing growth
- ▶ Recently annexed Research and Technology Park provides for future housing needs

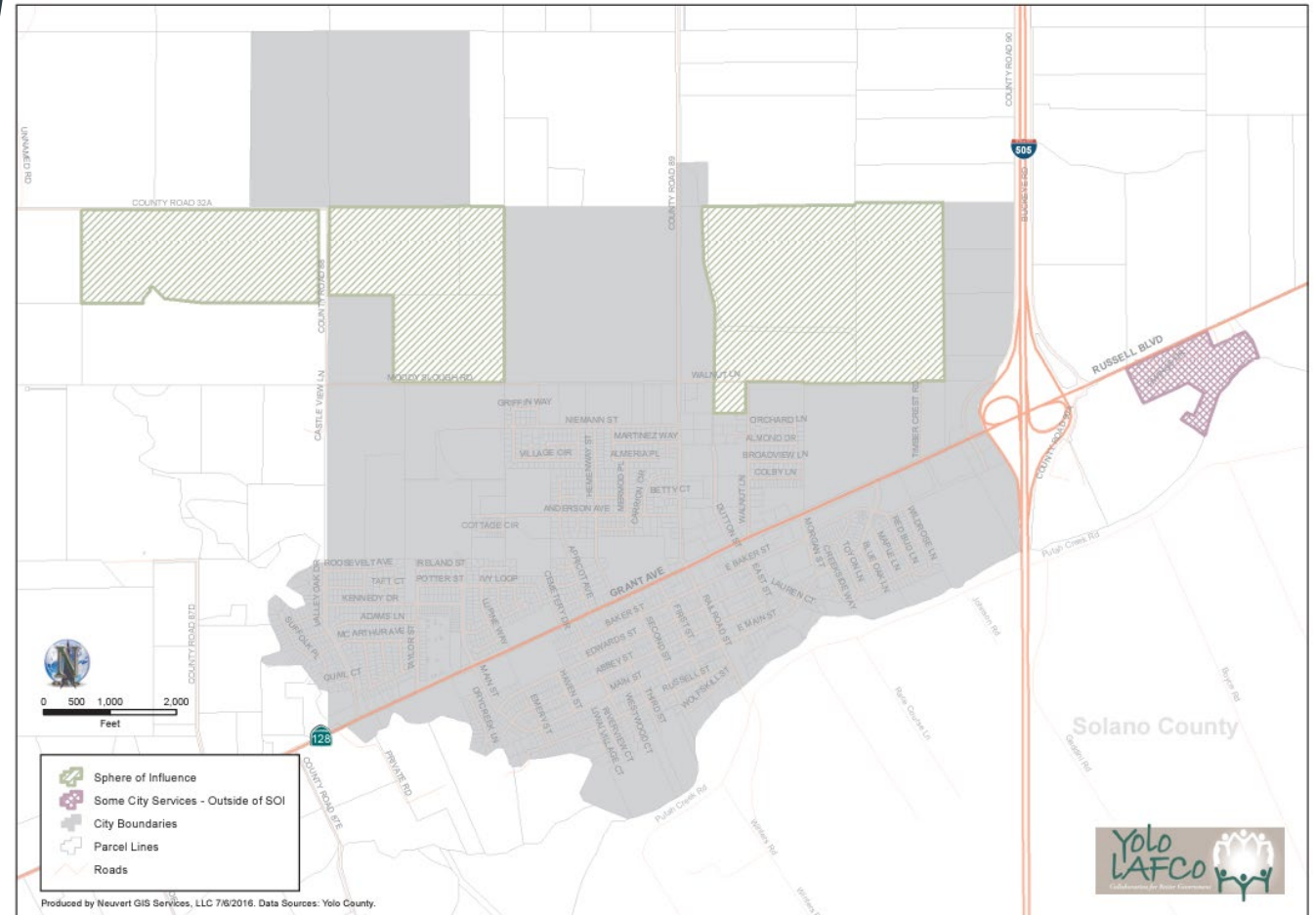


Source: City of Woodlands CA

City of Winters

- ▶ In 2020, voters approved Measure A which prevents any change to the City's current boundary until 2040 unless permitted by a popular vote
- ▶ Requires any new development area to be master planned (and paid for) by the City (when typically funded by developers)
- ▶ Areas within SOI must go to a vote, which subverts the legislative intent of SOIs as a precursor to annexation

