
ADOPTION DRAFT – FEBRUARY 2021



CITY OF LINCOLN

HOUSING ELEMENT 2021-2029







FEBRUARY 2021
ADOPTION DRAFT

CITY OF LINCOLN

HOUSING ELEMENT 2021-2029

Prepared By:



101 Parkshore Drive
Suite 112
Folsom, California 95630
t 916.245.7500

TABLE OF CONTENTS

Introduction.....	1
Goals, Policies, and Program Actions	2
Goal 1 - Accommodate New Housing to Meet the Needs of Present and Future Lincoln Residents at all Income Levels.	2
Goal 2 - Conserve and Improve the Existing Housing Stock and Residential Neighborhoods.	9
Goal 3 - Address Special Housing Needs in Lincoln.....	11
Goal 4 - Promote Equal Housing Opportunities.....	15
Goal 5 - Evaluate the Progress in Implementing the City’s Housing Programs	16
City Housing Programs	18
Quantified Objectives	20
Public Participation	21
City Council Study Sessions	21
Public Workshop.....	22
Consultations.....	23
Additional Outreach	24
Public Hearings	25
Public Comment.....	25
Consistency with the General Plan.....	26

LIST OF TABLES

Table 1 Lincoln RHNA Analysis 2021–2029.....	20
Table 2 Quantified Objectives	20

INTRODUCTION

The City of Lincoln recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to: identify the community’s housing needs; state the community’s goals and objectives regarding housing production, rehabilitation, and conservation; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires that housing elements address the needs of households of all income groups. Needs are identified through a detailed community analysis and as part of the Regional Housing Needs Allocation (RHNA), which is determined for the region by the California Department of Housing and Community Development (HCD) and locally by the Sacramento Area Council of Governments (SACOG). In addition to income-based housing needs, the housing element must also address special needs groups, including the elderly, persons with disabilities, farm workers, and homeless persons.

The Lincoln Housing Element consists of two documents: The **Policy Document** and **Background Report**. The Background Report provides information and analysis to support the goals, policies, programs, and objectives in the Housing Element Policy Document.

The Policy Document is divided into the following sections:

Goals, Policies, and Program Actions: The City’s Housing Element is based on the following five goals:

- 1) Accommodate new housing to meet the needs of present and future Lincoln residents of all income levels.
- 2) Conserve and improve the existing housing stock and residential neighborhoods.
- 3) Address special housing needs in Lincoln.
- 4) Promote equal housing opportunity.
- 5) Evaluate the progress in implementing the City’s housing programs.

City Housing Programs: Identifies the housing programs available in the City.

Quantified Objectives: Identifies the number of housing units that the City expects to be constructed, preserved, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the planning period (2021–2029).

Public Participation: Describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Consistency with the General Plan: Describes the internal coordination between the Housing Element and the other elements of the Lincoln 2050 General Plan.

GOALS, POLICIES, AND PROGRAM ACTIONS

This section identifies the City’s housing goals, policies, and program actions. For each goal, the City has identified policies as well as program actions intended to implement the policy. Program actions include responsible parties as well as potential funding sources and a time frame to accomplish the action. Where applicable, quantified objectives are included that identify the number of units to be achieved, distinguished by income category. This section includes the following components:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and measurable.

Policy: Specific statement guiding action and implying clear commitment.

Action: The carrying out of a policy.

Responsible Agency: Identification of the party responsible for implementation.

Potential Funding Source: Identification of where the funds will come from to implement the action.

Proposed Timing: The calendar year(s) in which the action is scheduled to commence and be completed.

GOAL 1 - ACCOMMODATE NEW HOUSING TO MEET THE NEEDS OF PRESENT AND FUTURE LINCOLN RESIDENTS AT ALL INCOME LEVELS.

Policy 1

Provide sufficient land zoned for a variety of housing types to accommodate the City’s regional housing needs allocation under the June 30, 2021–August 31, 2029, Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan.

Action 1.1

Village 5: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report in December 2017 and is planned for annexation by the end of 2022.

SUD-B: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report for SUD-B in March 2019 and is planned for annexation by the end of 2022.

Village 5 and SUD-B are rezoned and the land use designations will be active upon annexation. Should the annexation of Village 5, which is assumed to accommodate a portion of the City’s lower income RHNA, not occur within the first half of the planning period the City will work to identify sites, within one year, to accommodate a minimum of 428 units at a density appropriate to accommodate lower income households in compliance with Government Code sections 65583(f) and 65583.2(h).

City owned site: The City has identified #1 included in Section II Resource Inventory, as appropriate for housing affordable to lower income households. The City has intentions to sell this property and market the sites for future affordable housing. The City will make a request for proposal available in March 2021. This site is currently zoned LDR and in an effort to assist with the development of this site, the City will process a rezone to change the zone to RD-20 and a land use designation change to HDR.

Quantified Objective: Provide housing for 1441 lower income units within the planning period.

Responsible Agencies: Community Development Department, Planning Commission, City Council, County of Placer, and the Local Agency Formation Commission

Potential Funding Source: Developer Funded

Proposed Timing: Annexation of Village 5 and SUD-B by end of calendar year 2024. Identify additional sites if needed, by the end of 2025. Process a rezone and land use designation change by the end of 2022.

Policy 2

Facilitate the construction of a variety of housing types affordable to all income levels.

Action 2.1

Continue to permit Planned Development District zoning that promotes a variety of housing types in the City by using innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements. The City will annually coordinate with North State BIA (Action 2.7) and discuss ideas and the City will develop standards that assist with the development of housing.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as projects are processed through the Community Development Department. Annually coordinate with North State BIA

Action 2.2

Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Biannually review.

Action 2.3

Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing (Lincoln Municipal Code Section 18.59) consistent with current state law.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as projects are processed through the Community Development Department. Review by January 2021, if needed, revise by July 2021.

Action 2.4

Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. The City will promote ADU development by providing guidance and educational materials on the City’s website. Information will include the advantages of building ADUs, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADUs.

Responsible Agency: Community Development Department, City Council

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as projects are processed through the Community Development Department. Ensure compliance with state law by July 2021. Work with City Council within the first two years of the planning period to identify possible incentives for ADUs. Annually coordinate with North State BIA.

Action 2.5

Facilitate the development of market-rate rental housing through:

- Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project.
- If a developer decides to include affordable units within a development, provide a 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households.

The City publicizes the above incentives for market-rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department’s counter and in the general development application packet.

Quantified Objective: Provide housing for 200 units within the planning period.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as projects are processed through the Community Development Department.

Action 2.6

To encourage development of housing for extremely low-income households, the City will work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

Responsible Agencies: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Annually outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Action 2.7

Encourage and facilitate the development of housing affordable to lower-income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project, that may include:

- Deferred development fees;
- Reduced parking requirements;
- Expedited application review and processing; and
- Technical assistance with grant, loan, and tax credit applications.

The City will hold annual roundtable discussion with North State BIA to discuss the status of the Housing Element goals, to promote infill opportunity sites and to provide any changes to City policies as it relates to multifamily housing. The City will gather feedback and will address any possible constraints, if identified.

Quantified Objective: Provide housing for 3,308 units within the planning period.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Annually meet with North State BIA and as developers approach the City.

Action 2.8

The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Develop a Senate Bill 35 streamlining approval process by December 2021 and annually review thereafter.

Action 2.9

Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income people as a condition of development. The City will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the City deems construction of inclusionary units to be impractical, pay an in-lieu fee or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program,

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
Policy Document

the City will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Explore options of an ordinance by December 2021; if determined to be feasible, adopt an ordinance by June 2022.

Action 2.10

The City shall consider requiring an Affordable Housing Plan (AHP) that would be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The AHP would specify and include the following:

- The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above-moderate income households.
- The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the plan of each individual project.
- Program options within project-specific AHPs may include, but are not limited to, the following:
 - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products, etc.)
 - Land dedication (on-site and off-site)
 - Rehabilitation of existing residential structures located within existing City neighborhoods.
 - Payment of in-lieu fees.
- The timing for completion of affordable housing obligations. For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the AHP, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Explore the requirement of an AHP by July 2021, make final determination by December 2021.

Action 2.11

To assist in the development of affordable housing projects, the City will explore the following:

- Implementation of a program similar to the Placer County Housing Trust either in coordination with the County and BIA, through a City-led program, or through other means of developing and implementation. The Placer County Housing Trust is supported by developer fees that are used to help fund a variety of affordable housing projects and existing housing programs.
- A commercial linkage fee which would be charged to developers of new office or retail properties and used to fund the development of affordable housing.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: 20% Set-Aside Funds, Commercial Linkage Fees

Proposed Timing: Explore options by December 2021. Create program by July 2022

Action 2.12

The City will consider increasing the maximum density in the High-Density Residential (HDR) designation and R-3 Zoning District from 20 units per acre to 30 units per acre. This density is consistent with the state’s recommended default density for the development of affordable housing. If the City determines that increasing the density is not feasible, the City will consult with HCD.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Consider increasing density in the HDR areas by December 2021, process this change by June 2022. Consult with HCD by October 2022, if needed.

Action 2.13

The City will help facilitate the expansion of the wastewater facility that will provide for additional capacity to accommodate development over the planning period. The City will have design, funding, and bond issuance by the end of calendar year 2021 and construction will begin by 2022.

Additionally, the City will develop and adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community’s share of the regional need for lower-income housing.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: Developer impact fees paid as part of the Public Facilities Element fee program, municipal revenue bonds

Proposed Timing: Design and funding by end of 2021, begin construction 2022. Adopt a written policy and procedure by December 2022.

Action 2.14

The City will evaluate current parking standards and modify as needed to ensure they do not pose a constraint to the development of housing. As a part of this, the City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Light Industrial District (L-I)

Responsible Agencies: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Evaluate and modify by December 2022

Action 2.15

To assist the development of housing for lower income households on larger sites (over 10 acres), specifically in Specific Plans, the City will facilitate land divisions, and lot line adjustments, resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

The City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower income households,
- Providing technical assistance to acquire funding, and
- Modification of development requirements.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: A combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available

Proposed Timing: Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted.

Policy 3

Require that new residential developments meet local and state requirements for energy efficiency and mitigate adverse environmental impacts.

Action 3.1

The City shall continue to strive for energy conservation in residential development through the following actions.

- Continue to enforce the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations) and continue to require 15-gallon shade trees in all new residential developments (Subdivision Ordinance, Section 17.40.070 (F)).
- Continue to provide information to all residents regarding available home rehabilitation programs and increase public awareness of self-help and rehabilitation programs through outreach efforts.
- Continue to complete the Green Building Program encouraging new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation.
- Promote the reduction of energy consumption through the implementation of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts), and incorporation of bicycle lanes throughout the city.
- Require the use of recycled water for new large residential and commercial landscaping projects, as a funding participant for mandatory recycling through the Western Placer Waste Management Authority.
- Utilize its mixed-use land use designation to limit trips between commercial and residential land uses. The mixed-use land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground-level uses on a single parcel) mixed-use opportunities.

The General Plan also includes policies addressing public transit, regional transit, and the requirement that “new employment-generating, large-scale commercial, office, and residential development be adequately served by transit.”

Responsible Agencies: Community Development Department, Planning Commission, and City Council

Potential Funding Source: Community Development Block Grant (CDBG) for the Rehabilitation Program and General Fund for implementing the General Plan policies. Application and permit fees

Proposed Timing: Ongoing, provide information on the City’s website. As projects are processed through the Community Development Department.

GOAL 2 - CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

Policy 4

Assist in the rehabilitation of substandard housing.

Action 4.1

The City will continue to annually apply for HOME and CDBG funds for the City’s Owner-Occupied Housing Rehabilitation Program. These grants would potentially be available for all extremely low-, very low-, and low-income owner households and rental property owners with extremely low-, very low-, and low-income tenants, seniors, and persons with disabilities.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
Policy Document

As funding becomes available, eligible repairs include (listed by priority): health and safety repairs, energy conservation, repairs that extend the useful life of the property, and converting to current Uniform Building Code standards. Interested homeowners and other applicable parties can acquire information about this program through flyers at the Community Development Department’s counter, the City’s website (www.ci.lincoln.ca.us), and on the local community access television channel.

Continue the City’s building code enforcement program for residential housing units. The City’s full-time code enforcement officer manages code enforcement activities on a case-by-case complaint basis. The owners of residential housing units identified as needing code enforcement actions shall also be provided with information on the City’s various housing programs, including funding sources from CDBG and HOME.

Responsible Agency: Community Development Department

Potential Funding Source: CDBG and Home Grants

Proposed Timing: Apply for funding annually, as Notice of Funding Available (NOFAs) are released. Code enforcement on a complaint basis.

Action 4.2

Refer Lincoln residents to agencies that provide home repair services and/or energy retrofit programs in Placer County, such as Project Go, Inc. Informational flyers on agencies that provide home repairs and/or energy retrofit programs can be obtained at the Community Development Department counter.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as residents approach the Community Development Department counter.

Policy 5

Assist in the conservation and improvement of residential neighborhoods.

Action 5.1

The City does not currently have any properties at-risk of converting to market rate within the next ten years but as affordability covenants near expiration, will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per State Law.. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.

Responsible Agency: City of Lincoln Housing Coordinator

Potential Funding Source: General Fund

Proposed Timing: Annually monitor units at risk of converting. Coordinate noticing as required per State Law.

Policy 6

Ensure that neighborhoods have adequate public services and facilities that comply with City standards.

Action 6.1

Continue to require the payment of impact fees and/or other mitigation standards as required by state law from the construction of new developments for needed facilities, services, and utilities, as well as infrastructure improvements, such as water/sewer, roads, solid waste, and schools. The City shall annually review the City’s fee structure and make recommendations for any needed fee changes.

Responsible Agencies: Community Development Department, City Council, Western Placer Unified School District

Potential Funding Source: Application and permit fees

Proposed Timing: Annually review the City’s fee structure and make recommendations for any needed fee changes, as needed.

GOAL 3 - ADDRESS SPECIAL HOUSING NEEDS IN LINCOLN

Policy 7

Address the physical, financial, and lifestyle needs of older adults in the city.

Action 7.1

Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors. The following types of senior housing are needed in Lincoln:

- Rental housing affordable to persons earning up to 80 percent of Placer County’s median income.
- “Continuum of care” housing that provides a range of on-site services, including independent living, assisted living, and institutional care.
- Market-rate senior rental housing.

The City will continue to provide assistance through the following financial and regulatory incentives:

- Regulatory incentives on a project-by-project basis. These may include, but are not limited to, expediting permit processing, and/or parking requirements based on the bedroom mix of the project.
- A 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households.
- Accessing state and/or federal subsidies or tax credit programs for new construction.

Responsible Agency: Community Development Department

Potential Funding Source: CDBG, and CDBG via Community Housing Development Organization (CHDO).

Proposed Timing: Ongoing, as projects are processed through the Community Development Department.

Policy 8

Address the physical, financial, and supportive service housing needs of persons with disabilities as well as persons with developmental disabilities.

Action 8.1

Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the of all special needs groups including, seniors, homeless, female headed households, persons with disabilities and persons with developmental disabilities.,

The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of special needs groups. Additionally, the City provides informational flyers at the Development Services Department and in all general development application packets.

Responsible Agency: Community Development Department

Potential Funding Source: State and federal tax credits

Proposed Timing: Ongoing. Annually reach out to developers with information regarding financial and regulatory incentive opportunities.

Action 8.2

As provided for in Chapter 18.47 of the Municipal Code, the City has a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. These procedures include provisions for clear rules that allow for a ministerial review process and identify who may request a reasonable accommodation (e.g., persons with disabilities, family members, landlords), time frames for decision-making, and provision for relief from the various land use, zoning, or building regulations that may constrain the housing for persons of disabilities. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City’s website. The City will review the formal Reasonable Accommodate procedure and ensure all findings are in compliance with Government Code Section (Section 65583(c)(3)).

To comply with Health and Safety Code Sections 1267.8, 1566.3, 1568.08, the City will amend the Zoning Ordinance to define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone and will allow larger group homes of seven or more persons in the Single Family Residential (R-1), Duplex Residential (R-2), and Multiple Residential (R-3) as a permitted use. ~~zone with a conditional use permit.~~

Additionally, the City will amend the Zoning Ordinance to include the definition of “family” to be “One or more persons living together in a dwelling unit.”

Responsible Agency: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Ongoing, as requests are received. Provide information at the City and on the City’s website by December 2020, review and amend the reasonable accommodation procedure by December 2022. Amend the Zoning Ordinance within one year of adoption of the Housing Element.

Action 8.3

Work with the Alta Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City’s website.

Responsible Agency: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Develop an outreach program within two years of adopting the Housing Element to assist persons with developmental disabilities.

Action 8.4

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Responsible Agency: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Amend the Zoning Ordinance within one year of adoption of the Housing Element.

Policy 9

Assist in the financial needs of low-income first-time homebuyers.

Action 9.1

Continue to implement the City’s First-Time Homebuyer Program. This program is designed to provide second mortgages that act as “gap” financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a “silent” second (i.e., payments are deferred with a low interest rate until an agreed-upon time period ends or the home is sold).

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
Policy Document

Eligible participants must have an annual gross income at or below 80 percent of the Placer County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and eligible properties include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations.

The City has established the following three main sources for advertising the First-Time Homebuyer Program under an affirmative fair-housing marketing plan:

- 1) Publish ads in the home or real estate sections of the City’s newspaper offering free homebuyer seminars.
- 2) Distribute flyers in Spanish and English to local community resource agencies and community groups working with minority and low-income households.
- 3) Educate local real estate agents and lenders about the program and provide first-time homebuyer seminars for those who qualify through the City’s first-time homebuyer consultant.

Responsible Agencies: Community Development Department and City of Lincoln housing coordinator

Potential Funding Source: HOME Program, CalHome Program, and CDBG

Proposed Timing: Ongoing. Annually apply as NOFAs are released.

Policy 10

Permit transitional and supportive housing in appropriate locations in the city.

Action 10.1

Amend the Zoning Ordinance to allow transitional and supportive housing types in the Residential Estate (R-E) district an allowed use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. To further address state law, supportive housing will be allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, per Government Code Section 65583 and 65650.

Responsible Agencies: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Within one year of adoption of the Housing Element.

Action 10.2

Amend the Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660–65668.

Responsible Agencies: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: Make revisions by June 2022.

GOAL 4 - PROMOTE EQUAL HOUSING OPPORTUNITIES

Policy 11

Support equal housing opportunities for all city residents.

Action 11.1

In an effort to Affirmatively Further Fair Housing (AFFH), the City will develop an AFFH Plan that shall take actions to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The following list the City plans include in the AFFH.

- Implement Actions 2.3, 2.4, 2.9, 4.1, and 4.2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Actions 2.6, 2.9, 7.1, and 8.1) and facilitating affordable housing in high opportunity areas and Specific Plan areas (e.g. Action 2.7).
- Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- Meet annually with transit agencies to assess need for increased service between neighborhoods and job centers to improve residents' access to employment and identify mechanisms to fund expansion. Integrate housing choices and affordability throughout the Villages Plan areas and require transit infrastructure to be constructed on new roadways.
- Provide annual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes and their requirement to grant reasonable accommodation requests.
- By October 2021, make brochures and booklets with information on what fair housing laws website are and information on assistance, advice, and enforcement activities available to all residents in all City buildings and on the City website.
- Provide bi-annual training to staff, elected officials, and appointees on issues of disparity, structural racism, and inequality.
- As awarded, use CDBG funds for fair housing enforcement, education, and technical assistance activities.
- Provide translation services and materials at all public meetings.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
Policy Document

- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies by making applications available in City buildings and high traffic areas such as grocery stores during application periods
- Within one year of adoption of the Housing Element, analyze and amend local zoning ordinances that may inhibit the ability to develop affordable or rental housing in high-opportunity areas.
- Use local permitting and approval processes to ensure all new multifamily construction meets the accessibility requirements of the federal and state fair housing acts.
- Meet with developers annually to identify barriers to developing larger rental housing to address overcrowding.
- Develop a targeted program to connect lower-income residents with affordable homeownership and rental options within the City within two years of Housing Element adoption.
- Consider allowing rehabilitation funds to assist with relocation during repairs for lower-income households on an as needed basis by homeowners applying for rehabilitation assistance.
- Meet annually with school districts collaborate on integrating school infrastructure investments into larger community plans, including busing strategies that promote integration.
- During census years, education to the community on the importance of completing Census questionnaires by describing how the data is used to improve the City and inform development
- Within one year of Housing Element adoption meet with neighboring jurisdictions to discuss the need to prepare regional analyses of impediments and regional consolidated plans. Following the meeting, prepare the analysis of impediments within two years.
- By December 2021, establish a partnership with Continuums of Care to assess needs and set priorities for assisting the homeless.

Responsible Agencies: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Refer to each strategy in the AFFH program for specific timeframes.

GOAL 5 - EVALUATE THE PROGRESS IN IMPLEMENTING THE CITY'S HOUSING PROGRAMS

Policy 12

Annually document the achievements and evaluate the effectiveness of the City's housing programs.

Action 12.1

Monitor and evaluate the performance of the City in implementing the housing programs and prepare a report to the City Council. The report to the City Council will include:

- 1) Documented achievements of the implementation of goals, policies, and actions within the Housing Element.

- 2) An evaluation of the City’s performance in relation to the quantified objectives within the Housing Element.
- 3) If needed, recommendations for appropriate refinement or revision from the documented achievements and evaluation.

Per the City Council’s direction, the City will make the appropriate modifications to the housing programs. Changes because of this assessment do not necessarily have to be amendments to the City’s Housing Element.

Responsible Agencies: Community Development Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Annually, by April 1.

Action 12.2

To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Village 1, Village 5, Village 7, and SUD-B represent important opportunities for higher-density sites. Village 1 and 7 have already been annexed into the City and present an existing opportunity for high-density residential development; however, Village 5 and SUD-B are pending annexation. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If within three years into the planning cycle annexations have not occurred, the City will identify additional sites to accommodate any shortfall and will rezone consistent with Government Code sections 65583(f) and 65583.2(h) within one year. Refer to Action 1.1.

The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.

Responsible Agencies: Community Development Department, and City Council

Potential Funding Source: General Fund

Proposed Timing: Annually monitor and report by April 1 each year.

CITY HOUSING PROGRAMS

Lincoln uses local, state, and federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

The Community Development Block Grant (CDBG) Housing Rehabilitation Program was started in March 1999 to offer eligible households low-interest loans with flexible financing terms to make the necessary repairs to their homes. To be eligible, the property to be improved must be within the city’s designated target area, and the gross household income must be at or below 80 percent of the countywide median income. Eligible repairs include roof repair or replacement; electrical and plumbing work; kitchen and bathroom repairs; energy conservation measures; heating and cooling system installation; water, sewer, and electrical connections; bedroom additions to relieve overcrowding; and any other code-related improvements. The City will continue to apply for rehabilitation program funding, but as of 2019, the City has not secured funding from CDBG programs.

The City previously funded the First-Time Homebuyer Program through a \$1,000,000 CalHome grant, but was required to release the funds after two extensions and has been unable to execute any loans for this program since 2019. Lincoln will continue to apply for CalHome funding to assist first-time homebuyers.

When loan funding is available, any home within the incorporated limits of Lincoln will be considered. Properties eligible for this program include single-family detached housing, condominiums, or the replacement of an existing mobile home not on a permanent single-family lot foundation with a new factory-built home placed on a permanent foundation.

The City has established three main sources for advertising the First-Time Homebuyer Program under an affirmative fair-housing marketing plan:

- Publish advertisements in the home or real estate sections of the City’s newspaper offering free homebuyer seminars.
- Distribute fliers in Spanish and English to local community resource agencies and community groups working with minority and low-income households.
- Educate local real estate agents and lenders about the program and provide first-time homebuyer seminars for those who qualify through the Sacramento Home Loan Counseling Center and Neighborworks.

Eligibility requirements for the participation include:

- Annual household income at or below 80 percent of the Placer County median income, adjusted for family size.
- Must be a homebuyer who will occupy the property as their primary residence.
- Families are to be pre-qualified through local lenders.

In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly to the United States Department of Housing and Urban Development (HUD) for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee for low-income tax credits. The City of Lincoln does not act as a developer in the production of

affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources.

The City can help sponsor grant and loan applications or furnish land at below-market cost. However, there are also programs, such as the California Housing Finance Agency’s (CalHFA’s) HELP program, to which the City applies directly. Finally, there are a few programs, such as the United States Department of Agriculture’s Rural Development Loans and Grants, or the Lease Purchase Program, to which individual households apply directly.

City financial support of private-sector applications for funding to outside agencies is very important. Funding provided by the City can be used as matching funds required of some programs. Local funding is also used for leverage. City support of private-sector applications enhances the competitive advantage of the applications.

QUANTIFIED OBJECTIVES

State law (California Government Code, Section 65583[b]) requires that the Housing Element contain quantified objectives for the preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Thus, quantified objectives need not be identical to the total housing needs.

The quantified objectives establish the target number of housing units by income category that can be constructed, rehabilitated, and conserved during the period. The Background Report includes detailed information identifying the RHNA housing need, the units constructed, the approved/online units, and the holding capacity of identified vacant parcels.

Table 1 provides a summary of the unit capacity on land available for housing compared to the City’s RHNA. As shown, Lincoln has a total residential capacity of 14,743 units in excess of its allocation.

**TABLE 1
LINCOLN RHNA ANALYSIS 2021–2029**

RHNA Category	2021–2029 RHNA	Vacant Non-Entitled Sites	Planned/ Entitled Sites	Projected ADUs	Surplus
Very Low	1496	80	3,308	40	1,030
Low	902				
Moderate	807	231	9,997	0	9,421
Above Moderate	1,915	145	6,062	0	4,292
Total	5,120	456	19,367	40	14,743

Source: City of Lincoln, August 2020; SACOG 2020

Table 2 provides a summary of anticipated new construction, rehabilitation, conservation, and preservation for this planning period.

**TABLE 2
QUANTIFIED OBJECTIVES**

Income Group	New Construction	Rehabilitation ¹	Conservation and Preservation ¹
Extremely Low	748	15	100
Very Low	748	15	30
Low	902	30	50
Moderate	807	0	0
Above Moderate	1,915	0	0
TOTAL	5,120	60	180

Source: City of Lincoln, August 2020

¹ Assumptions based off programs 4.1, 4.2, 7.1, 8.1

PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Government Code Section 65583(c)(6)). State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

The following meetings were held to garner public input:

- July 7, 2020: Planning Commission and City Council joint Study Session
- July 21, 2020: Public Workshop
- October 6, 2020: City Council Study Session

These meetings were formally noticed in the local newspaper, the *Lincoln News Messenger*; notices and announcements were mailed to interested individuals; and organizations were contacted. These included public officials, nonprofit and for-profit housing developers, housing advocates, and stakeholders (see list below). Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element. Translation services are available on request for public meetings and hearings.

- Del Webb Northern California
- Eskaton
- Golden Village Apartments
- Heritage Church
- Joiner Ranch
- Legal Services of Northern California
- Lewis Communities
- Lincoln Housing Task Force
- Lincoln Senior Citizens Apartments
- Mercy Housing California
- Parkview Apartments
- Placer Independent Resource Services (PIRS)
- Regis Communities
- St. Joseph Church
- Stamas Corporation
- Sunset Villa Mobile Home Park
- Taylor Morrison
- The Salt Mine
- Village at Parkway

CITY COUNCIL STUDY SESSIONS

The City held a joint virtual study session with the Planning Commission and City Council. This meeting was held on July 7, 2020. A subsequent City Council session was held on October 6, 2020.

The first meeting focused on the Housing Element background and process as well as new state law requirements, the RHNA process, deadlines for Housing Element compliance.

The second meeting was to present the revised policies and programs to address state law requirements and additional program interests of the City.

PUBLIC WORKSHOP

The City held a Housing Element and Safety Element Workshop on July 7, 2020, to collect input from city residents. A meeting flyer was posted on the City’s website and Facebook page and sent to local housing advocates and stakeholders. City staff also emailed an invitation to the City Council and Planning Commission to attend the workshop.

The format of this meeting was a presentation of the overview of the Housing and Safety Elements followed by discussion.

Summary of Workshop Comments

The following comments were received during the public workshop discussion and/or after the meeting. Most items have been clarified as part of the background report data. Additionally, programs have been revised and new programs included to address concerns of the public.

- 1) Is the City achieving the Housing Element goals? Relative to surrounding cities?
- 2) Clarification on household income data
- 3) Clarification on the homeless count of homeless persons
- 4) Infrastructure’s ability to support the intended growth
- 5) How is the City planning to meet the low- and very low-income housing needs?
- 6) Homeowner’s Association regulations and accessory dwelling units (ADUs). What limitations are there?
- 7) Clarification on median income
- 8) What is the current mix of housing types in the City?
- 9) Interest in integration of affordable units rather than 100-percent affordable projects
- 10) Any incentives for City Council to approve enhancement of the affordable housing development?
- 11) Housing by design clarification
- 12) Current City requirements regarding requirement to set aside units for low-income projects, interest in inclusionary program.
- 13) The importance of planning for affordable housing at a local level, not relying on County.
- 14) Interest in current affordability breakdown by unit type in the City.
- 15) Interest in learning more about the City’s Housing task force.
- 16) Are half-plexes approved in upcoming developments? This is a possible housing type for seniors.
- 17) Required to submit Housing and Safety Elements to the Airport Land Use Commission (ALUC) for review.
- 18) Affordable housing should be located near bus routes.
- 19) Maybe duplexes or four-plexes north of Ninth Street by Lincoln High
- 20) Interest in mixed-use development in the downtown area

CONSULTATIONS

To ensure the City was representing all segments of the community, consultations were conducted. In July 2020, the City of Lincoln reached out to 21 agencies. Of these, five responded and consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- Lincoln Housing Task Force, on July 7, 2020
- Taylor Morrison Construction, on July 9, 2020
- Placer Independent Resource Services, on July 9, 2020
- St. Vincent DePaul Society, on July 10, 2020
- Placer Community Foundation, on August 4, 2020

In each of the consultations, the stakeholders were asked the following questions:

- 1) Opportunities and concerns: What three top opportunities do you see for the future of housing in Lincoln? What are your three top concerns for the future of housing in Lincoln?
- 2) Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- 3) Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?
- 4) Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- 5) Housing Conditions: How do you feel about the physical condition of housing in Lincoln? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns over the current challenges and barriers to housing in the City. Several of those consulted desired for the City Council to pass a formal resolution that clearly advocates support for affordable housing, and includes reasonable goals and objectives, and a timeline. Opportunities arose as well, such as a diligence of City staff to work with builders, responsiveness and genuine concern by City staff members about affordable housing, dedication of City-owned land for affordable housing, and modifications to the zoning to allow more density in single-family zones. Respondents also noted that the City should report progress toward their RHNA to understand if policies are resulting in additional affordable development. Respondents mentioned that existing senior and affordable housing complexes were very well-run and in good physical condition, and that this should be recognized, but demand exceeds supply. Affordability in general is a major barrier to residents finding affordable housing in Lincoln, and many workers commute from out of town. There is an imbalance between the cost of new housing and what is needed for many workers. Overall, respondents stated that physical conditions of housing were good, citing not much need to improve the physical appearance of housing in the future.

ADDITIONAL OUTREACH

In February 2020, the Affordable Housing Task Force gave a presentation to the City Council on the Final Report on Affordable Housing, providing key community considerations and policy recommendations. Programs have been included to address key community considerations and the policy recommendations. Specifically, programs 2.10 and 2.11.

Key Community Considerations

- Only 28 percent of sites in the current Housing Element are high density; of those, 90 percent are concentrated in three projects with low-income housing.
- No affordable housing has been built in Lincoln since 2005.
- Waitlist for affordable housing is two to four years long.
- Need to ensure that those that work in Lincoln, can live in Lincoln – “work here – live here.”

Policy Recommendations

- Pass a resolution making a clear statement of support for the development of affordable housing
 - Stand-alone policy directive
 - Take significant action to cause affordable units to actually be built
- Adopt an Inclusionary Ordinance to govern future housing development
 - Roseville, Sacramento, and West Sacramento as examples
 - Address minimum project size, percentage of units, affordability timeframe, timing of construction of affordable units
- Re-open negotiations with developers to bring about inclusion of affordable units in the future in exchange for other incentives (i.e., relaxation of open space requirements)
- Undertake new stand-alone project to bring affordable units online
 - Work with a developer that participated in the study conducted by the Housing Task Force
 - Between 80 and 120 units
 - Potential properties available now: E. First, Joiner
- Expand zoning definitions to reach 30+ units/acre (currently high-density is 13+ units/acre)
- Investigate possibility of fee reduction for affordable projects
- Apply for state and federal funding programs available to cities (i.e., Senate Bill 2, Assembly Bill 101)
- Re-establish a full-time staff position to provide expertise and guidance on housing policy and activities

PUBLIC HEARINGS

To be updated once hearings are held.

PUBLIC COMMENT

The City appreciates the efforts of citizens, agencies, and organizations that have taken the time to participate in the Housing Element update. Comments received during the public draft review period included the following:

- 1) Interest in seeing the City seek out financing from funders such as the California Municipal Finance Authority.
- 2) Interest in making affordable housing easier to develop by streamlining review, reducing fees, and changing zoning.
- 3) Interest in seeing the City adopt goals, objectives and a workplan to achieve construction of affordable housing through the Housing Element process
- 4) Interest in seeing the adoption of an inclusionary policy that focuses on on-site construction of affordable housing
- 5) Interest in having the City work with Placer County to establish an Affordable Housing Development Corporation
- 6) Interest in seeing the City utilize surplus land for housing developed by a non-profit organization.

CONSISTENCY WITH THE GENERAL PLAN

State law requires that the Housing Element be consistent with other elements of the City of Lincoln’s General Plan. Policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements. Of all the other General Plan elements, the Housing Element is most closely related to the City of Lincoln’s Land Use and Community Design Element in the General Plan because the Land Use and Community Design Element specifies the lands within the city that may be utilized for residential development.

Areas available for residential development along with the range of allowable densities and direction on appropriate housing types are designated through the Land Use maps and tables, and the land use definitions in the Land Use and Community Design Element. The General Plan divides and designates new growth areas as “Villages,” which include land uses and densities, specific to that respective “Village” based on natural resources, infrastructure availability, and a number of other factors. This then lays the foundation for all of the other goals, policies, and programs related to the provision of housing. The General Plan “Village” descriptions also provide further detail for the implementation of many Housing Element policies. The policies and implementation programs contained in the various “Villages” discuss providing a variety of housing types and encouraging infill development, while preserving the quality and character of existing neighborhoods.

The policies contained in other elements of the City’s General Plan affect many aspects of life that residents enjoy, such as the amount and variety of open space; the preservation of natural, historic, and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or humanmade disaster. The Housing Element has been reviewed for consistency with the City’s other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained.

Other elements of the General Plan also discuss directions for residential development. For example, the Economic Development Element includes the following policies that provide for future residential growth, encourage development of mixed-use residential with commercial businesses, and facilitate the growth and expansion of the existing housing stock:

The expression of the City’s goals and objectives regarding housing production are embodied in this Housing Element. This document provides an effective framework to address the housing needs and demands for future housing development, rehabilitation, preservation, and conservation through its policies and programs.

The City is aware of Government Code Section 65302(h) requirements related to environmental justice and Senate Bill 244 requirements related to disadvantaged unincorporated areas. The City conducted an analysis of all unincorporated properties outside of the City Limits, but within the city’s sphere of influence (SOI) to determine if any Disadvantaged Unincorporated Communities (DUCs) exist. Initial analysis revealed that no properties met the criteria to be potential DUCs and none of the households were within the income threshold. Households must report a median income that is 80 percent or less than the Statewide Median Income (\$53,735). Due to this conclusion, no further analysis was needed for the City of Lincoln. The City will strive to include any DUCs in any future SOI expansions or annexations.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
Policy Document

Additionally, per Assembly Bill 162 (Government Code Section 65302), the City is in the process of amending the Health and Safety Element of the General Plan to include analysis and policies regarding flood hazards and management information, as appropriate. Additionally, to ensure compliance with Senate Bills 1241 and 1035, the City is updating its Safety Element to address wildfire and climate adaptation and resiliency. Both these requirements have been included in Government Code Section 65302(g) 1 through 4, requiring cities to address these issues each time they update their housing elements.

The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

This page intentionally left blank.

HOUSING ELEMENT BACKGROUND REPORT

TABLE OF CONTENTS

Introduction	1
The Background Report	2
Data Sources.....	3
Summary Findings	3
Population	3
Income and Employment	4
Special Needs	4
Housing Characteristics	4
Housing Costs and Affordability.....	5
Opportunities and Constraints.....	5
I. Housing Needs Assessment	6
General Demographic and Employment Characteristics and Trends.....	6
Population	6
Race and Ethnicity	7
Age of Population	7
Household Size and Composition	8
Income Characteristics	9
Employment Trends	12
Special Needs	14
Elderly.....	14
Persons with Disabilities.....	15
Persons with Developmental Disabilities.....	16
Extremely Low-Income Households.....	17
Female-Headed Households.....	18
Large Families.....	18
Farm Workers.....	18
Homeless	18
Existing Housing Needs	23
Housing Stock Characteristics and Conditions	23
Housing Costs and Affordability.....	27
Assisted and At-Risk Housing Projects	30
Fair-Housing Assessment.....	32
Outreach	32
Assessment of Fair Housing Issues	33
Sites Inventory	47
Contributing Factors.....	48
Projected Housing Needs	49
Regional Housing Needs Plan.....	49

CITY OF LINCOLN 2021-2029 HOUSING ELEMENT
 BACKGROUND REPORT

II. Resource Inventory 51

- Availability of Land and Services 51
 - Sites Appropriate for Lower-Income Housing 51
 - Realistic Capacity 53
 - Vacant, Non-entitled Land 54
 - Planned, Entitled Land 55
 - Accessory Dwelling Unit Capacity 71
 - Environmental Constraints 71
 - Infrastructure 71
 - Priority for Water and Sewer 72
- Inventory of Programs 72
 - Agencies Offering Public Assistance to the Elderly, Homeless, and Other Special Needs Groups . 72
- Energy Conservation Opportunities 75
 - Opportunities for Energy Conservation 76
 - General Design Standards 77
 - Specific Plan Design Standards..... 78

III. Potential Housing Constraints 80

- Non-Governmental Constraints..... 80
 - Land Costs..... 80
 - Construction and Labor Costs..... 80
 - Cost and Availability of Financing 81
- Governmental Constraints 82
 - Land Use Controls..... 82
 - Permit Processing Procedures 90
 - Housing for Persons with Disabilities 97
 - Building Codes and Enforcement 100
 - Site Improvements 100
 - Development Fees 100
 - SACOG Impact Fee Study 104
 - Infrastructure 105
 - Public Services 106

IV. Evaluation of the 2013–2021 Housing Element..... 107

LIST OF TABLES

Table A-1 Lincoln and Placer County Population Growth..... 6

Table A-2 Population Growth In Lincoln and Placer County 2016 to 2040..... 6

Table A-3 Race and Ethnicity, Lincoln and Placer County, 2010 and 2018 7

Table A-4 Age Distribution, Lincoln and Placer County 2018 8

Table A-5 Persons per Household, Lincoln 2018 8

Table A-6 Household Composition by Type, 2018 9

Table A-7 Household Income, 2018 10

Table A-8 Placer County Income Limits, 2020 10

Table A-9 Lincoln And placer county 2018 Poverty Rates 11

Table A-10 Poverty Thresholds, 2019 11

Table A-11 Employment By Sector in Lincoln, 2018 12

Table A-12 Sacramento–Arden–Arcade–Roseville Metropolitan Statistical Area Projections of
Employment (2016–2026)..... 13

Table A-13 Senior Population Comparison, 2018 14

Table A-14 Licensed Elderly Care Facilities 15

Table A-15 Developmentally Disabled Persons Assisted by Age 17

Table A-16 Placer County Consortium Point-In-Time Homeless Population Survey, 2019..... 19

Table A-17 Placer County Emergency Housing for the Homeless..... 20

Table A-18 Placer County Transitional Housing for Homeless Persons 21

Table A-19 Placer County Permanent Supportive Housing 22

Table A-20 Housing Types in Lincoln and Placer County, 2019 23

Table A-21 Housing Vacancy in Lincoln, 2010 24

Table A-22 Lincoln Homeownership and Rental Rates, 2018 24

Table A-23 Lincoln Householder Tenure by Age, 2018..... 25

Table A-24 Age of Housing Units, 2018 26

Table A-25 Overcrowding By Tenure in Lincoln and placer county, 2018 27

Table A-26 Affordable Rents and Housing Prices for Placer County, 2019 27

Table A-27 Rental Rates in Lincoln, April 2020 28

Table A-28 Final Fiscal Year 2012 FMRs By Unit Bedrooms..... 28

Table A-29 Median List Prices for Lincoln and Surrounding Areas, 2020 29

Table A-30 Housing Overpayment per Income Category 29

Table A-31 Subsidized Affordable Rental Units 31

Table A-32 Regional Housing Needs Allocation, 2021–2029..... 50

Table A-33 Comparison of RHNA and Available Sites 51

Table A-34 Built Densities of Multifamily Housing in Lincoln..... 52

Table A-35 Vacant Residential Sites 54

Table A-36 Planned/Entitled Projects..... 55

Table A-37 Village 1 Unit Capacity 62

Table A-38 Village 1 High Density Capacity 62

Table A-39 Village 5 Unit Capacity 64

Table A-40 Village 5 High Density Capacity 65

Table A-41 Village 7 Unit Capacity 67

CITY OF LINCOLN 2021-2029 HOUSING ELEMENT
BACKGROUND REPORT

Table A-42 Village 7 High Density Capacity 67
Table A-43 Special Use District B Unit Capacity 69
Table A-44 Vacant Land for Sale within City Limits..... 80
Table A-45 Monthly Payments and Total Interest at Various Interest Rates..... 82
Table A-46 City Zoning District Residential Development Standards..... 83
Table A-47 Specific and General Development Plan Residential Development Standards 85
Table A-48 Residential Permit Requirements 88
Table A-49 Typical Application Processing Time Frames 91
Table A-50 Planning Fees and Services¹ 101
Table A-51 Residential Fees for New Single-Family Dwellings..... 103
Table A-52 Residential Fees For New Multifamily Units* 104

LIST OF FIGURES

Figure A-1 Lincoln Neighborhood 1
Figure A-2 TCAC/HCD Opportunity Areas 35
Figure A-3 Poverty Status..... 37
Figure A-4 Diversity Index 38
Figure A-5 Percent of Population with a Disability..... 39
Figure A-6 Location of Schools..... 41
Figure A-7 Proximity to Jobs..... 42
Figure A-8 Renters Overpaying for Housing..... 44
Figure A-9 Owners Overpaying for Housing 45
Figure A-10 Vacant Non- Entitled Sites 57
Figure A-11 Planned/Entitled Projects 58
Figure A-12 Sites Inventory Opportunity Areas..... 59
Figure A-13 Location Map for Village 1 63
Figure A-14 Location Map for Village 5 66
Figure A-15 Location Map for Village 7 68
Figure A-16 Location Map for Special Use District B 70

INTRODUCTION

The City of Lincoln, located approximately 30 miles northeast of Sacramento, is one of six incorporated cities and towns in Placer County. It was surveyed and laid out by Theodore Judah, an engineer who was a major advocate for a transcontinental railroad. The community was named after Charles Lincoln Wilson, who was instrumental in the construction of the California Central Railroad, which ran from Folsom to the Roseville Junction and then on to Lincoln. The railroad and the discovery of a large clay deposit in the 1870s helped fuel growth in the community, which incorporated in 1890.

By 2000, Lincoln was still a fairly small community of 11,205 people. However, the population grew rapidly in subsequent years due to the overall expansion of the Sacramento metropolitan area. By 2010, Lincoln’s population rose to 42,819, an increase of 282 percent in 10 years. Lincoln’s population growth during that period was faster than any other place in the United States and made the city one of only four places in the country that saw its population more than triple between 2000 and 2010. The population continued to grow to 48,277 by 2019 and is expected to reach 66,398 by 2040.

FIGURE A-1 LINCOLN NEIGHBORHOOD



The California state legislature has identified the attainment of a decent home and suitable living environment for every resident as the state’s major housing goal. Recognizing the importance of local planning programs in pursuing this goal, the legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive general plan. Section 65302(c) of the California Government Code sets forth the specific components to be contained in a community’s housing element. This Housing Element provides a plan for meeting the needs of the growing Lincoln community for the period between 2021 and 2029.

THE BACKGROUND REPORT

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Lincoln. It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the city’s share of the state-prescribed regional housing need. The Housing Element is the component of the City’s General Plan that provides an eight-year vision for housing. Lincoln is required by state law to update the Housing Element of the General Plan every eight years.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. Among other things, the housing element provides an inventory of land adequately zoned or planned to be zoned for housing, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives.

The Background Report analyzes demographic trends and population characteristics, identifies housing resources, examines potential governmental and non-governmental constraints to meeting housing needs, and evaluates the previous Housing Element. Results from this analysis were used to develop goals, policies, and programs to meet the needs of current and future Lincoln residents.

The Background Report is organized into the following five sections:

- Housing Needs Assessment
- Resource Inventory
- Potential Housing Constraints
- Evaluation of the 2013–2021 Housing Element

The Housing Needs Assessment (Section I) focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

The Resource Inventory (Section II) describes the City’s housing resources, historic development patterns, and housing opportunities as well as the City’s existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households may be able to afford adequate housing.

The Housing Constraints section (Section III), analyzes potential governmental and non-governmental constraints to housing development in Lincoln. This includes the City’s planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price

of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (some examples are home building, finance, real estate, and rental housing that impact housing cost and availability).

The fourth section of the Background Report evaluates the achievements of the 2013–2021 Housing Element.

DATA SOURCES

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, California Employment Development Department, and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2014–2018 ACS data.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. The California Employment Development Department provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, Department of Finance or Employment Development Department data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the difference in data sources, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

SUMMARY FINDINGS

Herein is a summary of findings that includes population trends, income and employment data, special needs, housing characteristics, housing market conditions, housing costs and affordability, and opportunities and constraints.

Population

Lincoln’s population grew 12.7 percent from 42,819 in 2010 to 48,277 in 2019. While growth has slowed since 2000, the City is expected to continue to see growth in the future.

As of 2018, the majority of the city’s population (approximately 79 percent) was non-Hispanic white. Approximately 6 percent of Lincoln residents were Asian, and 21 percent were Hispanic or Latino.

The median age of Lincoln residents was 43.3 in 2018. Approximately 27 percent of Lincoln residents were seniors aged 65 and older, 24 percent were of family-raising age (between 25 and 44), and 19 percent were children under age 15.

The average household size was 2.5 people. Approximately 72 percent of households were family households.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Income and Employment

According to the California Department of Housing and Community Development (HCD), the 2019 median income for a four-person household in Placer County was \$83,600. In 2018, the median household income in Lincoln was \$81,417.

According to the 2014–2018 ACS, 7 percent of Lincoln residents age 18 to 64 years old were living below the poverty level. Approximately 6 percent of seniors were living in poverty.

As of 2018, the education, health, and social services sector was the largest employer of Lincoln residents. Other major economic sectors included retail trade, professional/scientific/management/administrative/water management services, and arts/entertainment/recreation/accommodation/food services.

Special Needs

As noted previously, approximately 27 percent of the Lincoln population was seniors aged 65 and older, as of 2018. The housing needs among older adults in Lincoln are: (1) repair and maintenance of owned dwelling units; (2) modifications to existing homes to better meet mobility and self-care limitations; (3) financial assistance to meet rising rental housing costs for those who do not own; and (4) supportive services to meet daily needs, such as those provided at assisted care residences. Approximately 5,463 Lincoln residents have a disability. Individuals of all ages with disabilities also have financial and physical needs and may require special housing accommodations and supportive services. Special needs relate primarily to access and safety considerations but given the limited income potential for many disabled persons, housing affordability is also a concern.

Of Lincoln’s female-headed households, approximately 14 percent lived below the poverty level, above the numbers for Placer County. As these figures demonstrate, many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with minor children face additional challenges in finding affordable family housing of suitable size.

The 2014–2018 ACS found that approximately 1 percent of households in Lincoln lived in overcrowded (1.01 to 1.5 people per room) or severely overcrowded (more than 1.5 people per room) conditions. Overcrowding is a more significant issue among renters; 7 percent of rental households in Lincoln were overcrowded or severely overcrowded, compared to less than 1 percent for owner-occupied households.

Based on the 2014–2018 ACS, there were an estimated 1,842 large-family households (five or more people) living in Lincoln (10 percent of all households). Seventy-two percent of large households are owner-occupied households, compared to 28-percent renter households.

Housing Characteristics

The 2014–2018 ACS reported that 97 percent of Lincoln’s 17,607 housing units were occupied. By comparison, only 87 percent of homes in Placer County were occupied. According to the California Department of Finance, as of 2019, the majority of dwelling units in Lincoln (17,657, approximately 92 percent) were single-family homes. There were 1,435 units (8 percent of all housing units) in multifamily buildings and 71 mobile homes.