City of Winters Boundary and Sphere of Influence



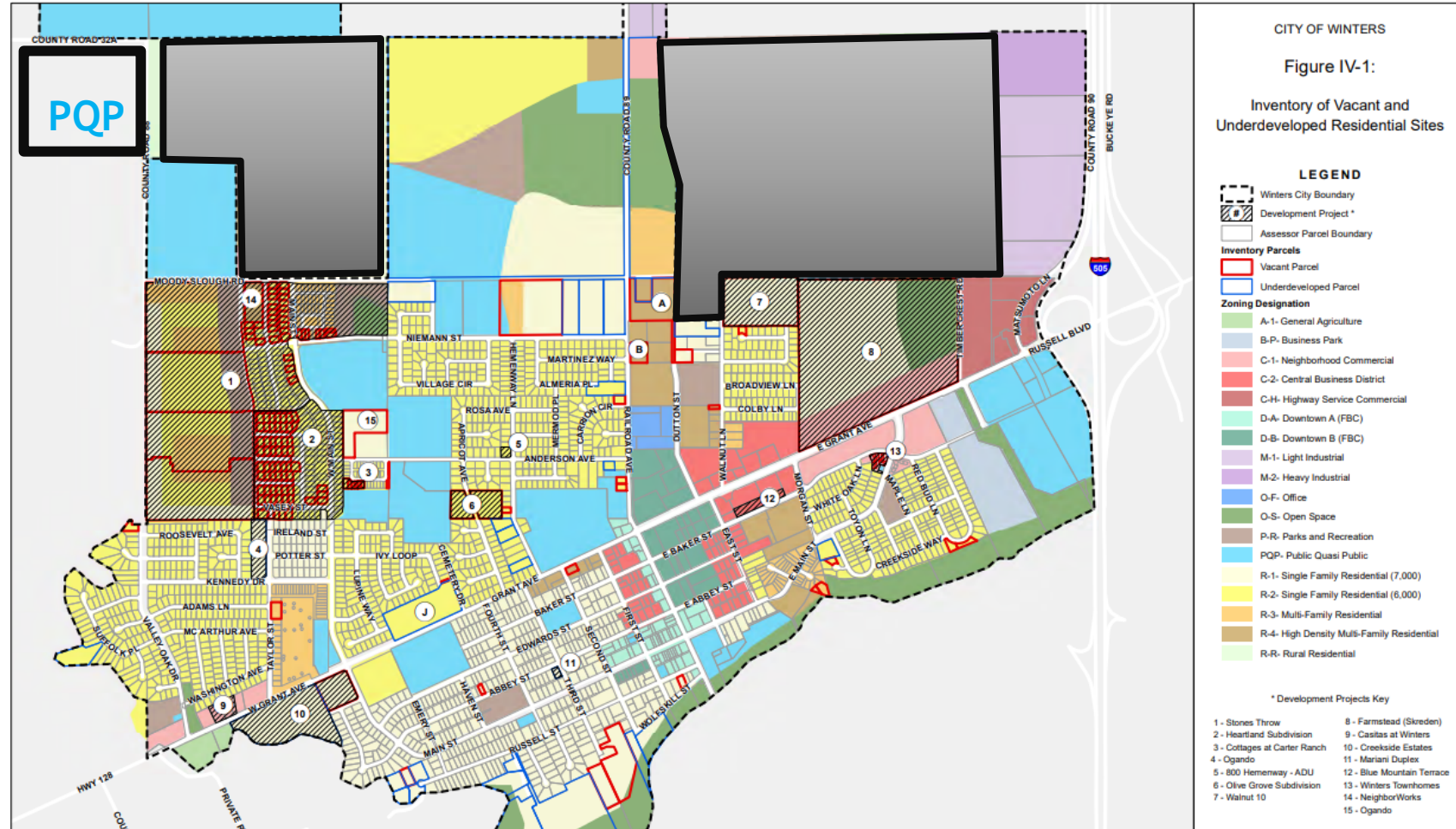
Adopted by Yolo LAFCo on September 22, 2008

City of Winters Housing Element

Current Cycle
RHNA goal- 552 units

- ▶ Vacant parcels available for new housing in the northeast and northwest of city