Due to Lincoln's significant recent population growth, since 2000, most of the houses in the community are new. As of 2018, 13,557 (75 percent) of houses in Lincoln were constructed in 2000 or later and 89 percent have been built since 1980. Based on the age of the housing stock, it is likely that approximately 11 percent of the housing units in Lincoln have deferred maintenance or need rehabilitation.

Housing Costs and Affordability

As of June 2020, the median home price in Lincoln was \$353,000 for a 1-bedroom house, \$507,500 for a 3-bedroom house, and \$599,450 for a 5-bedroom house (Zillow.com, 2020).

As of April 2020, the median rental rate in Lincoln was \$1,095 for a 1-bedroom, \$1,878 for a 2-bedroom, and \$1,999 for a 3-bedroom (Rental Survey, 2020).

Opportunities and Constraints

The Sacramento Area Council of Governments (SACOG) has determined that Lincoln has a total housing need of 5,120 units for the 2021 to 2029 planning period. Among these, 1,496 units should be affordable to extremely low- and very low-income households, 902 units to low-income households, 807 units to moderate-income households, and 1,915 units to above moderate-income households.

Land zoned for residential development can accommodate 10,143 units, well in excess of the City's Regional Housing Needs Allocation (RHNA). Sites are available at a range of densities and in a variety of styles to meet the needs and preferences of Lincoln residents.

Lincoln's zoning regulations and development permit processes do not create unreasonable restrictions to the City's ability to accommodate affordable housing. The City has seen affordable housing constructed in the recent past, and the City permits a range of residential densities that should be sufficient to accommodate all income groups.

I. HOUSING NEEDS ASSESSMENT

GENERAL DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

Population

According to the California Department of Finance, Lincoln’s population was estimated to be 48,277 as of 2019. This represents less than one percent annual change between 2016 and 2019; this is a slower growth rate than Placer County, which grew an average of three percent per year within the same period. For much of its history, the population of Lincoln has grown at a fairly slow rate; however, the City’s population surged between 2000 and 2010. Lincoln was the fastest-growing place in the United States in the 2000s, and one of only four places to see its population more than triple. Placer County’s growth rate has been steady since the 1980s and is also slowing but did not experience the population growth in the 2000s that Lincoln did. Refer to Table A-1 for population growth figures for the City and Placer County from 1980 to 2019 and projections for 2040.

**TABLE A-1
LINCOLN AND PLACER COUNTY POPULATION GROWTH**

	1980	1990	2000	2010	2016	2019	2040
Lincoln	4,132	7,248	11,205	42,819	47,659	48,277	66,398
Annual Percentage Change	—	8%	5%	28%	2%	<1%	2%
Placer County	117,247	172,796	248,399	348,432	363,896	396,691	505,083
Annual Percentage Change	—	5%	4%	4%	1%	3%	1%

Sources: US Census, 1980, 1990, 2000, 2010; California Department of Finance, 2019; and SACOG Estimates, 2020

Table A-2 shows household growth projections from 2016 to 2040 for Lincoln and Placer County. In 2016, SACOG projected the population in both Lincoln and Placer County to increase by 39 percent. The number of dwelling units is projected to increase by 39 percent in Lincoln and by 37 percent in Placer County for the same period.

**TABLE A-2
POPULATION GROWTH IN LINCOLN AND PLACER COUNTY 2016 TO 2040**

	2016	2040	Percentage Change
Population			
Lincoln	47,659	66,398	39%
Placer County	363,896	505,083	39%
Dwelling Units			
Lincoln	18,615	25,894	39%
Placer County	146,701	200,870	37%

Source: SAGOG 2040 Projections

Race and Ethnicity

Table A-3 compares the population of racial and ethnic composition of Lincoln and Placer County residents. Both Lincoln and Placer County remained predominantly non-Hispanic white; in Lincoln, the percentage of non-Hispanic white residents decreased slightly from 71 to 68 percent, while the percentage of non-Hispanic white residents in the county declined from 76 to 73 percent. The percentage of Asian residents remained the same in the city and slightly increased in the county. The percentage of Hispanic or Latino residents increased in both the city and the county, though by a slightly lesser degree.

**TABLE A-3
RACE AND ETHNICITY, LINCOLN AND PLACER COUNTY, 2010 AND 2018**

Race/Ethnicity	Lincoln		Placer County	
	2010	2018	2010	2018
Non-Hispanic White	71%	68%	76%	73%
Black	1%	2%	1%	2%
Native American	1%	0%	1%	<1%
Asian	6%	6%	6%	7%
Pacific Islander	<1%	<1%	<1%	<1%
Other race	<1%	<1%	<1%	<1%
Two or more races	3%	3%	3%	4%
Hispanic or Latino*	18%	21%	13%	14%

* *Hispanic/Latino is defined as anyone being of Spanish, Latino, or Hispanic origin. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.*

Source: 2010 Census; 2014–2018 ACS

Age of Population

The median age of Lincoln residents was 43.3 in 2018, slightly higher than the countywide median of 41.9. Approximately 19 percent of Lincoln’s population was under the age of 15, similar to Placer County as a whole, where 18 percent of the population was under 15. The percentage of the population that is of family-raising age (25 to 44) was 24 percent for both Lincoln and the county.

Lincoln had a higher percentage of seniors (persons aged 65 or older) than Placer County. Seniors made up 27 percent of the Lincoln population and 19 percent of the county population. Refer to Table A-4 for detailed age distribution data for the city and county.

TABLE A-4
AGE DISTRIBUTION, LINCOLN AND PLACER COUNTY 2018

Age Group	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Under 15 years	9,046	19%	69,916	18%
15 to 24 years	4,211	9%	44,678	12%
25 to 34 years	5,415	12%	41,834	11%
35 to 44 years	5,769	12%	48,667	13%
45 to 54 years	4,965	11%	52,916	14%
55 to 64 years	4,856	10%	50,967	13%
65 years and over	12,677	27%	71,099	19%
Total	46,939	100%	380,077	100%
Median age	43.3		41.9	

Source: 2014 – 2018 ACS

Household Size and Composition

Household size and composition are often interrelated and can indicate the type of housing appropriate for Lincoln residents. The US Census defines a household as all persons living in a single housing unit, whether or not they are related. As of 2018, Lincoln had 17,607 households. Both Lincoln and Placer County had an average household size of 2.5 people.

Table A-5 shows the number of persons per household in the city, according to the 2014–2018 ACS. Two-person households were the most common, making up 40 percent of all households. Approximately 10 percent of Lincoln households were large households of five or more persons.

TABLE A-5
PERSONS PER HOUSEHOLD, LINCOLN 2018

Persons	Number	Percentage
1	4,152	24%
2	7,053	40%
3	2,193	12%
4	2,367	13%
5	1,197	7%
6	408	2%
7+	237	1%
Total	17,607	100%

Source: 2014–2018 ACS.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

As of 2018, approximately 72 percent of Lincoln households were family households, among which, 85 percent were married couples (see Table A-6 for household composition by type). Among all families in Lincoln, approximately 28 percent of households (both married couple and other family) had their own children under the age of 18, similar to Placer County, where 29 percent of married couple and other family households had their own children under 18. Among all households in Lincoln, 17 percent were individuals age 65 and over living alone, compared to 12 percent for all of Placer County.

**TABLE A-6
HOUSEHOLD COMPOSITION BY TYPE, 2018**

Household Type	Lincoln		Placer County	
	Households	Percentage	Households	Percentage
Family Households	12,748	72%	98,332	70%
Married Couple Family Households	11,128	63%	80,935	58%
With children under 18	4,049	23%	32,810	23%
Without children	7,079	40%	48,125	34%
Other Family Households	1,620	9%	17,397	12%
With children under 18	845	5%	8,742	6%
Without children	775	4%	8,655	6%
Non-family Households	4,859	28%	42,329	30%
Living Alone	4,152	24%	34,612	25%
Householders 65 and over	2,920	17%	17,315	12%
Householders under 65	1,232	7%	17,297	12%
Total Households	17,607	—	140,661	—

Source: 2014–2018 ACS

Income Characteristics

The 2020 Placer County area median income was \$86,300 for a family of four according to the 2020 HCD State Income Limits. According to the 2014–2018 ACS, the median household income in Lincoln in 2018 was slightly lower, at \$81,417. Approximately 39 percent of Lincoln households and 42 percent of Placer County households earned \$100,000 or more. While Lincoln’s median income was lower than that of Placer County, the county had a slightly higher percentage of households with incomes less than \$25,000. Approximately 13 percent of Lincoln households and 14 percent of Placer County households earned less than \$24,999. Refer to Table A-7 for the distribution of incomes for Lincoln and the county.

When looking at households in the City of Lincoln, compared to the Placer County income limits, approximately 13 percent of households fall into the extremely low-income range; 17 percent fall into the very low-income range; 17 percent fall into the low-income range; 14 percent fall into the moderate-income range; and the remaining population, approximately 39 percent, fall into the above-moderate income range. Although the income range data does not line up exactly with the California state income limits, this provides an estimate of the number of households that fall into each income category.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

**TABLE A-7
HOUSEHOLD INCOME, 2018**

Income Range	Lincoln		Placer County	
	Number of Households	Percentage	Number of Households	Percentage
Less than \$24,999	2,264	13%	19,177	14%
\$25,000 to \$49,999	2,978	17%	22,218	16%
\$50,000 to \$74,999	3,065	17%	21,851	16%
\$75,000 to \$99,999	2,515	14%	18,041	13%
\$100,000 or more	6,785	39%	59,374	42%
Total	17,607	100%	140,661	100%

Source: 2014–2018 American Community Survey

HCD Income Limits

The standard HCD income category definitions are as follows:

- Extremely Low-Income: Households earning less than 30 percent of the median household income.
- Very Low-Income: Households earning 30 to 50 percent of the median household income.
- Low-Income: Households earning 51 to 80 percent of the median household income.
- Moderate Income: Households earning 81 to 120 percent of the median household income.

Table A-8 shows income limits for each category for Placer County for 2020.

**TABLE A-8
PLACER COUNTY INCOME LIMITS, 2020**

Income Category	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	\$18,150	\$20,750	\$23,350	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100	\$53,550	\$57,000
Low	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600	\$80,100	\$85,650	\$91,150
Median	\$60,400	\$69,050	\$77,650	\$86,300	\$93,200	\$100,100	\$107,000	\$113,900
Moderate	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850	\$120,100	\$128,400	\$136,700

Sources: 2020 HCD Income Limits; Placer County 2020.

Poverty

According to the 2014–2018 ACS, approximately 7 percent of the city’s population 18 to 64 years of age earned an income below the poverty level, slightly lower than the rate countywide, which was 8 percent (Table A-9). In Lincoln, 6 percent of persons age 65 and over and 10 percent of children under age 18 were under the poverty level.

**TABLE A-9
LINCOLN AND PLACER COUNTY 2018 POVERTY RATES**

Group	Number Below Poverty Level		Percentage Below Poverty Level	
	Lincoln	Placer County	Lincoln	Placer County
65 and Over	730	5,588	6%	8%
Under 18	1,086	6,988	10%	8%
18–64	1,631	17,717	7%	8%
	Families Below Poverty Level		Families Below Poverty Level, Percent of All Families	
Female-Headed Households	148	1,942	1%	2%
Female-Headed Households with Children	148	1,508	1%	2%
Married Couple Families	479	3,480	4%	4%

Source: 2014–2018 American Community Survey

Note: Poverty rate percentages are based on total population counts by category for the City of Lincoln and Placer County.

Poverty levels vary widely depending on a number of factors, including the type of family and number of children. Table A-10 provides the 2019 poverty thresholds for several types of households.

**TABLE A-10
POVERTY THRESHOLDS, 2019**

Single Person 65+	\$12,261	Two Adults, One Child	\$20,578
Single Person Under 65	\$13,300	One Adult, Three Children	\$26,017
Two Persons, Householder 65+	\$15,453	Two Adults, Two Children	\$25,926
Two Persons, Householder Under 65	\$17,120	One Adult, Four Children	\$30,044
One Adult, Two Children	\$20,598	Two Adults, Three Children	\$30,510

Source: US Census Bureau, 2019.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Employment Trends

As of 2018, the educational, health, and social services economic sector was the largest employer of Lincoln residents, providing 3,891 jobs, or 21 percent of the workforce. The second-largest sector was retail trade, which employed 2,416 Lincoln residents, or 13 percent, of the workforce. Other large economic sectors include professional/scientific/administrative (2,164 people, or 12 percent); arts, entertainment, recreation, accommodation, and food services (1,903 people, or 10 percent); and finance, insurance, real estate, and rental and leasing (1,629 people, or 10 percent). Table A-11 shows employment by sector in Lincoln in 2018.

**TABLE A-11
EMPLOYMENT BY SECTOR IN LINCOLN, 2018**

Economic Sector	Number of People	Percent of Workforce
Agriculture, forestry, fishing, and hunting	88	<1%
Construction	1,293	7%
Manufacturing	1,394	7%
Wholesale trade	365	2%
Retail trade	2,416	13%
Transportation, warehousing, and utilities	907	5%
Information	471	3%
Finance, insurance, real estate, and rental and leasing	1,629	9%
Professional, scientific, management, administrative, and waste management services	2,164	12%
Educational, health, and social services	3,891	21%
Arts, entertainment, recreation, accommodation, and food services	1,903	10%
Other services (except public administration)	713	4%
Public administration	1,463	8%
Total employed population	18,697	100%

Source: 2014–2018 American Community Survey

Area Employment Profile

Table A-12 shows California Employment Development Department employment projections from 2016 to 2026 for the Sacramento–Arden–Arcade–Roseville Metropolitan Statistical Area, which includes Placer, El Dorado, Sacramento, and Yolo Counties. The occupation groups that are expected to see the most growth are personal care and service work (a 29-percent increase), healthcare support (a 25-percent increase), community and social services (a 22-percent increase) and construction and extraction work (a 22-percent increase). Many jobs in all four fastest-growing occupation categories are likely to pay wages in the low- and moderate-income ranges.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-12
SACRAMENTO–ARDEN-ARCADE–ROSEVILLE METROPOLITAN STATISTICAL AREA
PROJECTIONS OF EMPLOYMENT (2016–2026)

Occupation Group	Annual Average Employment		Change		Annual Salary
	2016	2026	Numeric	Percentage	
Management	66,050	74,530	8,480	13%	\$104,786
Business and Financial Operations	80,460	86,800	6,340	8%	\$71,484
Computer and Mathematical	35,190	38,020	2,830	8%	\$86,254
Architecture and Engineering	19,810	21,610	1,800	9%	\$98,500
Life, Physical, and Social Sciences	14,900	16,430	1,530	10%	\$76,363
Community and Social Services	22,830	27,870	5,040	22%	\$48,387
Legal	9,640	10,530	890	9%	\$95,363
Education, Training, and Library	63,920	71,120	7,200	11%	\$51,769
Art Design, Entertainment, Sports, and Media	14,040	15,070	1,030	7%	\$46,701
Healthcare Practitioners and Technical	51,690	62,080	10,390	20%	\$98,480
Healthcare Support	21,720	27,120	5,400	25%	\$37,719
Protective Services	24,290	25,800	1,510	6%	\$44,693
Food Preparation and Serving	84,630	99,130	14,500	17%	\$24,666
Building and Grounds Cleaning and Maintenance	33,500	39,160	5,660	17%	\$30,735
Personal Care and Service	54,280	70,230	15,950	29%	\$24,687
Sales	94,000	99,980	5,980	6%	\$29,225
Office and Administrative Support	157,700	165,310	7,610	5%	\$38,702
Farming, Fishing, and Forestry	6,100	6,320	220	4%	\$25,039
Construction and Extraction	50,680	61,780	11,100	22%	\$53,366
Installation, Maintenance, and Repair	32,300	36,120	3,820	12%	\$49,202
Production	32,270	34,300	2,030	6%	\$33,869
Transportation and Material Moving	56,290	64,950	8,660	15%	\$32,136

Source: California Employment Development Department 2019

SPECIAL NEEDS

Certain segments of the population encounter more difficulty in finding decent, affordable housing due to special circumstances. Special needs may relate to one’s employment type and income, family characteristics, medical condition or disability, or household characteristics. Special needs populations include the elderly, persons with disabilities, persons with developmental disabilities, female-headed households, large households, farm workers, and the homeless. Programs to support these special housing needs can include preservation of single-room occupancy hotels and the development of homes with more than three bedrooms.

Elderly

People over the age of 65 may face special housing challenges related to physical and financial conditions. Older adults face declining mobility and self-care capabilities that create special housing needs and challenges. Many older adults, even those owning their own homes, face financial challenges due to fixed incomes from Social Security and other retirement benefits. Data on the incomes and housing expenses of householders 65 and older indicate that a substantial number of these older adults may need assistance related to:

- Repair and maintenance of owned dwelling units.
- Modifications to existing homes to better meet mobility and self-care limitations.
- Financial assistance to meet rising rental housing costs for those who do not own.
- Supportive services to meet daily needs, such as those provided at assisted care residences.

Table A-13 compares the percentages of older adults in Lincoln and Placer County as a whole. Thirty-seven percent of Lincoln’s population is at least 55 years old, and 27 percent is at least 65 years old. As compared to Placer County, the percent of populations in both senior age groups are higher in Lincoln. When looking at senior households, 88 percent of households were owner occupied (6,757 households) and 12 percent were renter occupied (934 households).

TABLE A-13
SENIOR POPULATION COMPARISON, 2018

	Lincoln		Placer County	
	Population	Percentage	Population	Percentage
Total Population	46,939	100%	380,077	100%
55+	17,533	37%	122,066	32%
65+	12,677	27%	71,099	19%

Source: 2014–2018 ACS

A portion of the population age 65 years and over need assisted living facilities that combine meal, medical, and daily living assistance within a residential environment. Table A-14 identifies the California Department of Social Services-licensed elderly care facilities, which provide services in Lincoln to residents age 65 years and over. One such establishment is Gladding Ridge, which offers assisted living services in a residential home setting and can accommodate up to 99 beds.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Another community is Sun City Lincoln Hills, which is an active adult community. Sun City is age-restricted to require that at least one resident of each dwelling unit be 55 years of age or older, and no one under 45 years of age may be a resident in any dwelling unit. As of 2020, this community had approximately 11,100 residents and a total of 6,783 homes, including 6,703 single-family units and 80 condominiums

**TABLE A-14
LICENSED ELDERLY CARE FACILITIES**

Name	Address	License Status	Capacity
A VIP Senior Care	2728 Westview Drive	Licensed	6
AAR Quality Senior Living	2247 Lohse Lane	Licensed	6
Angels Sunrise Villa	2135 Larkflower Way	Licensed	6
Aspen Meadows	531 Aspen Meadows	Licensed	6
Brookview	2061 Butterfield Lane	Licensed	6
Davemore House	1177 Davemore Lane	Licensed	6
Ferrari	1462 Eaglesfield Lane	Licensed	6
Floradale Villa	2688 Floradale Way	Licensed	6
Gladding Ridge	1660 Third Street	Licensed	99
Happy Life Villa	2233 Donovan Drive	Licensed	6
Lincoln Residence	1408 Alder Creek Court	Licensed	56
Lincoln Villa	2128 First Street	Licensed	6
Lincoln Villa	2544 Floradale Way	Licensed	6
Saint Tropez Senior Care	245 Saint Tropez Lane	Licensed	6
Senior Haven	1867 Torino Loop	Licensed	6
Splendor Senior Care	251 Grey Court	Licensed	6
Summerset Lincoln Assisted Living	550 Second Street	Licensed	162
Summerset Lincoln Assisted Living and Memory Care	567 Third Street	Licensed	132
Sunset Hill Senior Living	2552 Old Kenmare Road	Pending	6
Sunshine Senior Care	501 Heathmore Court	Licensed	6
Sunshine Senior Care II	1190 Earlton Lane	Licensed	6

Source: California Department of Social Services, Accessed April 2020.

Persons with Disabilities

According to the 2014–2018 ACS, 5,463 Lincoln residents have at least one recognized disability. For some of these individuals, their conditions may affect their ability to live independently in conventional residential settings. Approximately 42 percent of the disabled population five years and older (2,294 persons) had ambulatory difficulties, 16 percent (862 persons) had self-care difficulties, and 30 percent (1,658 persons) had independent living difficulties. Approximately 65 percent (3,538 persons) of the disabled population was 65 years of age or older. Special needs relate primarily to access and safety

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

considerations, but given the limited income potential for many disabled persons, housing affordability is also a concern. Persons with mobility impairments, self-care limitations, and/or other conditions may require special housing accommodations, including financial assistance.

Such individuals can have a number of special needs that distinguish them from the population at large, such as:

- Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations, including modifications to their homes to allow for continued independent living. Such modifications are often called “handicapped access.”
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with mental conditions that prevent them from functioning independently may require assisted care or group home environments. Individuals with disabilities may require financial assistance to meet their housing needs, because typically a higher percentage have a lower income than the population at large and their special housing needs are often more costly than conventional housing.
- Persons with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. A segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. Even those able to pay for special housing accommodations may find them unavailable in the city.
- Disabled persons may require special housing features to accommodate physical limitations. Some may experience financial difficulty in locating suitable housing due to the cost of modifications to meet their daily living needs or may have difficulty in finding appropriate housing near places of employment. Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications, not all available housing units include these features.

As a result of the 1988 Federal Fair Housing Law, newly constructed multifamily units are to be built to accommodate the disabled population of the community. Some apartments and condominiums are now required to be equipped with special features, such as ramps, oversized halls, entryways, and bathrooms to increase accessibility for disabled persons. The Americans with Disabilities Act requires physically disabled access in all public buildings, including residential complexes. The City’s Building Department reviews building plans for compliance with these and similar statutes. With the implementation of accessibility laws, the housing needs of this group are largely financial. Through its implementation of the housing policies and programs outlined in this element, the City will seek to provide affordable housing to this special-needs group.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to analyze the needs of individuals with developmental disabilities. A developmental disability, defined in Section 4512 of the Welfare and Institutions Code, is a disability that originates before an individual is 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, including mental retardation, cerebral palsy, epilepsy, and autism. This includes disabling conditions closely related to mental retardation or requiring

treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are entirely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment, although more severely disabled individuals may require a supervised group living environment. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 341,661 individuals with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. Placer County, including the City of Lincoln, is serviced by the Alta California Regional Center in Sacramento, which provides point of entry to services for people with developmental disabilities. This center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. The Alta California Regional Center provided services to 23,640 people as of November 2018; 44 people, or less than one percent, were residents of the City of Lincoln. See Table A-15 for the distribution of developmentally disabled persons assisted by the Alta California Regional Center, by age, as of 2018.

**TABLE A-15
DEVELOPMENTALLY DISABLED PERSONS ASSISTED BY AGE**

Age Group	Number	
0-17 years old	23	
18 years and older	21	

* *Appears as zero due to rounding.*

Source: Alta California Regional Center Consumer Statistics, 2018.

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, US Department of Housing and Urban Development (HUD) housing, and SB 962 homes. Licensed and unlicensed single-family homes provide group living and a range of health and support services and are licensed by the Department of Social Services’ Community Care Licensing Division. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this needs group. Incorporating barrier-free design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Extremely Low-Income Households

Lower-income households generally have a higher incidence of housing problems and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Extremely low-income households are those that earn 30 percent or less of the median household income. According to 2012–2016 ACS-based Comprehensive Housing Affordability Strategy (CHAS) data, approximately 10 percent of Lincoln households (1,640 households) had extremely low incomes.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Among these households, approximately 54 percent (890) were homeowners. Approximately 81 percent (725) of extremely low-income homeowner households and 75 percent (560) of renter households were overpaying for housing.

Female-Headed Households

Female-headed households are considered to be a special needs group due to the comparatively low rates of home ownership, lower income levels, and disproportionately high poverty rates experienced by this group. According to the 2014–2018 ACS, 1,082 families (8 percent of families) in Lincoln were headed by females. Among these households, 61 percent had children under the age of 18 and 14 percent were living below the poverty level.

Large Families

HUD defines a large-family household as one with five or more members. Large-family households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should also provide safe outdoor play areas for children and be located to provide convenient access to schools and childcare facilities. These types of needs can pose problems, particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind.

According to the 2014–2018 ACS, 1,842 households in Lincoln (10 percent of all households) were made up of at least five people. Of those, 72 percent, or 1,327 large households, own their homes, while the remaining 28 percent (515 households) are renters. There are 9,521 owner-occupied homes and 1,939 renter-occupied homes with at least three bedrooms in the city, suggesting that Lincoln does not presently have a shortage of housing for large families.

The City encourages housing designs and layouts to include open areas for families that are safe and easily accessible. The City allows for a variety of multifamily housing in the R2 and R3 residential zone districts, as well as the medium- and high-density Planned Development districts that typically include two- and three-plus bedroom units.

Farm Workers

Farm workers tend to have low incomes due to the lower-paying nature of their work. Farm workers who are permanent residents, particularly those who are part of large family households, face many of the same difficulties in obtaining suitable and affordable housing as other low-income families. Therefore, finding sound, affordable housing of sufficient size to accommodate their families is a high priority among farm workers.

Lincoln contains limited farmland. According to the 2014–2018 ACS, 88 residents (approximately one percent of the city workforce) were employed in farming, fishing, and forestry. Due to the relative absence of farm workers in Lincoln, there is no farm worker housing.

Homeless

Those who are homeless or at-risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through the City of Lincoln, while others are long-time residents. There is often a crossover between homeless populations and other “special needs” groups. For example, farmworkers may become homeless due to seasonal employment, or female heads of household may find themselves homeless due to domestic violence.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Homelessness is usually the result of multiple factors that converge in a person’s life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

Measuring the number of homeless individuals is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time. However, the most recent information available for the City is a “point-in-time” count of sheltered and unsheltered homeless persons by Placer Consortium on Homelessness (PCOH), conducted in the last week of January 2019. See Table A-16 for the results of this count. The survey covered the entire county (incorporated and unincorporated areas) and found a total of 617 homeless persons (a slight decrease from 631 in 2011). Of the total homeless number, 17 homeless persons were counted in the City of Lincoln.

In August 2020, the Lincoln City Attorney, a member of the Homeless Task Force, and the Lincoln Police Department confirmed that the homeless population in the City is much higher than the number reported in the point-in-time count. In early 2019, law enforcement evaluated the homeless population and estimated that there were approximately 150 homeless individuals within the City. Due to COVID-19, law enforcement has not been able to actively work in transient camps in 2020 to evaluate the current population but estimates that the point-in-time count conducted by Placer Consortium on Homelessness is significantly lower than the actual homeless population.

While there are no homeless shelters in Lincoln, the City participates in the provision of housing for the homeless through its membership with the PCOH. The PCOH monitors the homeless population throughout Placer County and conducted a point-in-time survey of homeless persons throughout the county in January 2019. The survey counted 617 homeless persons, 80 percent of whom were individuals or couples with no children.

**TABLE A-16
PLACER COUNTY CONSORTIUM POINT-IN-TIME HOMELESS POPULATION SURVEY, 2019**

Identification Group	Number of Persons	Percentage
Total Homeless Persons Counted (adults and children)	617	100.0%
Unaccompanied Youth (under 18)	67	10.9%
Lived in Foster Care or Group Homes	130	21.0%
Chronically homeless adults	224	36.3%
Persons with a serious mental illness	247	40.0%
Persons with a substance abuse disorder	173	28.0%
US military veterans	56	9.0%
Victims of domestic violence	80	13.0%
Unsheltered	296	48.0%
Sheltered	321	52.0%

Note: Individuals may be included in more than one category, thus the figures above are not summed.

Source: PCOH, 2019.

**CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT**

The 2019 Placer County Continuum of Care identified that of the 617 homeless persons counted, 321 (52 percent) were unsheltered. Of those who completed an interview during the count, 9 percent were veterans and 13 percent were fleeing domestic violence, sexual assault, dating violence, or stalking. Additionally, 40 percent had a serious mental illness.

In Placer County, homelessness is viewed as an inter-jurisdictional problem, with any solution requiring the cooperation of the County and cities together. Over the years, Placer County has developed a Continuum of Care approach to homelessness. A Continuum of Care is a community-based process that provides a comprehensive response to the different needs of homeless individuals and families. It is designed by the community as a coordinated housing and service delivery system, which serves as a framework to bring homeless housing and service providers together. A Continuum of Care approach helps communities plan for and provide a balance of emergency, transitional, and permanent housing and service resources to address the needs of homeless persons so they can make the critical transition from the streets to jobs and independent living. The Continuum of Care System also includes a homeless prevention component. The fundamental components of Placer County’s Continuum of Care system are:

- Emergency shelter through motel vouchers and support for the Gathering Inn program;
- Shelter for those fleeing domestic violence;
- Transitional housing with supportive services;
- Permanent housing with or without subsidized rent; and
- Additional supportive services that address basic, therapeutic, and income needs.

Emergency shelter services in Placer County include motel voucher programs, dispersed through divisions of Placer County Health and Human Services (HHS), and domestic violence shelters (year-round and seasonal) run by Stand Up Placer, Acres of Hope, PEACE for Families, the Gathering Inn, and Tahoe Women’s Services (domestic violence). Table A-17 lists emergency housing for the homeless throughout Placer County.

**TABLE A-17
PLACER COUNTY EMERGENCY HOUSING FOR THE HOMELESS**

Agency	Program Name	Target Population
Advocates for Mentally Ill Housing (AMIH)	Monarch House	Single men and women
Stand Up Placer	Domestic Violence Safe House Program	Domestic violence (including sexual violence, dating violence, stalking, human trafficking), households with children
The Gathering Inn	Interim Care Program	Single men and women
	The Gathering Inn South Placer	Single men and women, households with children
	Whole Person Care Interim Care Program	Single men and women
	The Gathering Inn Mid-Placer	Single men and women

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Agency	Program Name	Target Population
United for Action Church of the Mountains	Truckee North Tahoe Emergency Warming Shelter	Single men and women
Emergency Shelter Subtotal		7

Source: Homeless Resource Council of the Sierras, Placer County Homeless Strategy, 2019.

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter and into permanent housing by helping them develop independent living skills through the provision of supportive services. Supportive services should address both the immediate and long-term needs of disabled or homeless individuals, and may include education, job counseling, health care, child care, transportation, substance abuse treatment and mental health care, and other services. Facilities generally target a particular subpopulation of homeless, whether families, single men, families with children, or female domestic violence victims. Some transitional housing facilities charge rent, while others are free. The most appropriate sites for transitional housing are those sites located in close proximity to public services and facilities, including public transportation.

Table A-18 identifies the transitional housing opportunities within Placer County. Transitional housing usually has a specified period of time of six months to a year before recipients need to find permanent housing. Countywide, there are 59 adult-only beds and 195 adult and child beds, according to the 2018 Continuum of Care Report. Many homeless people in Placer County go directly to transitional housing, rather than emergency shelters. Also, it is difficult to place persons in transitional housing into permanent housing due to inadequate supply. The 2019 Placer County Homeless Strategy reported that permanent supportive housing reduces taxpayer costs up to 40 percent because chronically homeless individuals no longer frequently utilize emergency healthcare services, jails, and the criminal justice system.

**TABLE A-18
PLACER COUNTY TRANSITIONAL HOUSING FOR HOMELESS PERSONS**

Agency	Program Name	Target Population
Acres of Hope	Placer Family Housing	Domestic violence, households with children
AMIH	Baker	Single men and women
AMIH	Edna’s House	Single men and women
AMIH	George’s Transition Age Youth House	Youth and young adults aged 18 to 25 years
AMIH	Helen’s House	Single men and women
AMIH	Maureen’s House	Single men and women
AMIH	Newcastle	Single men and women
AMIH	Peer Supported Transitional Housing (PSTH)	Single men and women
Roseville Home Start	Roseville Home Start	Single men and women
Stand Up Placer	Transitional Housing Program	Domestic violence (including sexual violence, dating violence, stalking, human trafficking), households with children

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

**TABLE A-18
PLACER COUNTY TRANSITIONAL HOUSING FOR HOMELESS PERSONS**

Whole Person Learning	HOPE (Housing Opportunities Providing Experience, THPP+)	Single men and women, households with children, unaccompanied youth
Transitional Housing Total		11

Source: Homeless Resources Council of the Sierras, Placer County Homeless Strategy, 2019.

Note: Locations are not included due to confidentiality concerns

Table A-19 shows the organizations offering permanent supportive housing. Generally, people have to have a disability of some kind to qualify for permanent supportive housing. Permanent supportive housing is designed to allow those with disabilities or other impediments to live as independently as possible, and typically offers supportive services similar to those provided in transitional housing, such as General Educational Development (GED) classes, therapy sessions, and job counseling. Permanent supportive housing is considered a more effective method for addressing homelessness than the combination of emergency and transitional housing. An inadequate supply of permanent housing for formerly homeless residents is a major challenge in Placer County. According to the 2018 Continuum of Care Report, there were 172 adult-only beds and 20 adult and child beds in Roseville, Rocklin, and Placer and Nevada Counties.

**TABLE A-19
PLACER COUNTY PERMANENT SUPPORTIVE HOUSING**

Agency	Program Name	Target Population
Adult System of Care HHS (ASOC)	APSH	Single men and women, households with children
ASOC	Placer Street Shelter + Care	Single men and women, households with children
ASOC	Shelter + Care	Single men and women, households with children
ASOC	Timberline	Single men and women,
AMIH	HUD Permanent Supportive Housing	Single men and women, households with children
AMIH/Whole Person Care	Lake Arthur	Single men and women
AMIH/MHSA	Phoenix	Single men and women
AMIH/MSSA	Placer Street Shared Housing	Single men and women
AMIH/MHSA	Timberline	Single men and women
AMIH/MHSA	Mainstreet	Single men and women
Roseville Housing Authority	HUD-VASH	Single men and women, households with children
Roseville Housing Authority	HUD-HCV	Single men and women, households with children
Roseville Housing Authority	HUD-Mainstream	Single men and women, households with children

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Agency	Program Name	Target Population
Placer County Housing Authority	HUD-VASH	Single men and women, households with children
Placer County Housing Authority	HUD-HCV	Single men and women, households with children
Permanent Supportive Housing Subtotal		15

Source: Homeless Resources Council of the Sierras, Placer County Homeless Strategy, 2019.

EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

Housing Composition

Tables A-20 and A-21 show the housing stock for Lincoln and Placer County in 2019, according to the California Department of Finance. The majority of dwelling units in Lincoln, approximately 90 percent, were single-family homes. By comparison, approximately 78 percent of Placer County housing units were single-family dwellings. Approximately 7 percent of Lincoln housing units were multifamily dwellings and less than one percent were mobile homes.

TABLE A-20
HOUSING TYPES IN LINCOLN AND PLACER COUNTY, 2019

Housing Type	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Single-family, detached	17,284	90%	131,199	78%
Single-family, attached	373	2%	4,219	3%
Multifamily (2–4 units)	380	2%	8,459	5%
Multifamily (5 units or more)	1,055	6%	19,384	12%
Mobile homes	71	<1%	4,287	3%
Total	19,163	100%	167,548	100%

Source: California Department of Finance, 2019.

Note: Estimates from the California Department of Finance are calculated with an independent methodology and are different than what the US Census reports.

Housing Vacancy

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures and higher vacancy rates indicate downward price pressures. A five to six percent vacancy rate is generally considered healthy. According to the 2014–2018 ACS, approximately three percent of Lincoln housing units (603 units) were vacant (Table A-21), which may present some challenges to market-rate affordability. The vacancy rate in Lincoln was lower than that of Placer County as a whole, which had a vacancy rate of 13 percent. Among vacant units in Lincoln, approximately 17 percent were for sale and 30 percent were for rent.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-21
HOUSING VACANCY IN LINCOLN, 2010

	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Occupied housing units	17,607	97%	140,661	87%
Vacant housing units	603	3%	21,185	13%
Total housing units	18,210	100%	161,846	100%
Vacant units by type				
For rent only	104	17%	2,267	11%
For sale only	182	30%	1,365	6%
Rented or sold, not occupied	15	2%	924	4%
For seasonal, recreational, or occasional use	179	30%	14,673	69%
For migrant workers	0	0%	0	0%
Other vacant	123	20%	1,956	9%

Source: 2014–2018 ACS

Homeownership

Table A-22 shows homeownership rates among racial and ethnic groups as identified by the 2014–2018 ACS. Non-Hispanic whites, who made up 87 percent of Lincoln’s households, made up 88 percent of the community’s homeowner households and 82 percent of its renter households. The opposite pattern was seen among Lincoln’s Hispanic/Latino population; Hispanic/Latino peoples made up 14 percent of Lincoln’s households, and while they are only 13 percent of the community’s homeowners, they are 20 percent of the householders for renter-occupied houses.

TABLE A-22
LINCOLN HOMEOWNERSHIP AND RENTAL RATES, 2018

Race	Owners (Households)		Renters (Households)	
	Number	Percent	Number	Percent
Non-Hispanic White	12,381	88%	2,902	82%
Black	191	1%	95	3%
Native American	0	0%	19	1%
Asian	688	5%	114	3%
Pacific Islander	15	<1%	28	1%
Hispanic/Latino	1,811	13%	707	20%
Other race	519	4%	233	7%
Two or more races	258	2%	164	5%
Total	14,052	—	3,555	—

Source: 2014–2018 ACS.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

The largest number of homeowners in Lincoln were those aged 65 to 74 years, comprising 25 percent of all homeowners. As of 2018, approximately 13 percent of homeowners were aged 55 to 64 years. The 65 and older population comprised 48 percent of all homeowners. Renters tended to be younger; approximately 20 percent of renters were aged 25 to 34 years and another 23 percent were 35 to 44 years old, as shown in Table A-23.

**TABLE A-23
LINCOLN HOUSEHOLDER TENURE BY AGE, 2018**

Age	Owners		Renters	
	Number	Percentage	Number	Percentage
15 to 24 years	0	0%	195	5%
25 to 34 years	1,277	9%	697	20%
35 to 44 years	2,125	15%	805	23%
45 to 54 years	2,030	14%	283	8%
55 to 64 years	1,863	13%	641	18%
65 to 74 years	3,554	25%	568	16%
75 to 84 years	2,559	18%	294	8%
85 years and over	644	5%	72	2%
Total	14,052	100%	3,555	100%

Source: 2014–2018 ACS

Age and Condition of Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with an abundance of homes more than 30 years old are more likely than newer neighborhoods to have a concentration of housing needing deferred maintenance, updating of utilities or interior amenities, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes that suggest a need for repair or replacement in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling.

The Lincoln housing stock reflects the City’s rapid population growth in the early 2000s. As shown in Table A-24, 12,545 housing units, or 69 percent, of Lincoln’s total housing stock, were constructed between 2000 and 2009. The statewide residential construction slowdown of the 2010s is also reflected in these figures, as only four percent of the City’s housing was constructed between 2010 and 2013, and only two percent were constructed in 2014 or later. Based on the age of the housing stock, and conversations with the City’s Code Enforcement Officer, the City estimates that less than 10 percent of the housing units in Lincoln have deferred maintenance or need rehabilitation.

The City’s full-time code enforcement officer manages code enforcement activities on a case-by-case complaint basis. The owners of residential housing units identified as needing code enforcement actions are provided with information on the City’s various housing programs, including funding sources from CDBG and HOME (Action 4.1).

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-24
AGE OF HOUSING UNITS, 2018

Year Built	Number of Units	Percentage
1939 or earlier	258	1%
1940 to 1949	257	1%
1950 to 1959	312	2%
1960 to 1969	280	2%
1970 to 1979	862	5%
1980 to 1989	955	5%
1990 to 1999	1,729	9%
2000 to 2009	12,545	69%
2010 to 2013	706	4%
2014 or later	306	2%
Total	18,210	100%

Sources: 2014–2018 ACS

Housing Condition Survey

The City conducted a survey of housing conditions in 2007. The survey focused on older residential areas where more homes were known to need repair or rehabilitation due to their age.

The exterior housing condition of each unit was evaluated based upon HCD-adopted criteria. Rating included ranking the dwellings foundation, roofing, siding, windows and doors. The units were identified and rated with a numbered assessment for five elements, the total of which comprises the final rating for each unit. This survey technique cannot identify the extent of interior housing problems, such as plumbing needs or interior electrical systems, or the extent of functional obsolescence of older homes; however, there is a correlation between exterior conditions and overall habitability of a dwelling unit.

Of the 144 units surveyed, 55 houses were in excellent to good condition, 51 were average to fair, 24 were in poor condition, and 14 need immediate improvement.

Overcrowding

The US Census defines overcrowding as more than one person per room in a single unit, not including kitchens and bathrooms. Households with 1.01 to 1.5 persons per room are considered “overcrowded,” while households with 1.51 or more persons per room are considered “severely overcrowded.” Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration. Overcrowding can occur when housing costs are high relative to income, forcing families to reside in smaller units or more than one family to share a single unit.

Overcrowding is not a significant issue in Lincoln. As shown in Table A-25, eight percent of rental units and approximately one percent of owner-occupied units in Lincoln were overcrowded or severely overcrowded as of 2018. In Placer County, four percent of rental units and approximately one percent of owner-occupied units were overcrowded or severely overcrowded.

**TABLE A-25
OVERCROWDING BY TENURE IN LINCOLN AND PLACER COUNTY, 2018**

Persons per Room	Renter-Occupied		Owner-Occupied	
	Number of Units	Percentage	Number of Units	Percentage
City of Lincoln				
1.00 or less	3,299	93%	13,868	99%
1.01 to 1.50	129	4%	152	1%
1.51 or more	127	4%	32	<1%
Total	3,555	100%	14,052	100%
Placer County				
1.00 or less	38,242	96%	99,495	99%
1.01 to 1.50	1,225	3%	953	1%
1.51 or more	494	1%	252	<1%
Total	39,961	100%	100,700	100%

Source: 2014–2018 ACS.

Note: Columns in table may not total 100% due to rounding.

Housing Costs and Affordability

Table A-26 lists 2019 affordable rental and home sale prices for Placer County within HCD-established income categories (Table A-8), based on a four-person household. Extremely low-income households had annual incomes of \$25,750 and could afford monthly rents of \$644, or to purchase a home priced at approximately \$126,230. A very low-income household with an annual income of \$41,800 could afford a monthly rent of \$1,045, or to purchase a home priced at approximately \$204,910. A low-income household with an annual income of \$66,900 could afford a monthly rent of \$1,673, or to purchase a home priced at \$327,954. A moderate-income household with an annual income of \$100,300 could afford a monthly rent of \$2,508 or a home purchase price of \$491,685.

**TABLE A-26
AFFORDABLE RENTS AND HOUSING PRICES FOR PLACER COUNTY, 2019**

Income Groups (4-person household)	Annual Income	Affordable Monthly Rent ¹	Affordable Purchase Price ²
Extremely Low-Income (below 30%)	\$25,750	\$644	\$126,230
Very Low-Income (below 50%)	\$41,800	\$1,045	\$204,910
Low-Income (below 80%)	\$66,900	\$1,673	\$327,954
Moderate-Income (up to 120%)	\$100,300	\$2,508	\$491,685

Source: 2019 HCD Income limits.

¹ Assumes 30% of gross monthly income devoted to monthly rent

² Assumes loan at 5% interest, 30-year term, no debt, and 5% down. Does not include regular expenses such as property taxes or utilities.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Rental Units

Table A-27 shows asking prices for rental apartments and houses in Lincoln, as listed in April 2020. Twenty-three units were sampled using the online classifieds sites Craigslist and Trulia to identify a monthly median rent range of \$1,095 for a one-bedroom unit to \$2,475 for a four-bedroom unit. However, the low-vacancy rate in Lincoln presented a challenge when trying to identify a true range of rental rates, particularly for one-bedroom units, as very few units were advertised either on Craigslist or competitor sites. Rental data was also accessed for the nearby communities of Folsom, Rocklin, and Roseville.

Units in Folsom ranged from a one-bedroom apartment for \$1,470 per month to a five-bedroom house for \$3,495. In Rocklin, the least expensive rental unit was a one-bedroom apartment for \$1,315 per month and the most expensive was a five-bedroom house for \$3,300. Units in Roseville ranged from a \$1,300 per month for a one-bedroom apartment to a four-bedroom home for \$3,000. Although more expensive rental prices varied widely between the four communities, the less expensive rental prices were fairly consistent.

**TABLE A-27
RENTAL RATES IN LINCOLN, APRIL 2020**

1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms	
Range	Median	Range	Median	Range	Median	Range	Median
\$1,095	\$1,095	\$1,495-\$2,795	\$1,878	\$1,725-\$2,250	\$1,999	\$1,950-\$3,400	\$2,475

Source: Craigslist.org and Trulia.com, accessed April 2020.

According to HUD, “FMRs (fair market rents) are gross rent estimates.” They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and internet service. HUD sets FMRs to ensure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent: the dollar amount below which 40 percent of the standard-quality rental housing units are rented. Table A-28 contains the FMRs for the Sacramento–Arden–Arcade–Roseville, California, Metro FMR Area, which includes Lincoln and all of Placer County, for 2020. As of April 2020, Lincoln only had three- and four- or more bedroom units for rent that were below HUD’s FMRs.

**TABLE A-28
FINAL FISCAL YEAR 2012 FMRs BY UNIT BEDROOMS**

	Bedrooms in Unit				
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final Fiscal Year 2012 FMR	\$1,038	\$1,167	\$1,470	\$2,121	\$2,581

Source: HUD Sacramento–Arden-Arcade–Roseville, CA Metro FMR Area, Final FY 2020 FMR for all bedroom sizes.

Home Prices

Table A-29 shows median list prices for homes in Lincoln and the surrounding communities of Auburn, Rocklin, and Roseville, based on a survey of listings from June 2020. While these prices are only a snapshot, they suggest that Lincoln and Auburn tend to have smaller homes available than Rocklin and Roseville, which may be more appropriate for smaller households. Additionally, smaller homes in Lincoln tend to have a higher price than similarly sized homes in surrounding cities, but this trend reverses for four- and five-bedroom homes. The survey sample for homes with six bedrooms in Lincoln also include higher-priced luxury homes, which increases the median list price.

TABLE A-29 MEDIAN LIST PRICES FOR LINCOLN AND SURROUNDING AREAS, 2020						
	1BR	2BR	3BR	4BR	5BR	6BR
Lincoln	\$353,000	\$429,000	\$507,500	\$495,950	\$599,450	\$1,009,500
Auburn	\$34,000	\$248,500	\$444,450	\$697,000	\$1,500,000	\$787,500
Rocklin	—	\$317,450	\$459,950	\$530,950	\$714,450	\$772,747
Roseville	—	\$155,000	\$437,000	\$542,400	\$654,000	\$759,000

Source: Zillow Survey, June 12, 2020.
Note: Not all home sizes were represented in listings at the time of the survey; in these instances, no price is listed.

Overpayment

Cost burden is the fraction of a household’s total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. A household with a cost burden greater than 30 percent of household income is considered to be overpaying for housing. Overpaying households may have to sacrifice other necessities or live in overcrowded conditions.

According to the 2012–2016 CHAS, 1,830 renter households and 3,940 homeowner households were overpaying for housing (Table A-30). Among renter households, overpayment was particularly problematic for lower-income households. The largest number of overpaying renters were those with extremely low incomes (560 households). Similarly, 80 percent of owner households with extremely low incomes (585 households) were paying more than 50 percent of their income for housing. Additionally, 835 low-income owner households were overpaying for housing, with more than half (57 percent, or 480 households) paying more than 50 percent of their income on housing.

TABLE A-30 HOUSING OVERPAYMENT PER INCOME CATEGORY						
Percent of Income Spent on Housing	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Households
Renters						
30%–50%	60	125	285	195	160	825
50%+	500	280	205	20	0	1,005
Overpaying Renter Households	560	405	490	215	160	1,830

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Percent of Income Spent on Housing	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Households
Owners						
30%–50%	140	205	355	435	1160	2295
50%+	585	365	480	110	105	1,645
Overpaying Owner Households	725	570	835	545	1,265	3,940

Source: HUD, 2012–2016 CHAS..

Assisted and At-Risk Housing Projects

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within 10 years of the planning period. The analysis must include an estimation of the cost of preserving and replacing the units and the Housing Element must specify programs to preserve the at-risk units.

The following circumstances can result in the conversion of public assisted units:

- Prepayment of HUD Mortgages (Section 221(d)(3) and Section 202): Section 221 (d)(3) is a privately owned project where HUD provides below-market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- Opt-outs and Expirations of Project-Based Section 8 Contracts—Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt out of the contract with HUD by pre-paying the remainder of the mortgage. The likelihood of opt-outs generally increases as the market rents exceed the contract rents.
- Other—Expiration of the low-income use period of various financing sources, such as Low-Income Housing Tax Credits, bond financing, density bonuses, California Housing Finance Agency, Community Development Block Grant (CDBG), and HOME funds. Generally, bond-financed properties expire according to a qualified project period or when the bonds mature.