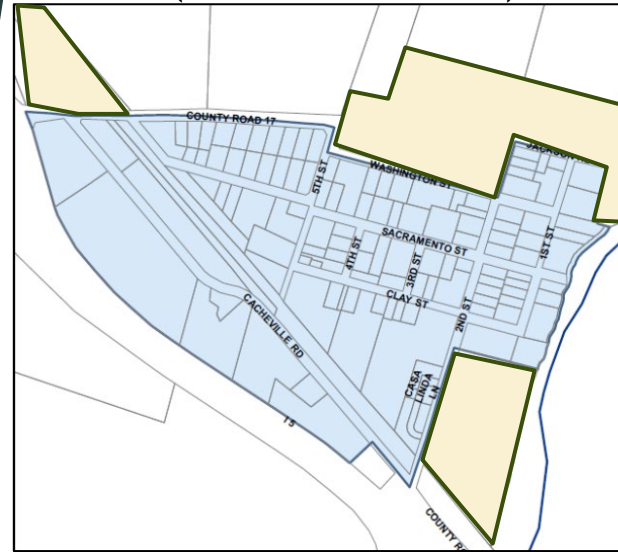
 SOI areas



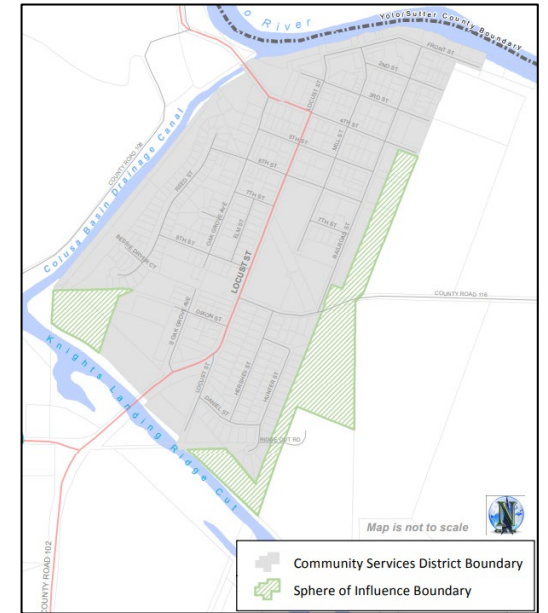
Yolo County

- ▶ 2030 Countywide General Plan adopted in 2009
- ▶ Urban land uses only permitted in communities with water and sewer services
- ▶ Cacheville has urban zoned land outside its CSD boundary/SOI
- ▶ Only Esparto has a significant amount of available capacity

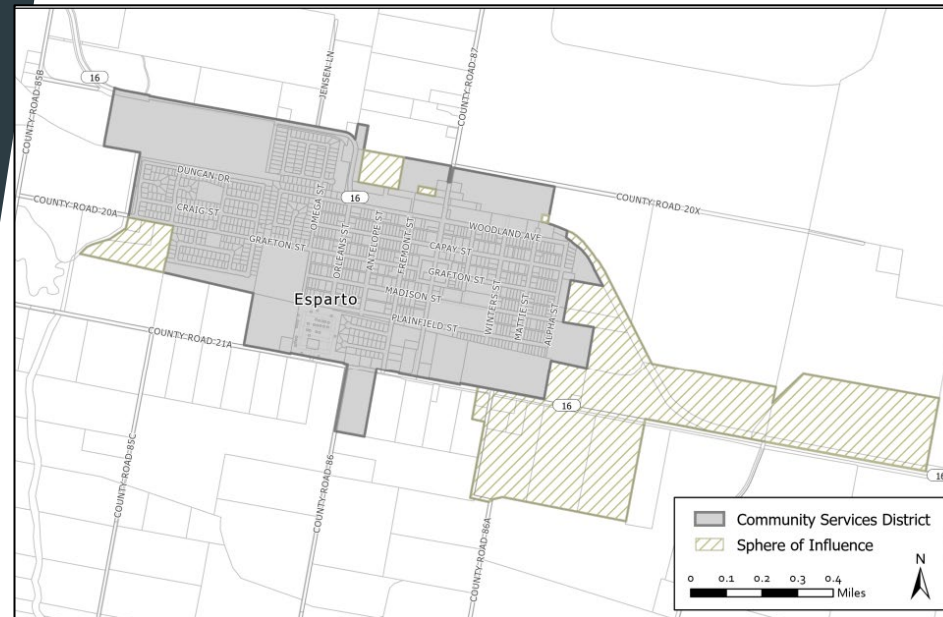
Yolo (Cacheville CSD)