The California Housing Partnership Corporation provided an inventory of subsidized rental units, including 683 units in Lincoln. The inventory, shown in Table A-31, primarily includes units financed through Low-Income Housing Tax Credits and United States Department of Agriculture (USDA) Rural Development funds. According to the California Housing Partnership Corporation, there are no lower-income units at risk of converting to market rate within 10 years of the Housing Element planning period. The City does not have any locally funding affordable units.

TABLE A-31
SUBSIDIZED AFFORDABLE RENTAL UNITS

Project Name	Address	Assisted Units	Total Units	Type	Subsidy	Expiration
Golden Village	1650 First Street	48	49	Family	Low-Income Housing Tax Credits; USDA Rural Development; Lincoln RDA	2062
Valle Vista Apartments	1675 First Street	43	44	Family	Low-Income Housing Tax Credits; USDA Rural Development	2069
Lincoln Senior Apartments	1655 Third Street	69	70	Senior	Low-Income Housing Tax Credits; USDA Rural Development	2070
Lincoln Terrace	450 Joiner Parkway	79	80	Family	Low-Income Housing Tax Credits	2059
Parkview Apartments I	1660 First Street	79	80	Family	Low-Income Housing Tax Credits; USDA Rural Development	2070
Parkview Apartments II	1654 First Street	40	40	Family	Low-Income Housing Tax Credits; USDA Rural Development	2036
Parkway Village Apartments	455 Joiner Parkway	119	120	Family	Low-Income Housing Tax Credits	2054
Brookside Crossing	1685 First Street	206	208	Family and Single	Low-Income Housing Tax Credits	2070
Total		683	691			

Source: California Housing Partnership Corporation, 2020.

Strategies to Retain Affordable Units

The following is a list of potential financial resources available to continue to assist with retaining affordable units. The number and availability of resources are limited and public funding for new projects is unpredictable. The following programs are local, state, and federal programs.

Placer County Housing Authority: The Placer County Housing Authority administers the Housing Choice Voucher Program, formerly known as Section 8 Rental Assistance, which is a federally funded rental assistance program for low-income families. Participants are given a voucher to rent homes in the private market. The voucher covers a portion of the rent and the tenant is expected to pay the balance. The tenant's share is generally between 30 and 40 percent of their monthly income for rent and utilities.

Community Development Block Grant (CDBG): Lincoln uses CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities, and public services. Proceeds from those activities are deposited into a revolving loan fund established from low-interest loans for rehabilitation and could be a resource for preservation activities. The City will continue to apply for rehabilitation program funding but as of 2019, the City has not secured funding from CDBG programs.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

CalHome Program: CalHome funds are available to the City annually through a competitive application process through HCD. Lincoln primarily uses CalHome funds for the first-time homebuyer down payment assistance program. The City applied for and was awarded one million dollars in the 2011 funding cycle for the first-time homebuyer program. The City was required to release the funds after two extensions and has been unable to execute any loans for this program since 2019. Lincoln will continue to apply for CalHome funding to assist first-time homebuyers.

Nonprofit Entities

There are several nonprofit organizations active in the Placer County region that have the managerial capacity to own and manage assisted rental housing.

- ACLC Inc.
- Affordable Housing Foundation
- Auburn Villa Tenant Association
- Eskaton Properties Inc.
- Roem Development Corporation
- Rural California Housing Corp

FAIR-HOUSING ASSESSMENT

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City, and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Include a program that Affirmatively Furthers Fair Housing and promotes housing opportunities throughout the community for protected classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
3. Prepare the Housing Element Land Inventory and identification of sites through the lens of Affirmatively Furthering Fair Housing.

In order to comply with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Public Participation section of the Housing Element Policy Document, the City held a public workshop in addition to the standard public hearing process and conducted individual consultations with stakeholders. Notices of the workshop and public hearings were sent to community members and a list of 19 public officials, nonprofit and for-profit developers, housing advocates, and stakeholders and were noticed in the *Lincoln News Messenger* in an effort to reach all socio-economic segments of the community.

The public workshop was focused on interacting with community members and was therefore publicized with a flyer posted on the City’s website and Facebook page. The flyer was also sent to local housing advocates, managers of local apartments with affordable units, housing developers, and other stakeholders. City staff also invited the City Council and Planning Commission by email to attend. Members of the public had the opportunity to interact with City staff and consultants in the early stages of developing the Housing Element and provide direct feedback on their preference of housing type, locations of the City they felt were best for new housing, and barriers to fair and equal access to housing. Community members expressed their interest in mixed-income neighborhoods, rather than 100 percent affordable housing projects and transit-oriented development, especially for affordable housing. The City also encouraged public comment through their website to provide multiple avenues for community members to review and comment on the Housing Element regardless of their ability to attend the workshop.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special needs groups. As with the workshop, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend workshop and public hearings. Several stakeholders advocated for a formal resolution to support affordable housing. Overall, they expressed that the City is diligent in their pursuit of equal and affordable housing and that existing facilities are well-run but felt that the cost of housing in Lincoln exceeds that which is affordable to most workers.

Assessment of Fair Housing Issues

The California Government Code Section 65583 (10)(A)(ii) requires the City of Lincoln to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the HCD/TCAC 2020 Opportunity Areas Map, most of the City of Lincoln is considered a “High Resource” area, including all areas north of 9th Street, west and southwest of Joiner Parkway, and southeast of Ferrari Ranch Road (Figure A-2). High Resource areas are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of these indicators include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. The expansive designation of High Resource areas is likely a result of strong educational opportunities and environmental indicators in most of the City, meaning opportunity for current and future residents.

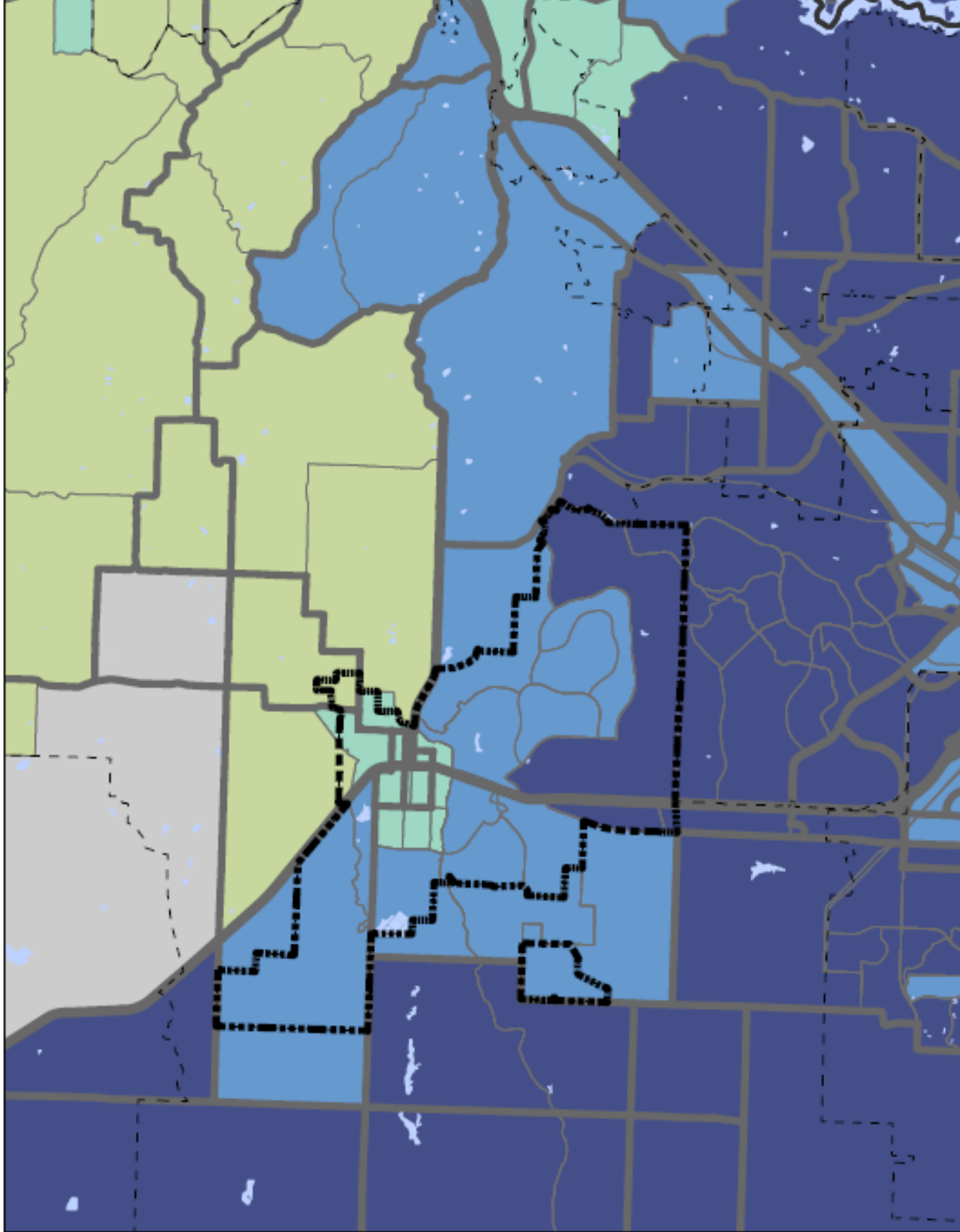
The downtown area located between 1st Street and 9th Street, between Joiner Parkway and Lincoln Boulevard, and east of Lincoln Boulevard along McBean Park are considered “Moderate Resource” areas. These areas have access to many of the same resources as the High Resource areas but may have longer commutes to place of employment, lower median home values, fewer educational opportunities, or other factors that lower their indexes for economic, environmental, and educational indicators.

The annexation of land for the Village 1 Specific Plan in 2016 brought an area of Low Resource into the City in the northwest corner, north of Highway 193 and west of the Turkey Creek Golf Club. The TCAC/HCD Opportunity Maps define these as areas where there are fewer opportunities to access jobs, education, and lower home values in this tract in addition to other economic, environmental, and educational indicators. However, as described in the sites inventory assessment below, the City believes this designation is not accurate because this is currently undeveloped open space that is designated to be included in Village 1. Development of Village 1 will bring with it commercial areas, a new school, parks, and expanded transit opportunities. Given the proposed land uses and new development that will come with new residential development, the City believes this will be a High Resource area.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Prior to its incorporation in 1890, Lincoln had experienced a short boom an expansion of its population and agricultural and clary workforce as a short-term terminus for the California Central Railroad. The railroad was originally the primary driver for populating this area and, following its continuation past Lincoln, the population stabilized until the late 1900s. Primarily an agricultural economy, the City of Lincoln experienced little growth until suburban expansion from the Sacramento region reached it. As a result of nearly a century before a new wave of growth, Lincoln has two distinct areas that inform the patterns identified in this assessment: the first is the older historic downtown area where homes are smaller and tend to be more affordable due to age and the second is the new suburban development occurring on the perimeters of the City. This growth pattern has resulted in the concentration of lower-income persons in the older areas of the city and a reliance on the Sacramento area for jobs, as Lincoln became a residential hub for the economic growth occurring in the region. The resulting patterns are analyzed in detail in this Assessment of Fair Housing.

FIGURE A-2 TCAC/HCD OPPORTUNITY AREAS



(1) Patterns of Integration and Segregation

As shown in Figure A-3, there is a significantly higher concentration of poverty between 9th street at the Auburn Ravine, west of Lincoln Boulevard to Joiner Parkway. This area also has the highest rate of non-English speaking households in the City and is home to typical older housing units. This pattern of concentrated poverty has been consistent over time, however the disparity between poverty rates in this neighborhood and surrounding areas has decreased slightly since 2014. By 2019, households living below the poverty line had dispersed across the City, resulting in fewer significantly concentrated areas of poverty and a more consistent median income between neighborhoods, with the exception of the area of poverty shown in Figure A-3. The rate of poverty outside of this central area of the City mirrors much of the region, with Rocklin and Roseville showing similar patterns of income segregation and integration. In contrast, the City of Lincoln has significantly lower rates of poverty than the City of Auburn. The area to the north of Lincoln is largely undeveloped farmland and does not reflect the concentration of households in other surrounding areas. Across the SACOG region (counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within) the pattern of poverty rates is similar to Lincoln and surrounding communities. There tends to be a higher concentration of poverty in downtown areas of jurisdictions, where housing is older or more expensive. However, despite following this regional trend, Lincoln has a lower rate of poverty across the city and within downtown compared to most of jurisdictions in the SACOG region, and a similar rate to semi-rural and unincorporated communities.

While there are no racially or ethnically concentrated areas of poverty (R/ECAPs) in the City of Lincoln, there are concentrated areas of poverty that correspond within areas of high diversity and there are R/ECAPs located south of Lincoln in the City of Sacramento and to the west in Yuba City. Since 2014, Lincoln has experienced an increase in diversity levels, with the greatest increase in the northern portion of the City. As shown in Figure A-4, most of Lincoln has a higher diversity index than surrounding areas, mirroring Roseville and the more urban City of Sacramento more closely than other semi-rural jurisdictions in Placer County, including Loomis and Auburn. Across the SACOG region, jurisdictions east of the foothills of the Sierra Nevada mountain range tend to have higher rates of diversity. In the City of Sacramento and Yolo and Sutter counties there are areas where the majority of residents identify as Hispanic, in contrast to most of the eastern portion of the region, including Lincoln, that is predominantly non-Hispanic White. Despite this, Lincoln is one of the most eastern jurisdictions with a diversity index score over 40 in most of the city, more closely reflecting the western portions of the region. Since 2010, Lincoln has experienced a slight decline in the percent of the population that identifies as non-Hispanic White, and an increase in Hispanic or Latino residents across the city. However, the Sun City Lincoln Hills development, an age-restricted senior community, has the one of the lowest diversity scores in the area and is occupied by residents that primarily identify as non-Hispanic White. While residents of Lincoln still predominantly identify as White, the diversity index shown in Figure A-4 suggests that Lincoln neighborhoods are moving towards greater racial integration, with the exception of Sun City Lincoln Hills.

Likely due to the presence of the Sun City community, and other retirement communities, the largest age group in Lincoln are those aged 65 years or older. The Sun City development also has a higher concentration of single-person households than anywhere else in the City. With the exception of this neighborhood, Lincoln is predominantly family-oriented, with over 58 percent of households in the area between Nicolaus Road and Ferrari Ranch Road being comprised of married-couples with children, and over 75 percent of households in the rest of the City matching this composition. The dominance of family households in Lincoln mirrors the region very closely, with nearly all suburban areas of Placer County and the Sacramento region following similar patterns. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Lincoln. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not

FIGURE A-3 POVERTY STATUS

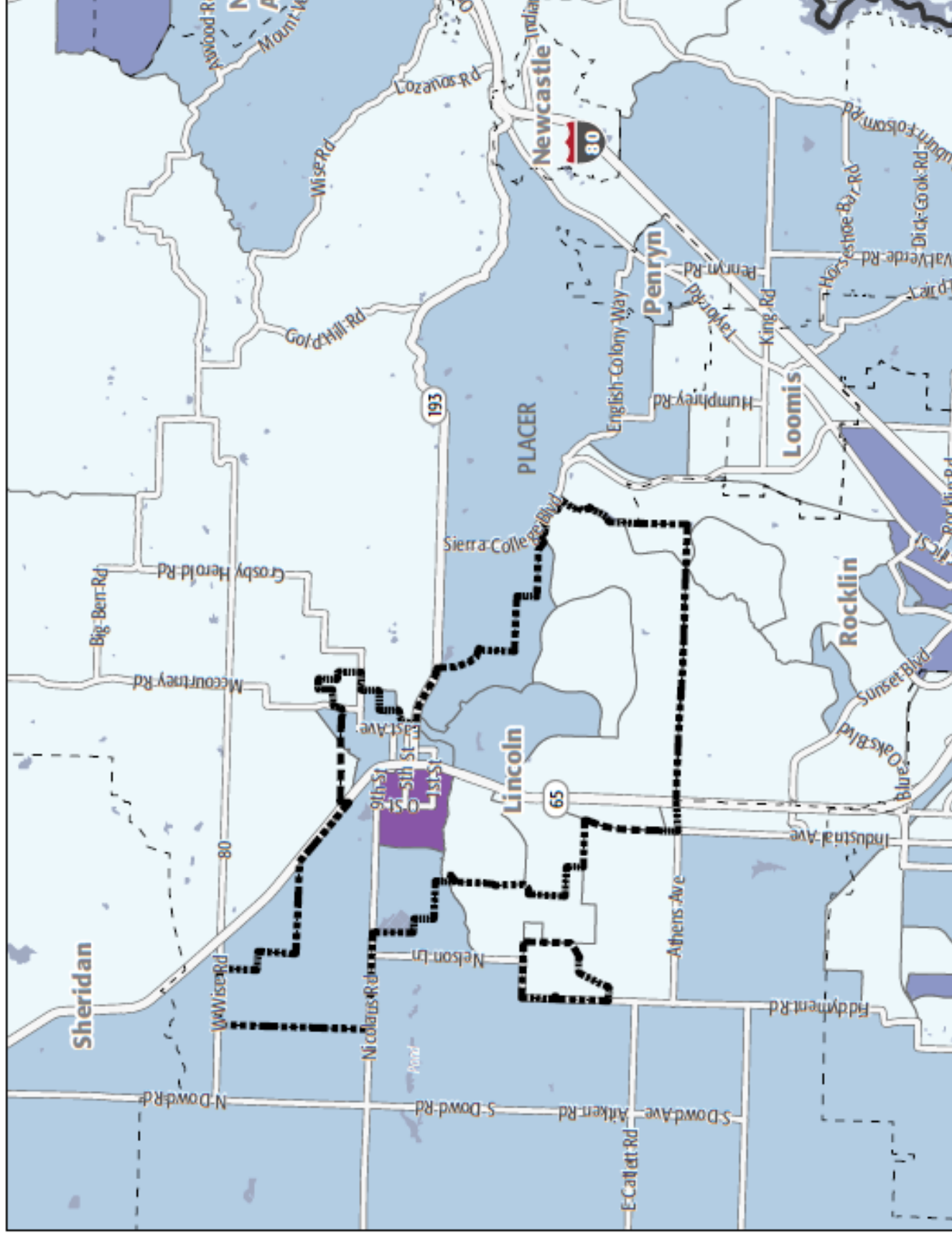


FIGURE A-4 DIVERSITY INDEX

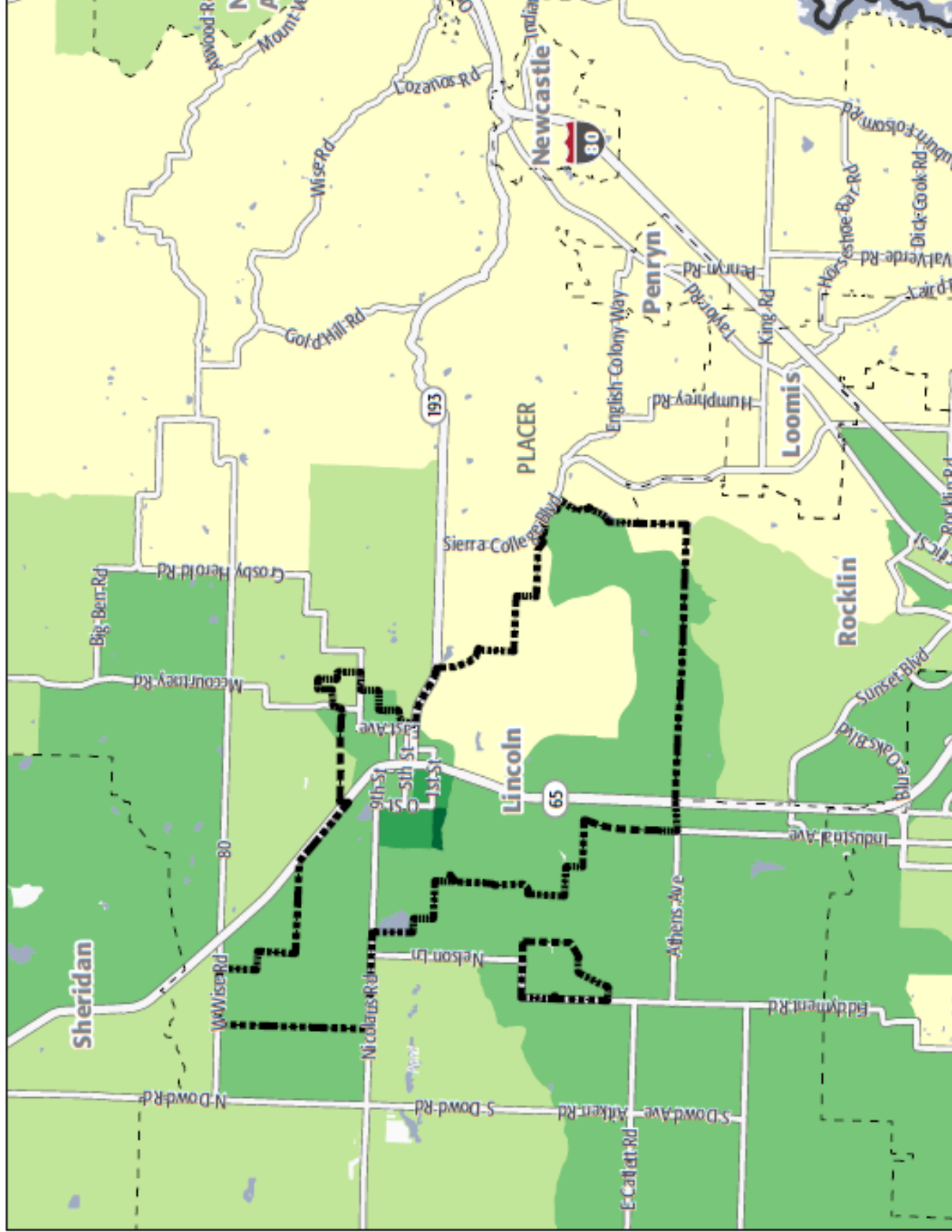
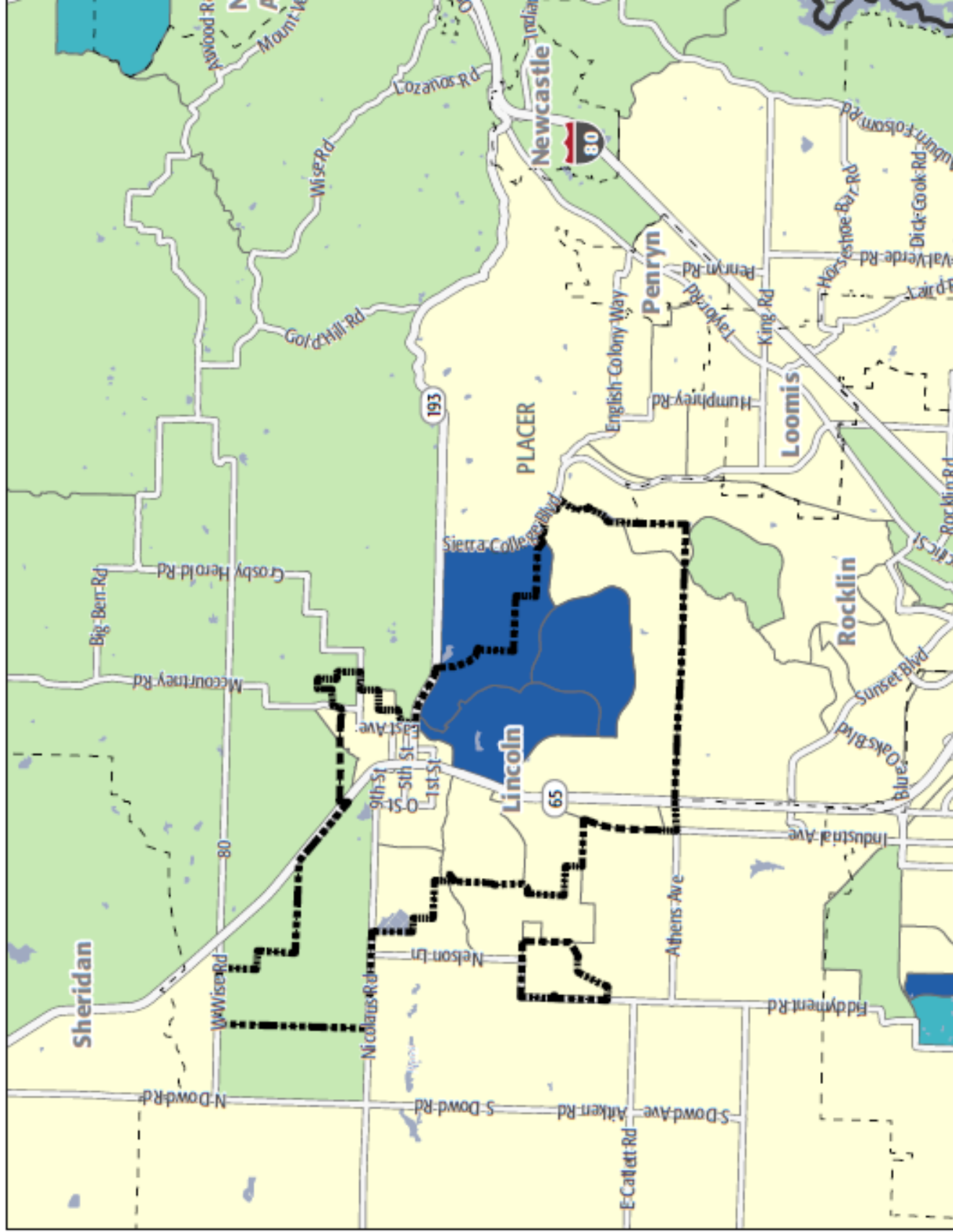


FIGURE A-5 PERCENT OF POPULATION WITH A DISABILITY



dominated by married-couple households. More urban and more rural areas typically see fewer households with children but are still dominated by married couples in the region. More urban and more rural areas typically see fewer households with children but are still dominated by married-couples in the region. The lack of diversity of familial status in Lincoln may increase the possibility of landlords discriminating against non-married individuals and couples; however, the fair housing cases reported by HUD, as described below, do not indicate that this issue exists in the City.

As shown in Figure A-5, there is a significantly higher concentration of the population with a disability located in Sun City Lincoln Hills. This concentration is to be expected as it is an age-restricted community, and difficulty with mobility, hearing, or sight are more common among this age group. This concentration of individuals with a disability has remained constant since this area of the City was developed in the early 2000s. With the exception of the Sun City community, the rate of individuals with a disability throughout the City closely reflects the rate in Placer County and Sacramento and has a lower rate of disability than many areas to the north. The percent of the population with a disability, and areas of higher concentration, has remained stable across the SACOG region over time. While most of the region has a relatively low percent of the population with a disability that reflects most of the City of Lincoln, Sun City Lincoln Hills is one of a handful of higher concentration areas in the region. As discussed below, there are several resources available in Lincoln to meet the needs of this population.

(2) Access to Opportunity

In a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com, of the 10 ranked schools in the City of Lincoln, two were ranked in the 80th percentile when compared to other similar schools across the state. Only one school was ranked below the 50th percentile. The highest ranked school in Lincoln, Lincoln High, is located within the area of concentrated poverty and the other in Twelve Bridges. As shown in Figure A-6, the schools are distributed across the developed areas of the City, providing equal access to proficient schools for all residents, with the furthest proximity between schools in the Twelve Bridges area that is still under development. According to the Western Placer Unified School District 2014 Master Plan, Twelve Bridges Middle School has sufficient capacity to meet the needs of the estimated number of students expected by completion of the Twelve Bridges development. Village 1, Village 5, and Village 7 have all included the construction of one or more new schools as part of the specific plan to accommodate growing need and the growth spurred by construction of SUD-B can be accommodated by the current capacity of the school district. The Sierra College – Lincoln bus route operated by Placer County Transit also connects Lincoln residents to continuing educational opportunities at Sierra College in Rocklin. The number, quality, and distribution of school facilities offers all residents of Lincoln access to proficient school opportunities.

Lincoln residents are served by Placer County Transit general routes and three on-demand, non-emergency medical transit services: Dial-A-Ride operated by Placer County Transit and Health Express and My Rides, both operated by Seniors First. The Lincoln Circulator route operated by Placer County Transit connects residents from downtown to the Twelve Bridges exit off of State Route 65 and to the western boundary of the City on Ferrari Ranch Road, with no access into neighborhoods north of downtown or west of State Route 65. The Sierra College-Lincoln route connects Lincoln residents to Sierra College in Rocklin and all other routes operated by Placer County Transit, from the Watt Avenue Sacramento Regional Transit Light Rail Station to Auburn. The Lincoln School Tripper route connects students to elementary, middle, and high schools throughout the City, operating only before and after school hours, in addition to standard school bus routes. All routes are available for \$1.25 for a one-way fare, or for \$0.60 for a senior, youth, or disabled fare. All Specific Plans include plans to include bus turnouts and transit shelters on roadways to accommodate expansion of transit routes to reach residents of these new developments and facilitate connections between neighborhoods and access to jobs and other resources. The extensive network of fixed and on-demand service provides residents of all ages access to a variety of opportunities throughout

FIGURE A-6 LOCATION OF SCHOOLS

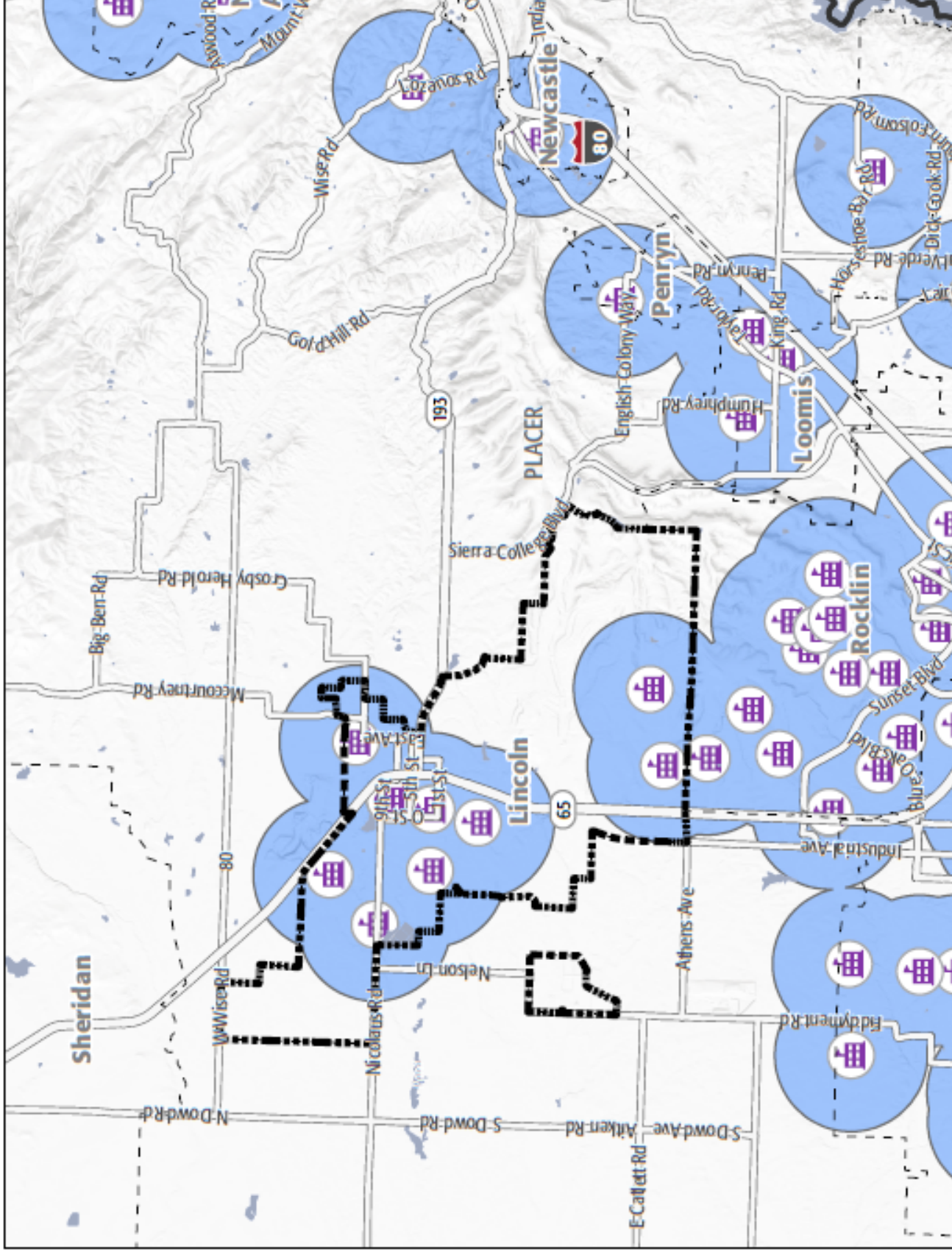
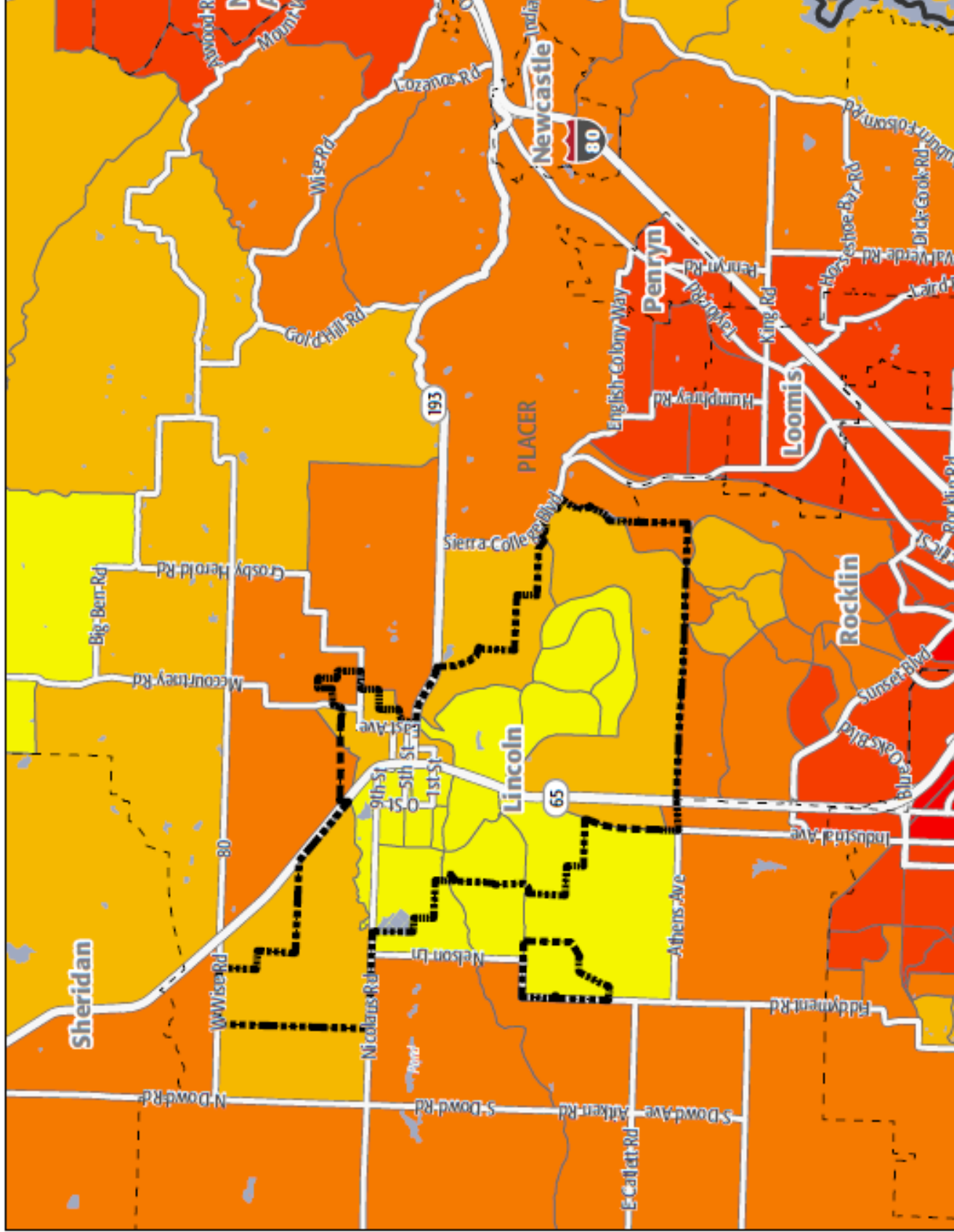


FIGURE A-7 PROXIMITY TO JOBS



Lincoln, including jobs and educational facilities. The City will meet annually with Placer County Transit as the Specific Plan areas are developed to ensure that routes are expanded into these areas as needed (Action 11.1)

As shown in Figure A-7, residents of Lincoln have the furthest commute to jobs of most nearby jurisdictions according to HUD's 2017 analysis of jobs proximity. However, according to the 2015-2019 ACS, the mean travel time to work for Lincoln residents was only slightly longer than in neighboring communities: 29.1 minutes in Lincoln compared to 28.7 minutes in Loomis, 27.0 minutes in Roseville, 26.9 minutes in Rocklin. Additionally, mean commute times for Lincoln residents is only slightly higher than the average of Placer County as a whole of 27.9 minutes. As described in the Housing Needs Assessment of this Housing Element Background Report, Lincoln has a higher percentage of retirement-age residents (65 years or older) compared to the region and several retirement communities, which are typically occupied by residents not seeking employment. Therefore, despite the slightly longer distance to jobs, the unemployment rate in Lincoln was just 3.0 percent in 2019, down from 12.3 percent in 2010, according to the California Employment Development Department. Given the characteristics of Lincoln's population, access to jobs appears to meet demand and does not differ significantly from the region.

To meet the needs of the older population and other individuals with disabilities, there are 13 assisted living facilities located throughout the City. Additionally, Placer County Transit offers "Dial-A-Ride", a reservation based, curb-to-curb paratransit service, to residents within the Lincoln city limits. The City requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Actions 4.1, 8.2, and 11.1).

(3) Disproportionate Housing Need

As discussed in the Housing Needs Assessment, overcrowding is not a significant issue in the City of Lincoln, with approximately 1 percent of households living in an overcrowded situation. However, overcrowding is more prevalent among renter households (7 percent) than in owner households (less than 1 percent). The rate of overcrowding is slightly higher in the area of downtown between 9th Street and the Auburn Ravine that also has a higher level of poverty. This pattern of overcrowding matches the region, with slightly higher levels of overcrowding in the Historic Old Town area of Roseville while all other areas outside of the City of Sacramento with little to no overcrowding. The rate of overcrowding in downtown Lincoln may indicate that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units for residents of this area.

In addition to overcrowding, overpayment for housing is a significant issue in Lincoln, especially among renters (Figures A-8 and A-9). Approximately 51.4 percent of all renters are overpaying for housing and, as shown in Figure A-8, the issue is chronic across the City. While homeowners across the City are also overpaying for housing, the issue is more concentrated in the Sun City and Twelve Bridges neighborhoods. For both renters and owners, the rate of overpayment has declined slightly over recent years, but the patterns of concentration have remained steady. The pattern of overpayment for homeowners is slightly higher in Lincoln compared to other suburban communities, as shown in Figure A-9, whereas patterns of renters overpaying mirrors much of the region. This reflects the lack of affordable rental housing in the region reported by stakeholders. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. The City has included Action 11.1 to meet with developers to identify barriers

FIGURE A-8 RENTERS OVERPAYING FOR HOUSING

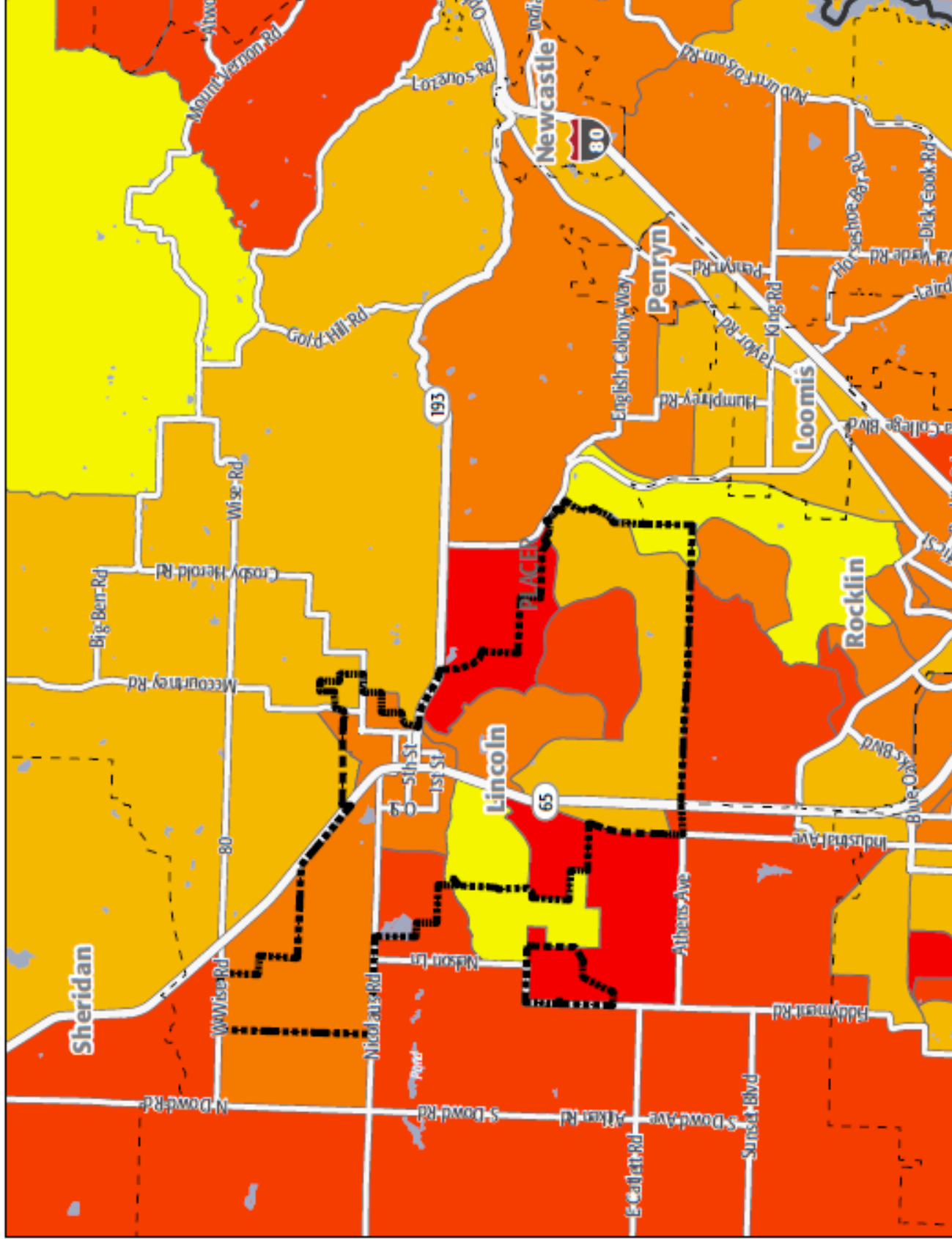
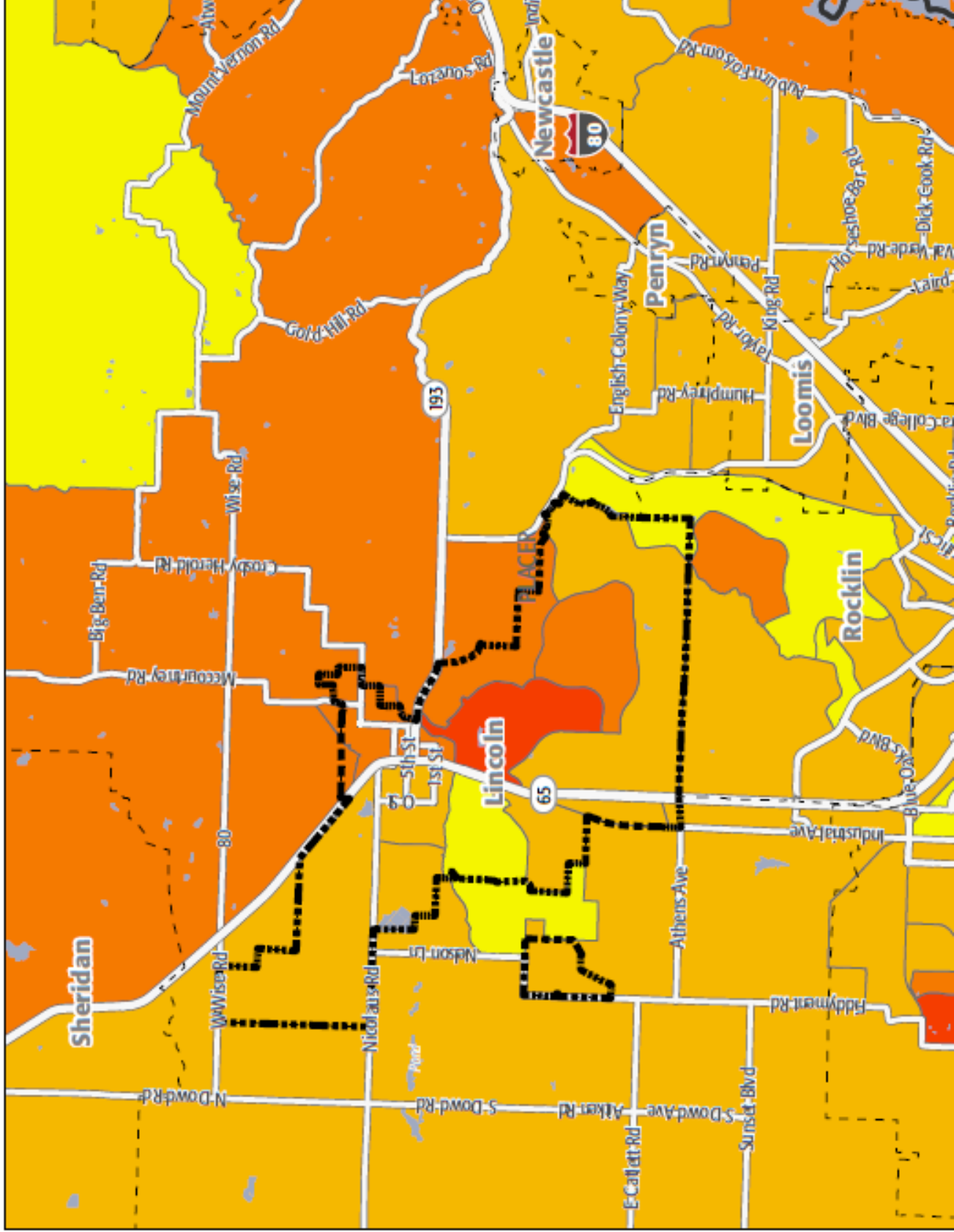


FIGURE A-9 OWNERS OVERPAYING FOR HOUSING



to developing larger rental housing to address overcrowding, Action 8.1 to encourage construction of subsidized rental housing, and Action 9.1 to assist residents with purchasing their first home.

Unlike the issues of overcrowding and overpayment, housing condition appears to be stable for most residents. According to the ACS, approximately three-quarters of Lincoln's housing stock was built after 2000, and only 16 percent is older than 30 years. Older homes are typically in need of some type of repair or retrofit, however the City estimates that less than 10 percent of the housing stock is in need of immediate improvement. As the housing stock ages, need for repair and rehabilitation may become more common, thus increasing the risk of displacement for occupants of those units. Therefore, the City will assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied or will provide relocation assistance for lower-income households (Actions 4.1 and 11.1).

(4) Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

The City conducted a comprehensive review of the City's zoning laws and policies in 2012 for compliance with fair housing law, and has since amended individual zones districts as necessary, in 2016 and 2018, to ensure that land use policies, permitting practices, and building codes continue to comply with state and federal fair-housing laws. In addition, when considering development proposals, including Specific Plans or other policy documents, the City will endeavor to ensure that all persons have equal access to sound and affordable housing (Policy 13).

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. In order to address these issues preventatively during the development process, the City will endeavor to ensure that all persons have equal access to sound and affordable housing when considering development proposals, including Specific Plans or other policy documents (Policy 13). In order to address issues not related to development standards, the City's Development Services Department has, and will continue to, refer discrimination complaints to the District Office of Fair Employment and Housing and Legal Services of Northern California. Additionally, the City distributes information to residents through brochures and booklets on what fair housing laws are and provides information on assistance, advice, and enforcement activities and will use grant funding to enforce fair housing and educate the community (Action 11.1).