Knights Landing CSD



Esparto CSD



Madison CSD

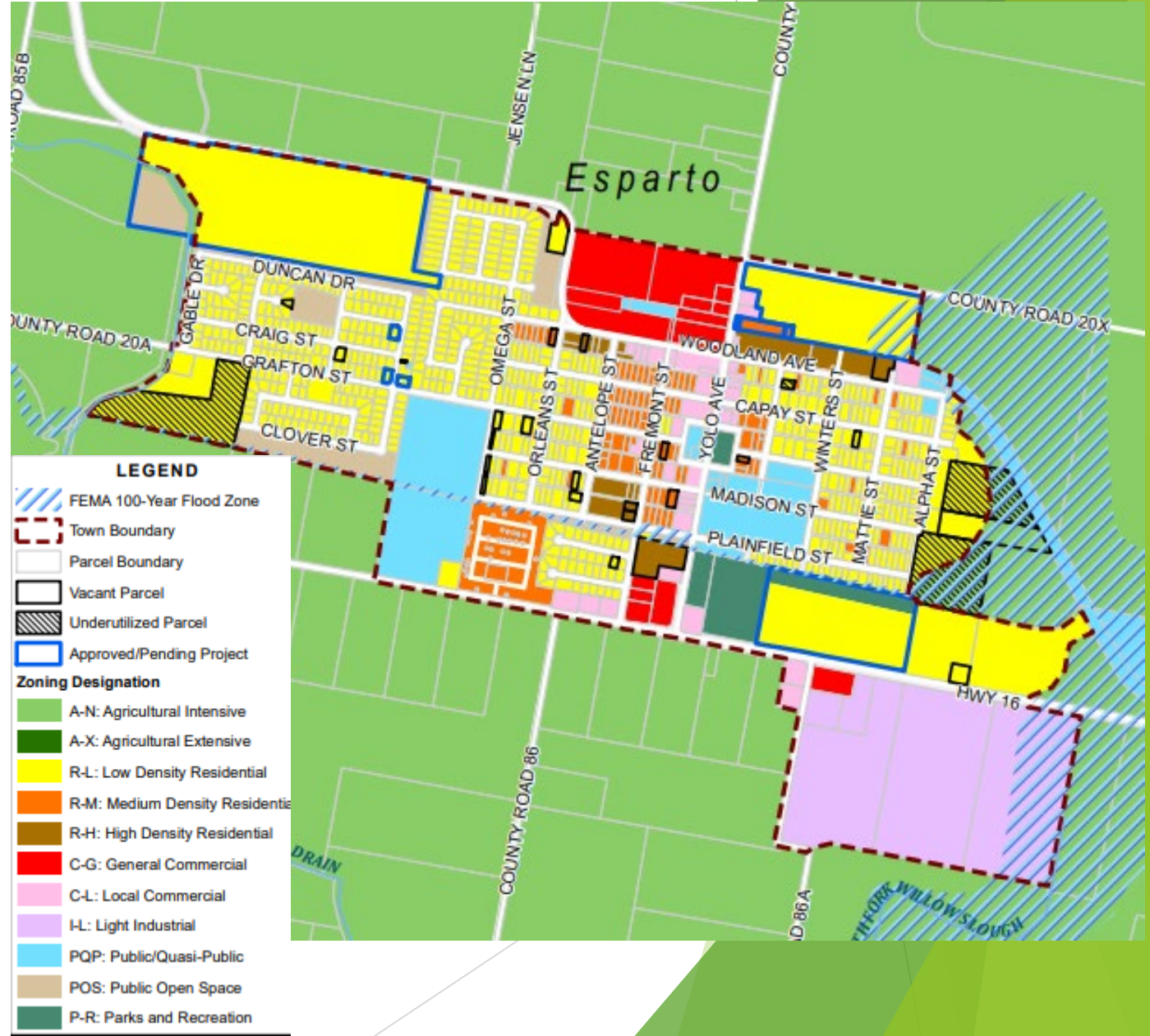


Yolo County Housing Element

Current Cycle

RHNA goal- 57 units

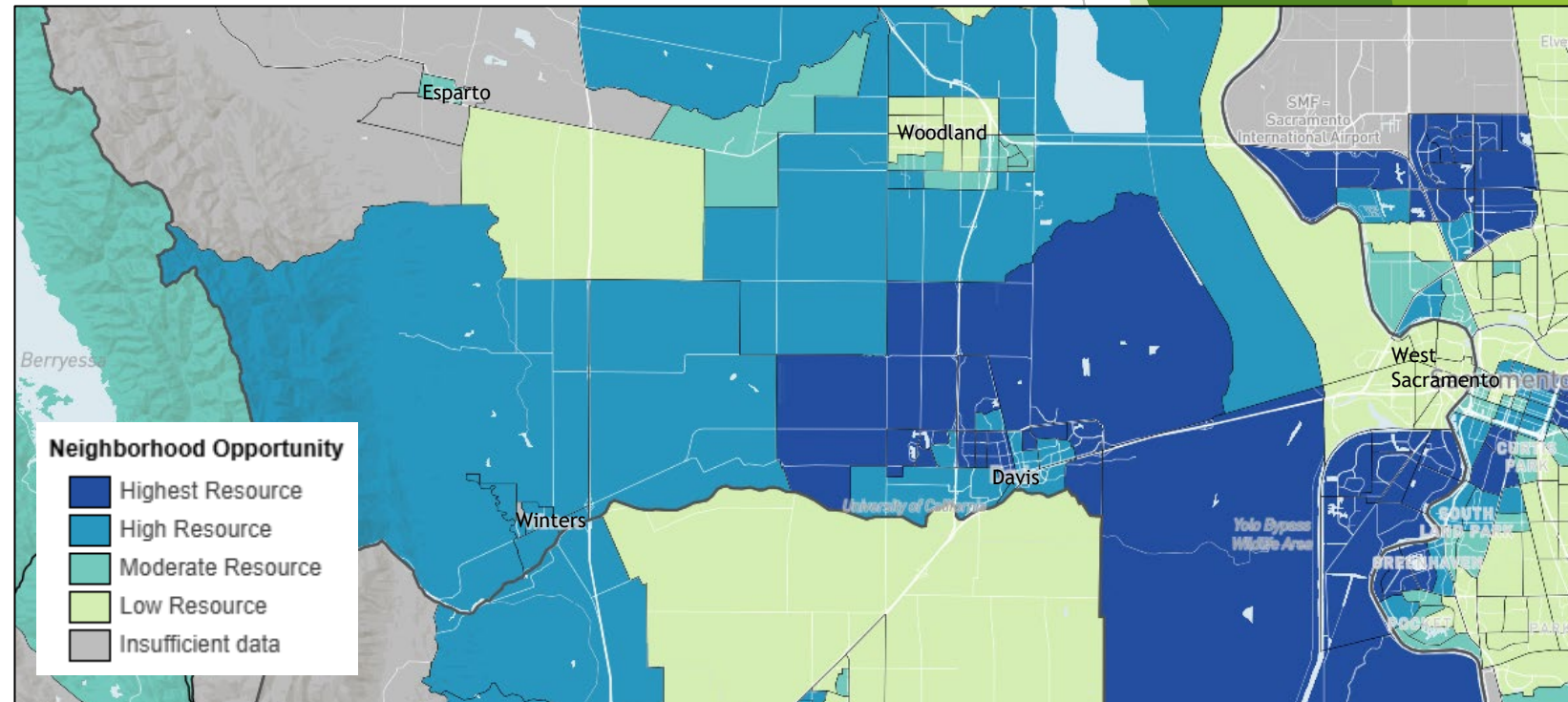
- ▶ Housing development is constrained by lack of services and capacity
- ▶ Most new housing opportunities are in Esparto



Affirmatively Furthering Fair Housing (HCD)

- ▶ State maps areas of highest opportunity for access to quality schools, jobs, clean environment, and transportation
- ▶ West Sacramento and north Davis are the highest opportunity areas in Yolo County and priority areas for affordable housing
- ▶ HCD uses Opportunity in their evaluation of Housing Elements

2025 AFFH Opportunity Map (by Census Tracts)



LAFCo's Role

- ▶ LAFCo does not have a direct role in RHNA or land use decisions, however, it does have a critical role in City/District growth
- ▶ LAFCo SOIs can help Cities/County meet their future RHNA cycle allocations
- ▶ City growth control measures can subvert the use of LAFCo SOIs as a precursor to annexation
- ▶ LAFCo can encourage cities/County to integrate SOIs into its General Plans to ensure that there is a plan to facilitate future growth as needed
- ▶ Addressing SOIs in a General Plans may reassure voters that there is a reasonable plan and limits for growth (rather than implementing growth control measures)
- ▶ The City of Davis General Plan Update underway is an opportunity to proactively and collaboratively address its growth needs