Legal Services of Northern California (LSNC), the only civil legal aid office for the county, assists low-income and senior residents in the City of Lincoln who face housing discrimination and other issues. In August 2020, the Auburn office of LSNC provided information on fair housing issues in Placer County. LSNC staff expressed that the most common complaint they receive across Placer County is regarding a lack of affordable housing. Paired with a surge in suburban development, these factors result in segregated communities due to a lack of accessibility for many low-income residents. Other complaints they receive regarding fair housing include refusal to rent, discriminatory treatment, and termination of tenancies by landlords, predominantly due to the residents' income class and income source (i.e., Section 8 Vouchers). While income is often a driving factor in many fair housing cases, LSNC also reports that they receive a significant number of disability discrimination cases, often alleging a refusal to grant reasonable accommodation requests. LSNC confirmed that these issues are not isolated to Lincoln and are experienced by residents across their service area.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received eight housing complaints for residents of Placer County, less than 1 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that just four cases were filed by residents of the City of Lincoln between January 1, 2013 and August 31, 2020. Of these four cases, one was withdrawn without resolution, one resulted in a no cause determination, and two were successfully settled. The cases, one alleged discrimination based on disability, one based on familial status, one based on race, and one based on national origin and retaliation.

None of these fair housing agencies, LSNC, Placer County Department of Health and Human Services, DFEH, or FHEO, were able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Action 11.1 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Sites Inventory

The City examined the opportunity area map prepared by HCD and TCAC (Figure A-2). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City’s sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation. Village 1, Village 5, and Village 7 Specific Plan areas are expected to be the primary source of new housing for lower-income households. None of these areas, or the one other site located in the center of the city to meet the lower-income RHNA, are located in the area with a higher concentration of poverty. The sites identified in this area are planned for moderate- and above moderate-income housing, combating the segregation of households by income and promoting more mixed-income neighborhoods.

The block groups northeast of the City, that is categorized as Low Resource is a largely rural census area that exists almost entirely outside of the city limit, with the exception for a portion that was annexed in 2016 for the Village 1 Specific Plan Area. This Low Resource area also includes a portion of the Meadowlands Specific Plan, the entirety of the Cresleigh Grove Specific Plan, and two vacant parcels. Each of these are expected to result in housing for moderate- or above moderate-income households. The City disagrees with the designation of Low Resource for the area north of Highway 193 covered by Village 1 as the development of the Village will include construction of a new school, parks and trails, and expansion of transit routes as well as pedestrian and bicycle infrastructure. Additionally, the approved land use for Village 1 includes a large area of open space park, large lot estate residential, and low density residential in the Low Resource area, while developing the mixed use and high density residential land that will include lower-income units in the already High Resource area south of Highway 193. Therefore, not only will Village 1 ensure that low-income housing is not constructed in a Low Resource area but will result in new opportunities for all residents with a variety of mobility options to access these opportunities. Similarly, Cresleigh Grove and Meadowlands will not construct any lower-income housing units in Low Resource areas. The development of Village 1 will combat patterns of segregation by creating a mixed-income community and will affirmatively further fair housing by increasing access to schools, transit, open space, and jobs for all residents in this area of the City.

**CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT**

Twelve Bridges Area B and Village 1 are both planned in areas with lower diversity rates than the rest of the city and areas to the west; however, construction of a variety of housing types and expansion of transit availability in these areas will increase mobility and provide additional housing options to meet the needs of a variety of households and persons, encouraging integration in these areas of new development. Additionally, as shown in Figures 8 and 9, overpayment is an issue across much of the city and, as such, many sites, regardless of income category, have been identified in areas where overpayment for housing is common. Where there is a disproportionate demand for more affordable housing, construction of the specific plans will provide new lower-income housing options to ease overpayment, promoting income integration. The City has included Action 8.1 and Action 9.1 to assist residents in securing housing and providing financial assistance to reduce displacement risk as a result of overpayment.

While the Specific Plan areas are currently the furthest from job opportunities and schools in Lincoln, as discussed in the Access to Opportunity section, they are currently undeveloped and plan to construct commercial areas that offer jobs and have assessed the need for schools and identified sites for new schools to meet this need. Each of the Specific Plans will use similar development patterns as Village 1 and will include high density residential areas for lower-income housing, thus combating disparities in access to housing and opportunities across the City and creating more integrated neighborhoods. The City will ensure that the lower-income housing units are integrated throughout the high density residential area of the Specific Plans, as currently planned through actions outlined in Action 2.7. Additionally, each of the Specific Plans has committed to including transit infrastructure, such as bus turnouts, and the City will work with transit agencies to ensure there are connections between new and existing neighborhoods, as well as connections to job centers (Action 11.1).

Contributing Factors

Discussions with community members, fair housing advocates, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in Lincoln, including:

FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Action
Displacement of residents due to economic pressures	Lack of assisted housing units Unaffordable rents and home prices Cost of rehabilitation or repair Lack of partnerships with affordable housing developers	Encourage development of housing for extremely low-income households (Action 2.6) Consider adoption an inclusionary housing program (Action 2.9) Facilitate construction of affordable housing for seniors (Action 7.1) Facilitate construction of subsidized rental housing (Action 8.1)
Displacement risk for large households downtown	Availability of affordable units in a range of sizes	Assist homeowners with rehabilitating their housing unit to meet their needs (Actions 4.1, 4.2) Meet with developers to identify opportunities for larger housing units (Action 11.1)

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Concentration of low-income households	Concentration of more affordable, older housing units downtown New development is typically less affordable	Rehabilitation assistance for lower-income households (Actions 4.1, 4.2) Incorporate affordable housing in Specific Plan areas (Action 2.7) Incentivize affordable housing across the City (Actions 2.3, 2.4, 2.9)
Limited mobility between neighborhoods within the City	The availability and frequency of public transportation	Work with transit agencies to provide increased service between neighborhoods and job centers to improve residents’ access to employment (Action 11.1) Require transit infrastructure be constructed in Specific Plan areas (Action 11.1)

The City has identified the lack of subsidized and affordable housing units at a range of sizes to meet the needs of all persons as the primary contributing factors to fair housing issues in Lincoln. The City has included actions to address these factors, and all issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including actions in all programs, Action 11.1 has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City of Lincoln furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

PROJECTED HOUSING NEEDS

Regional Housing Needs Plan

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its fair share of the region’s housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing construction need to each member jurisdiction. In the six-county Sacramento region (including the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine future housing needs. SACOG adopted a regional housing allocation plan in March 2020, the Regional Housing Needs Plan (RHNP). The RHNP covers June 30, 2021, to August 31, 2029.

SACOG’s methodology is based on regional population and housing forecasts developed for its “Blueprint” regional transportation model. The number of housing units assigned to each jurisdiction addresses the minimum number of new housing units needed to accommodate anticipated growth. Most, if not all, jurisdictions have existing unmet housing needs that should be considered during the preparation of a housing element, which may result in housing construction objectives that exceed the allocation. Lincoln must, however, use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While the City must demonstrate how it will provide adequate sites for the allocated units, it is not obligated to build any of the units or finance their construction.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

According to the RHNP, Lincoln has a total housing need of 5,120 units. Approximately 18 percent of the allocation is for units affordable to low-income households, and 29 percent of the allocation is for very low-income households. Table A-32 shows the City’s 2021–2029 allocation.

TABLE A-32
REGIONAL HOUSING NEEDS ALLOCATION, 2021–2029

Income Level	Allocation	Percent of Total
Very Low-Income	1,496	29%
Low-Income	902	18%
Moderate-Income	807	16%
Above Moderate-Income	1,915	37%
Total	5,120	100%

Sources: SACOG 2021–2029 Regional Housing Needs Plan, March 2020.

II. RESOURCE INVENTORY

AVAILABILITY OF LAND AND SERVICES

For the 2021–2029 Housing Element update, the City analyzed of vacant, underutilized, and planned/entitled sites that could be readily developed to meet the City’s regional housing needs.

Identified sites present residential opportunities in a wide range of styles and densities. Parcels vary in size, location, and amenities, which will allow for the development of housing that suits households at all income levels and with a variety of needs and lifestyle preferences.

While there are sites available for infill residential development and redevelopment within the city limits, many identified sites are planned for development, including several specific plans.

Table A-33 provides a comparison of the City’s sites inventory capacity to the 2021–2029 regional housing need. The table shows that the City has a surplus of 925 units towards the lower income housing need, 9,446-unit surplus towards the moderate-income housing need, and 4,292-unit surplus towards the above moderate housing need.

TABLE A-33
COMPARISON OF RHNA AND AVAILABLE SITES

RHNA Category	2021-2029 RHNA	Vacant Non-Entitled Units	Planned/Entitled Units	Projected ADUs	Surplus
Very Low**	1,496	80	3,220*	23	925
Low	902				
Moderate	807	231	10,005	27	9,446
Above Moderate	1,915	145	6,062	0	4,292
Total	5,120	456	19,287	40	14,663

Source: City of Lincoln, August 2020.

*The City is relying on sites with a maximum density of 24 units/acre to meet 40% of the lower income housing need.

**Assumes 50 percent of the very low-income need is allocated for extremely low-income households.

Sites Appropriate for Lower-Income Housing

The available sites analysis assumes that parcels zoned to allow 24 units per acre, or more are appropriate for the development of lower-income housing in Lincoln. This assumption is based on information from area nonprofit housing developers, examples of existing affordable developments in Lincoln, and a previous surveys of regional affordable housing project densities compiled by SACOG. The City’s history of multifamily housing development, both affordable and market rate, and input from developers show that affordable housing at densities at or below 20 units per acre is feasible and appropriate for the city.

Outside of the sites that allow for at least 24 units per acre, the City is relying on site #1 to accommodate a portion of the lower income RHNA. This is a City owned property that the City plans to sell and market for future affordable housing and a request for proposal will be made available in March 2021. Several affordable housing developers have expressed interest in developing this site with up to 80 units. This site is currently zoned LDR but the City would pay for the zone change to RD-20 and land use designation change to HDR to assist with making the project feasible. A zone change will be a prerequisite of development

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

so when an affordable housing proponent is secured to develop the site, then rezone will follow. The assumed timeline for rezone is by the end of 2022.

Affordable Housing Developers

On September 25, 2020, a partner from St. Anton Communities shared with City staff that in order for sites to be developed with affordable housing, they typically must be zoned to allow 25 units per acre. When looking for potential sites, St. Anton Communities identifies land that is zoned for 25 to 35 acres; the projects that are successful and well-received by the surrounding community are built to this density. St. Anton Communities emphasized that they prefer to build projects that are in keeping with the existing style of the area and have found that projects built to three stories in height allow for enough density to include affordable units while still being well-received by surrounding communities.

St. Anton Communities shared that densities that allow fewer than 25 units per acre are more attractive for market rate development, and densities over 35 units per acre are not always feasible for affordable development as they often cost more.

As shown in Table A-34, market rate multifamily housing in Lincoln has been built at a density of 14 to 16 units per acre, in keeping with the St. Anton Communities’ experience. In conclusion, the sites zoned to allow 25 units or more per acre are appropriate to accommodate the City’s lower-income RHNA.

Affordable Housing Built Densities

In January 2013 SACOG collected information regarding the built density of approximately 130 affordable housing developments that were located throughout the region. Densities ranged from 6 to 43 units per acre. For the overall region, the majority were built at densities between 17 and 24 units per acre. When looking specifically at Placer County jurisdictions, built densities for affordable projects ranged from 8 to 32 units per acre, with an average density of 18 units per acre.

As shown in Table A-34, existing affordable housing developments in Lincoln were built at densities ranging from 9 to 17 units per acre, for an average density of 13 units per acre.

**TABLE A-34
BUILT DENSITIES OF MULTIFAMILY HOUSING IN LINCOLN**

Project Name	Address	Units	Built Density	Year Built
Affordable Developments				
Golden Village	1650 First Street	49	9.24	1978
Lincoln Senior Apartments	1675 First Street	70	10.14	1999
Lincoln Terrace	450 Joiner Parkway	80	15.68	2005
The Oaks at Joiner Ranch III	1750 First Street	36	15.00	1998
The Oaks at Joiner Ranch II	1685 First Street	84	12.97	1996
Parkview Apartments I	1654 First Street	40	13.79	1983
Parkview Apartments II	1660 First Street	40	17.88	1989
Parkway Village Apartments	455 Joiner Parkway	120	14.28	2000
Valle Vista	1675 First Street	44	14.66	1978

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Project Name	Address	Units	Built Density	Year Built
Market Rate Developments				
Paloma (Foskett Ranch)	Las Palomas Loop, Hudson Circle, Leiper Loop, and Benton Drive	113	14.0	2008
Lincoln Village	Joiner Parkway	107	13.28	2005
Sierra View	Sierra View Circle	174	16.1	2004
Meridian	Stanmark Lane	132	7.8	2009
Equinox	Stanmark Lan	125	9.77	2009
Courtyards at Lincoln Crossing	Ferrari Ranch Road	134	8.9	2005
Clover Meadows	East Avenue	29	9.35	2014

Source: City of Lincoln 2020

Realistic Capacity

The inventories of vacant unentitled land and underutilized sites show the maximum unit capacity based on the zoning designation as well as a realistic unit capacity. The realistic capacity is estimated at 80 percent of the maximum unit potential. Because of site constraints and developer preferences, sites may not be developed to their full potential. For sites in the planned or entitled inventory, units are based on specific development plans.

Note: Sites included in the inventory are not subject to the by-right requirements set forth in SB 1397. The sites the City is relying on to meet its lower income RHNA were not included in the 4th cycle Housing Element.

Vacant, Non-entitled Land

Table A-35 depicts the available vacant sites within the City. Most vacant sites are adjacent to existing residential uses and are located in close proximity to infrastructure such as roads, sewer, water, and other dry utilities. Refer to **Figure A-10** for a map of the vacant non-entitled sites.

**TABLE A-35
VACANT RESIDENTIAL SITES**

Map Reference	APN/Project Name	Zoning / General Plan*	Address	Acres	Allowable Density	Realistic Capacity	Infrastructure Capacity	Income Category
1	021-321-085	LDR	Unassigned / 1st & Joiner	4.92	20	80	Yes	Lower
2	021-310-085	RD-20/HD	Unassigned / 5th & Joiner	2.4	20	38	Yes	Moderate
3	021-310-084	RD-20/HD	Unassigned / 5th & Joiner	2.5	20	40	Yes	Moderate
4	021-321-028	R-3/HD	188 O Street	0.67	20	11	Yes	Moderate
5	021-321-029	R-3/HD	Unassigned / S. O Street	0.67	20	11	Yes	Moderate
6	021-321-030	R-3/HD	Unassigned / S. O Street	3.17	20	51	Yes	Moderate
7	021-321-078	HDR/ HD	Unassigned/ Joiner Parkway	8.78	20	80	Yes	Moderate
8	021-231-016	R-1/LD	Virginiatown Road	2	5.9	12	Yes	Above Moderate
9	021-510-011	R-1/LD	End of East 11th St.	2.5	5.9	13	Yes	Above Moderate
10	021-310-017	R-1/LD	Unassigned / Nicolaus	2.5	5.9	12	Yes	Above Moderate
11	021-231-004	R-1/LD	Unassigned / McCourtney Rd	1.1	5.9	5	Yes	Above Moderate
12	008-261-015	R-1/LD	Unassigned / H Street	0.2	5.9	1	Yes	Above Moderate
13	021-220-032	R-1/LDR	Unassigned / McCourtney Rd.	4.1	5.9	19	Yes	Above Moderate
14	021-310-077	RD-8/ MD	Unassigned / Schellbach & Joiner	5	8	32	Yes	Above Moderate
15	008-301-057	R-2/MD	Unassigned / E. 8th	4.4	12.9	45	Yes	Above Moderate
16	008-301-021	R-1/LD	279 E. 7th	1.1	5.9	5	Yes	Above Moderate
17	021-321-086	RD-4/LD	127 Fuller	0.3	4	1	Yes	Above Moderate
TOTAL LOWER				4.92		80		
TOTAL MODERATE				18.19		231		
TOTAL ABOVE MODERATE				23.2		145		
TOTAL VACANT SITES				46.31		456		

Source: City of Lincoln, August 2020

*All on-site constraints will be mitigated with development.

Planned, Entitled Land

Planned and entitled residential projects will provide approximately 19,242 units. Projects range in size from townhome projects to the large-scale development planned in Villages 1, 5, 7, and SUD-B. Table A-36 provides a summary of potential units on planned and entitled sites. Refer to **Figure A-11** for a map of the Planned/Entitled Projects.

**TABLE A-36
PLANNED/ENTITLED PROJECTS**

Map Reference	Project Name	Zoning / General Plan*	Address	Acres	Total Capacity*	Remaining Units	Infrastructure Capacity	Income Category
18	Fullerton Ranch	PD-LDR/LD	Nicolaus Rd.	19.7	75	75	Yes	Above Moderate
19	Lakeside 6	RD-5/LD - RD-8.5/MDR	Venture Drive/Lksd Dr.- McClain Dr.	26.3	137	89	Yes	Above Moderate
20	E. 10th Street Subdivision	R-1/LD	E. 10th St.	2.4	10	10	Yes	Above Moderate
21	Cresleigh Grove (AKA Cypress Meadows)	R-1/LD	Unassigned/ Todd Ln	20.32	96	96	Yes	Above Moderate
22	Twelve Bridges Area A	LDR-5/LD, LDR-8/LD, MD-1/MD, HD-1/HD	E. Joiner Parkway/ Bella Breeza Dr., Ridgecrest Dr., end of Eastridge Dr.	3,336.5	4846	1,168	Yes	Above Moderate
23	Twelve Bridges Area C	LDR 3.5/ LDR	Unassigned/ Oaktree Ln.	26.49	100	100	Yes	Above Moderate
24	Magnolia Village	RD-18/HD	Joiner & Third St.	2.4	32	32	Yes	Moderate
25	Meadowlands Community Plan	LDR-5, MDR, HDR-20/ LD	Unassigned/ East & 9 th St.	40.4	313	313	Yes	Moderate
26	Village 1	VCE, VLDR, VMDR	NA	957.4	4,546	4,546	Yes	Moderate
		VHDR, VMU		68.6	1,095	1,095		Lower
27	Village 5	VRR, VCE, VLDR, VMDR, VMU	NA	1,627.3	3,973	3,973	Yes	Above Moderate
				405.3	2,830	2,830		Moderate

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Map Reference	Project Name	Zoning / General Plan*	Address	Acres	Total Capacity*	Remaining Units	Infrastructure Capacity	Income Category
		VHDR		68.7	1,441	1,441		Lower
28	Village 7	VCE, VLDR, VMDR	NA	227	1,698	1,698	Yes	Moderate
		VHDR		37.4	772	772		Lower
29	SUD-B	LDR	NA	84.3	429	429	Yes	Above Moderate
		HDR		5	125	125		Moderate
30	Independence	LDR	Unassigned / Waverly	24.1	122	122	Yes	Above Moderate
		MDR		68.2	453	453		Moderate
TOTAL LOWER				175	3,308	3,308		
TOTAL MODERATE				1,701	9,872	9,997		
TOTAL ABOVE MODERATE				5,167	9,788	6,062		
TOTAL PLANNED AND ENTITLED				7,043	22,968	19,367		

Source: City of Lincoln, August 2020

* Total capacity indicates capacity remaining; the subdivision or project may include additional units that have already been developed.

FIGURE A-10 VACANT NON-ENTITLED SITES

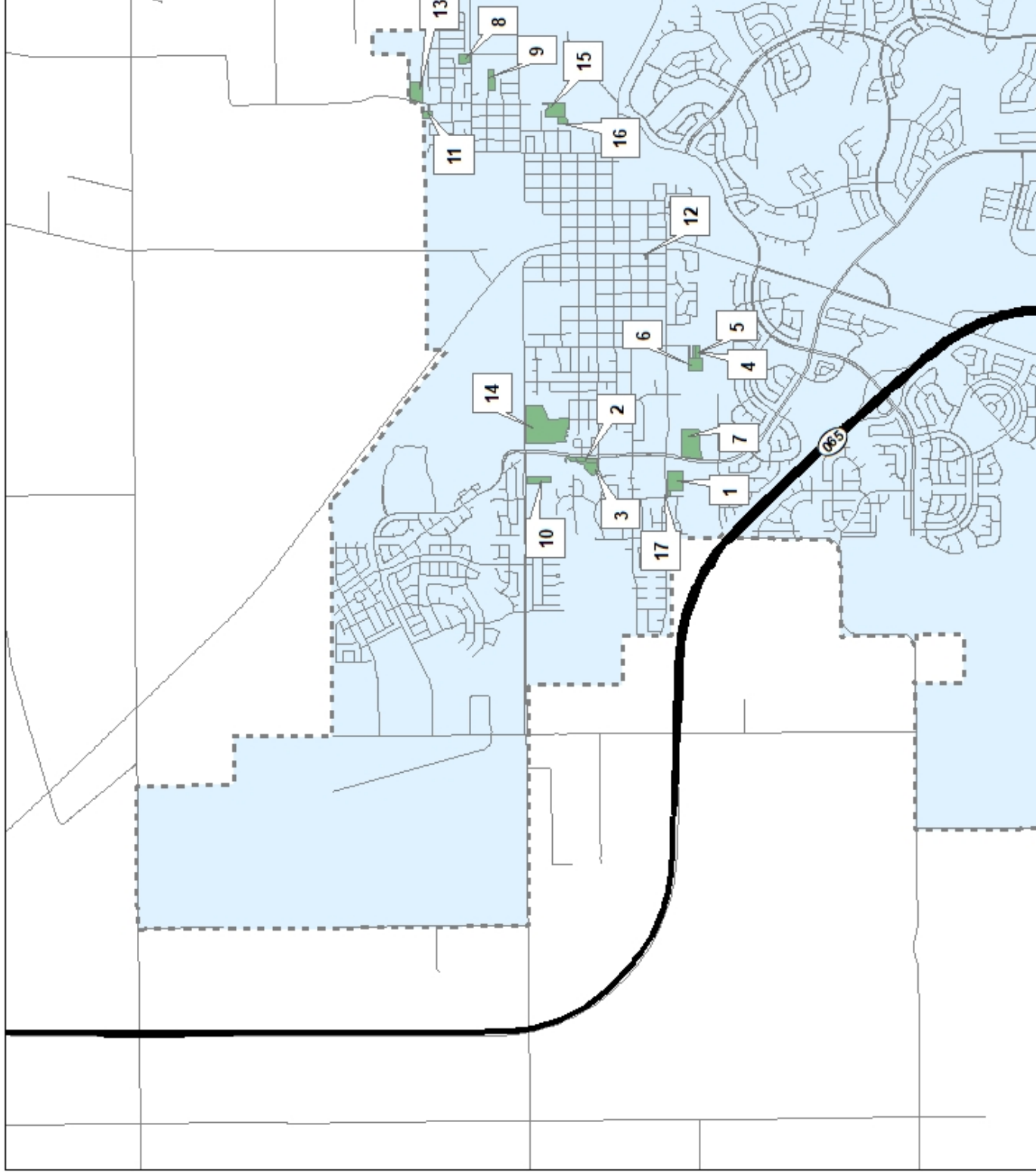


FIGURE A-11 PLANNED/ENTITLED PROJECTS

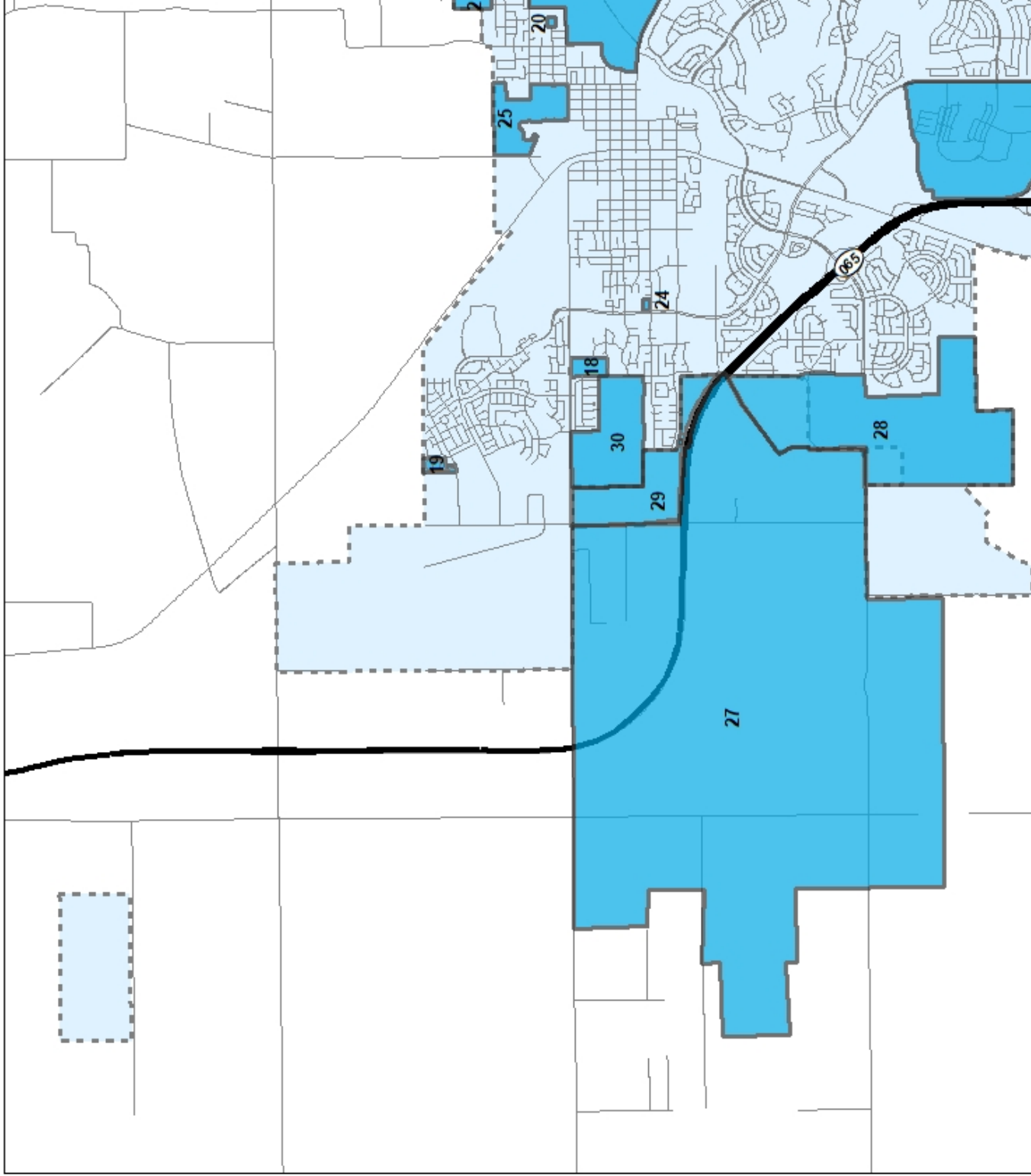
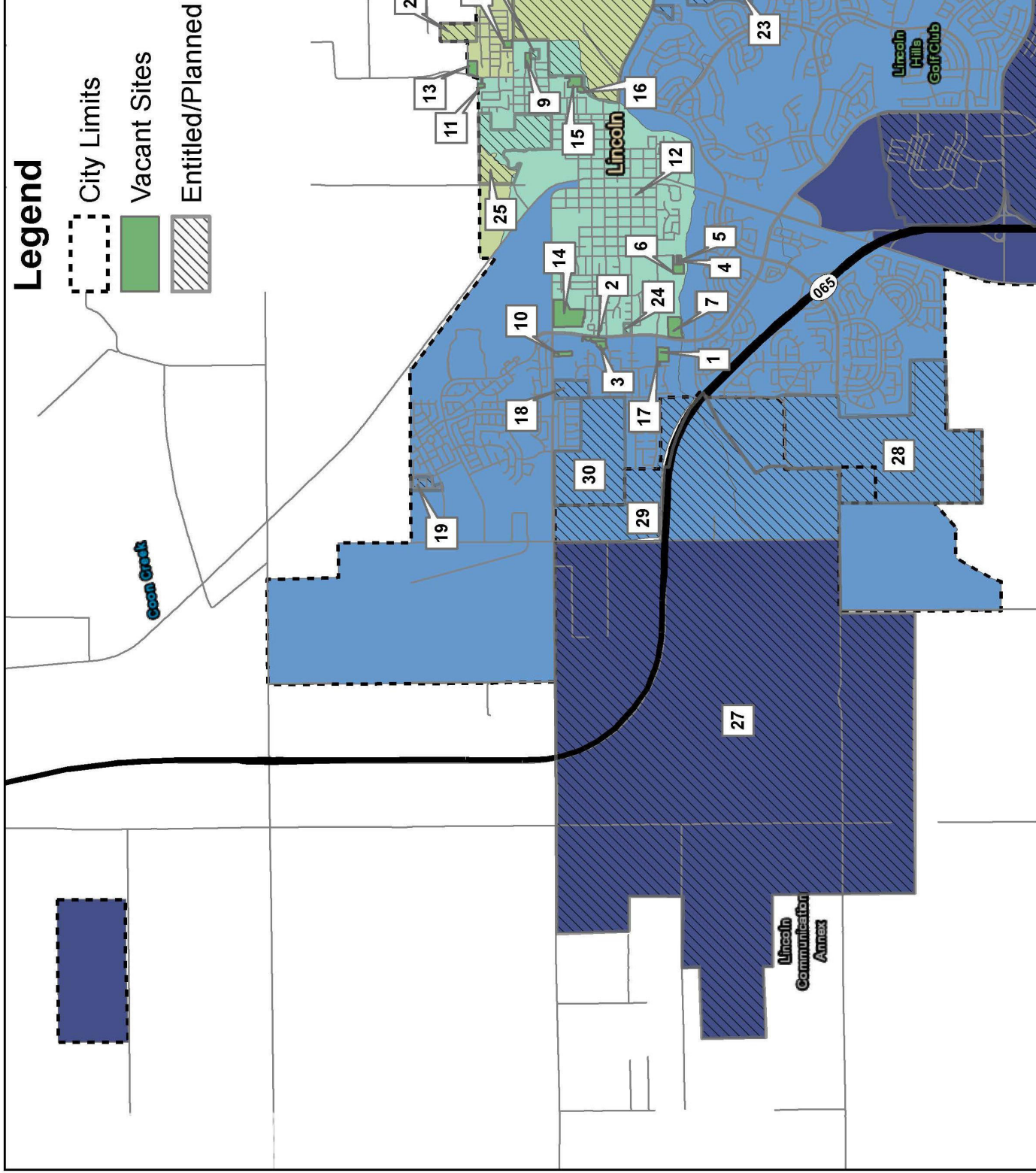


FIGURE A-12 SITES INVENTORY OPPORTUNITY AREAS



CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

This page left blank intentionally.

Villages

The City’s 2050 General Plan, adopted in 2008, plans for growth within the existing city limits as well as the existing and proposed SOI. The General Plan uses two designations for the larger, undeveloped portions of the planning area, Village (V) and Special Use District (SUD). The General Plan maps seven villages (identified as V-1 through V-7) and three SUDs (identified as SUD-A, SUD-B, and SUD-C).

The Village concept is the basic building block for major new development in the planning area. Each Village will feature a variety of housing types and densities and a mixed-use village center. Village centers will include neighborhood commercial, higher-density housing, schools, parks and recreational facilities, and other public facilities. Villages will also include extensive bicycle and pedestrian trails and open space designed to connect Villages to each other and the rest of the city. The City adopted Specific and General Development Plans and EIRs for all three Villages have zoning and general plan designations approved.

There are no explicit constraints on the available sites assumed to meet the City’s lower income RHNA in the planning period. While development of Village 1, 5, and 7 is market driven, the City anticipates 70-80 percent buildout, and could experience higher buildout given favorable market conditions.

Village 1

Village 1 consists of approximately 1,832 acres of land located on the eastern boundary of the city, generally from Sierra College Boulevard to Ferrari Ranch Road. State Route 193, a major east/west highway, runs through the middle of the village (Figure A-13). The City adopted the Village 1 Specific Plan, General Development Plan, and EIR in December 2012. As of 2016, the Village 1 site has been annexed by the City. Pre-construction activity has begun for Village 1 with the first phase of development of single-family homes underway.

As planned, Village 1 will include a mix of uses including residential units with a wide range of styles and densities, open space, public facilities, and a resident-serving commercial area. The plan incorporates smart growth principles, and enhanced architectural features and streetscape designs. Trail connections throughout the Village are designed to promote walkability.

Village 1 consists of seven conceptual phasing. Actual phasing may vary depending on market conditions, availability of infrastructure facilities and services, and other factors not presently foreseeable. As such, phases may occur in any sequence and concurrently with one another, provided that the related infrastructure and services are adequately in place.

As shown in Table A-37, the Village 1 General Development Plan provides for 5,641 residential units on sites that allow for between 1 and 25 units per acre. Higher density residential sites, in the Village High Density Residential and Village Mixed-Use (VMU) zones, have a target density of approximately 20 units per acre, resulting in 1,095 units. While there is no residential requirement in the VMU zone, a project can allow for 100 percent residential development. Based on regional trends, the City believes the assumed mixed-use capacity is appropriate. Additionally, as of January 2021, there is a project in pre-application for a proposed multifamily project. Multifamily units are allowed by right in these zones.

Capacity and acreage are broken down in Table A-38 for the Village High Density Residential and Village Mixed-Use (VMU) land use designations.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-37
VILLAGE 1 UNIT CAPACITY

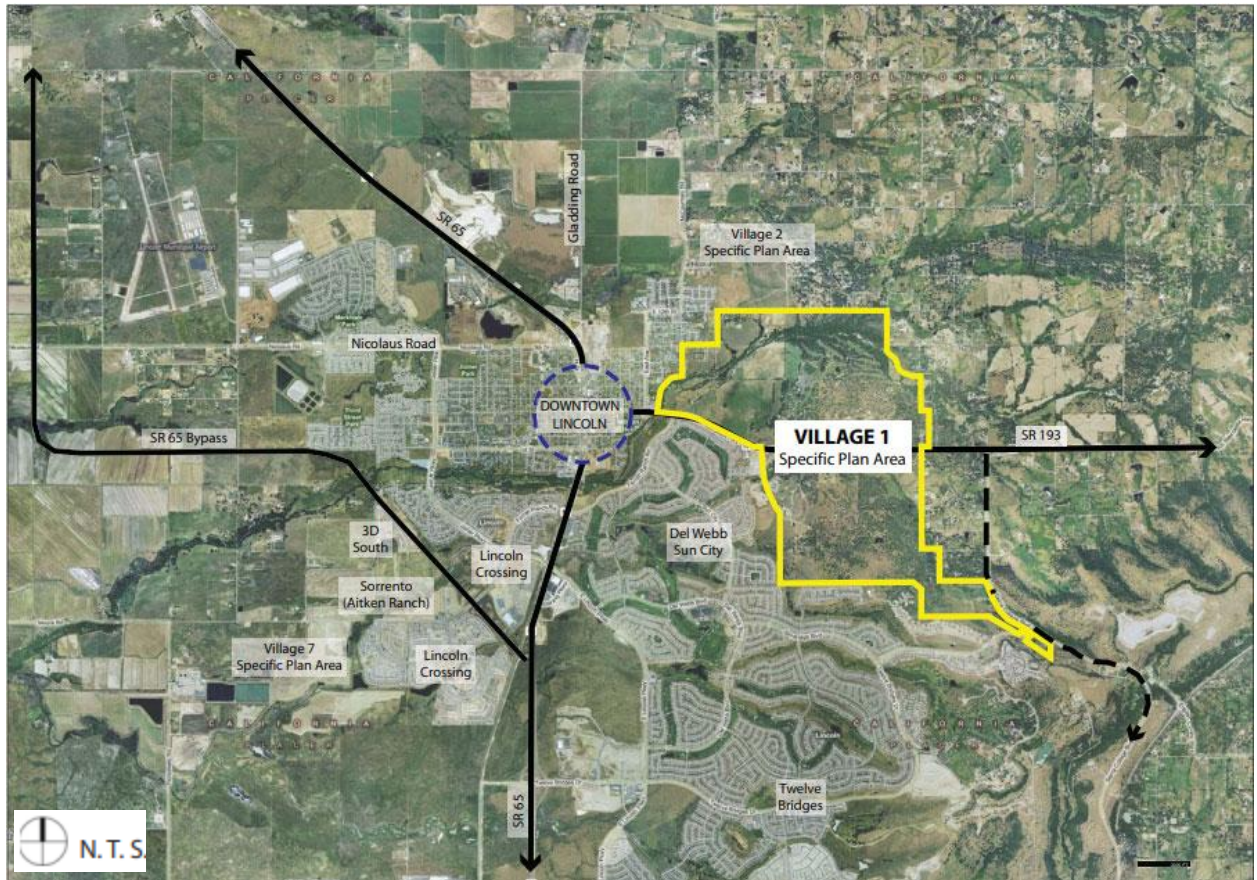
Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Village Country Estates (VCE)	1.0–2.9	342.1	753
Village Low Density Residential (VLDR)	3.0–5.9	524.4	2,883
Village Medium Density Residential (VMDR)	6.0–12.9	90.9	910
Village High Density Residential (VHDR)	13.0–25.0	28.8	577
Village Mixed-Use (VMU)	13.0–25.0	39.8	518
Total		1,026.0	5,641

Source: Village 1 General Development Plan

TABLE A-38
VILLAGE 1 HIGH DENSITY CAPACITY

Planning Area	Land Use Des.	Acreage	Density range	Max dwelling units
14	VMU	29.2	13.0-25.0	378
15	VMU	10.1	13.0-25.0	131
16	VHDR	8.7	13.0-25.0	174
17	VHDR	11.4	13.0-25.0	228
26	VHDR	8.7	13.0-25.0	174

FIGURE A-13
LOCATION MAP FOR VILLAGE 1



CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Village 5

Village 5 consists of 4,787 acres located on the southwestern boundary of the city limits, south of Nicolaus Road and on both sides of Moore Road and S. Dowd Road, as shown in Figure A-14. The Highway 65 Bypass, a major north/south highway, runs through the northeast corner of this Village. While located outside of the current city limits, Village 5 is within the City’s existing SOI boundary. The Village 5 Specific Plan was adopted by the City in December 2017 and an application to LAFCO is assumed in April 2021.

This Village will include multiple housing types and densities, mixed use options, schools ranging from grades K-12, and open space including a mixture of parks and recreational spaces. The Specific Plan promotes “smart growth” principles through a mix of land uses and housing options that complement walkable communities and a strong sense of place while protecting existing natural ecosystems and rural heritage.

Village 5 consists of ten phases. While Area A is projected to occur first, due to its proximity to existing infrastructure, all other phases may move forward independently and in any order after initiation of development in Area A has been completed. Area A includes 2,417 units. These additional phases are only subject to such factors as market demand, financing, and other potential considerations related to development, and, as such, could happen sequentially or concurrently.

As shown in Table A-39, the Village 5 Specific Plan plans for 8,244 residential units on sites that allow for between 0.2 and 30 units per acre. Sites located in the Village High Density Residential zone have a target density of 21 units per acre, resulting in 1,441 units. Multifamily units are allowed by right in these zones.

Capacity and acreage are broken down in Table A-40 for the Village High Density Residential and Village Mixed-Use (VMU) land use designations

TABLE A-39
VILLAGE 5 UNIT CAPACITY

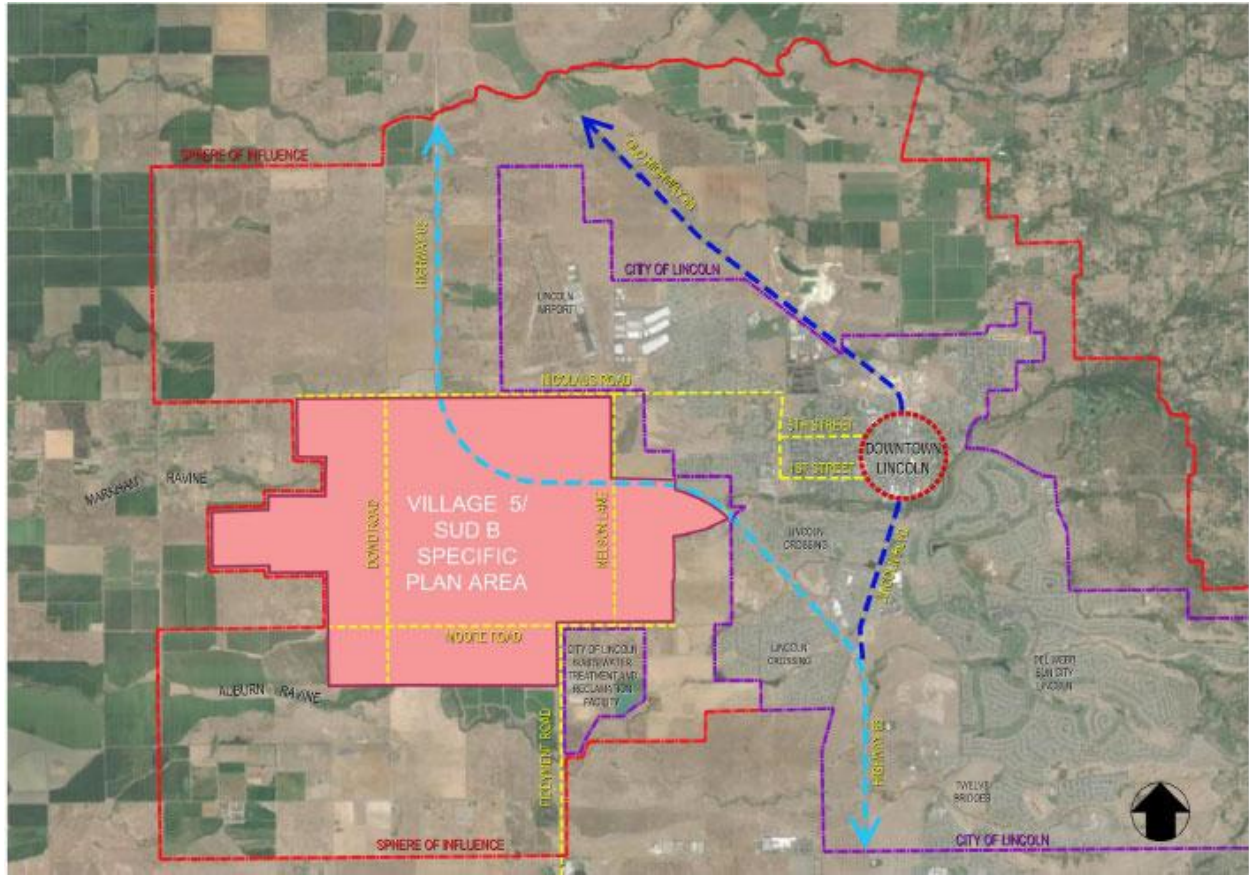
Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Village Rural Residential	0.2–0.5	614.3	302
Village Country Estates (VCE)	1.0–2.9	476.0	925
Village Low Density Residential (VLDR)	3.0–5.9	529.5	2,690
Village Medium Density Residential (VMDR)	6.0–12.9	405.3	2,830
Village High Density Residential (VHDR)	13.0–30.0	68.7	1,441
Village Mixed-Use (VMU)	13.0-25.0	7.5	56
Total		2,101.3	8,244

Source: Village 5 Specific Plan

TABLE A-40
VILLAGE 5 HIGH DENSITY CAPACITY

Planning Area	Land Use Des.	Acreage	Density range	Max dwelling units
F	VHDR	14.9	13.0–30.0	313
F	VHDR	4.6	13.0–30.0	97
F	VHDR	16	13.0–30.0	336
H	VHDR	16.1	13.0–30.0	339
I	VHDR	17.1	13.0–30.0	360
I	VMU	7.5	13.0-25.0	56

FIGURE A-14
LOCATION MAP FOR VILLAGE 5



Source: Village 5 Specific Plan

Village 7

Village 7 is located at the southern portion of the city, generally between Lincoln Crossing on the east and the city’s new wastewater treatment facility on the west. This Village contains the area known as Nader Ranch and additional lands on the northern end of the Village. Village 7 is approximately 516 acres and is located on both sides of Moore Road. The area is generally flat agricultural lands. (see Figure A-15).

The City adopted the Village 7 Specific Plan, General Development Plan, and EIR in 2010 and, as of 2019, has annexed the land into the City. As of this writing, Village 7 is pre-zoned but no construction or development activity has commenced yet.

Village 7 includes four development phases (each include 3 three sub-phases). Development will generally occur by phase in sequential order. The opportunity exists for a parcel to move forward provided that the infrastructure needed to serve it is constructed. It is anticipated that phasing including VHDR land use designations will be included within each development phase.

As shown in Table A-41, the Village 7 General Development Plan provides for 2,470 residential units on sites that allow for between 1 and 25 units per acre. Sites in the Village High Density Residential have a target density of approximately 20 units per acre, resulting in 772 units. Multifamily units are allowed by right in this zone.

Capacity and acreage are broken down in Table A-42 for the Village High Density Residential land use designation.

**TABLE A-41
VILLAGE 7 UNIT CAPACITY**

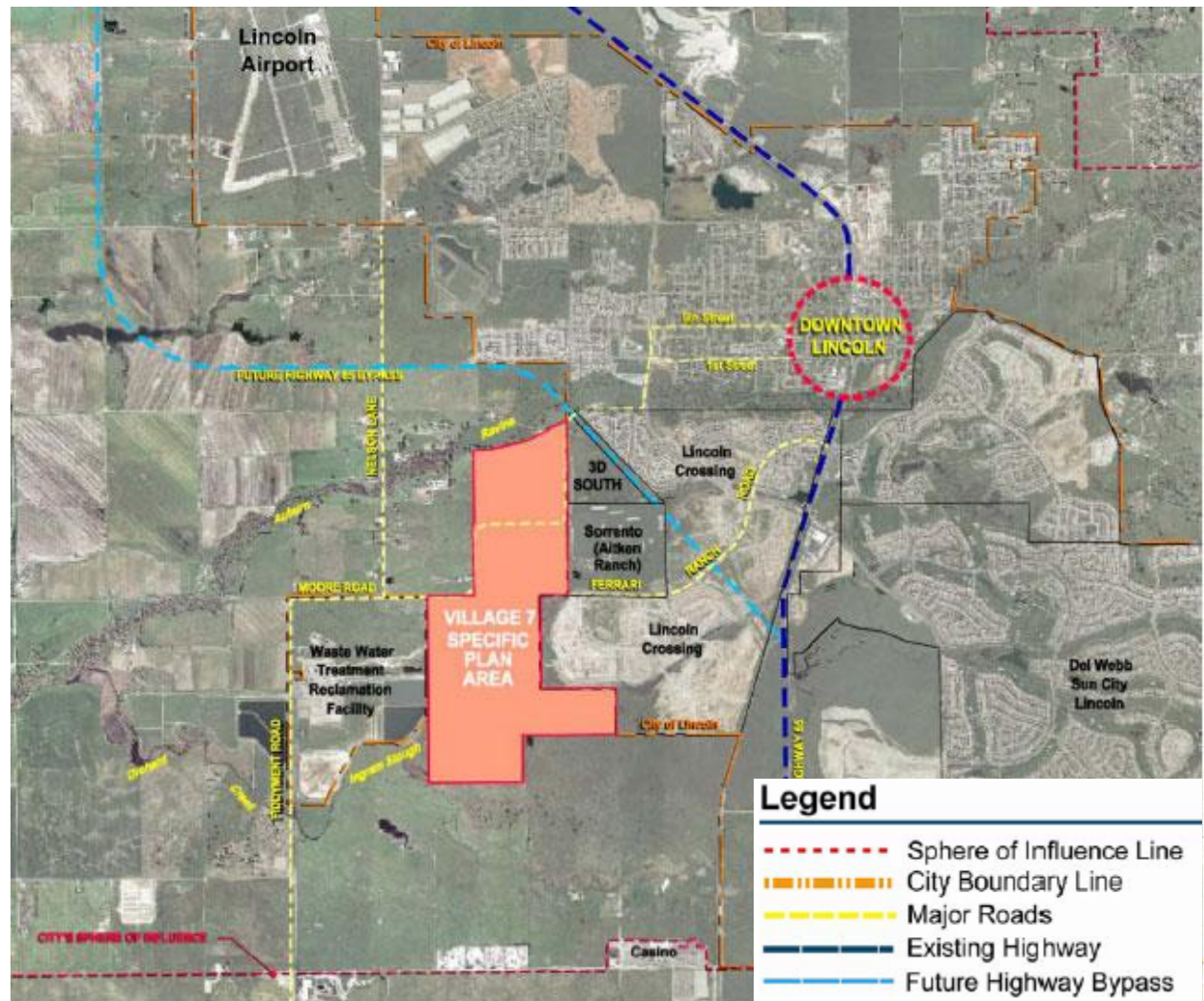
Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Village Country Estates (VCE)	1.0–2.9	4.5	7
Village Low Density Residential (VLDR)	3.0–5.9	106.1	617
Village Medium Density Residential (VMDR)	6.0–12.9	116.4	1,074
Village High Density Residential (VHDR)	13.0–25.0	37.4	772
Total		264.4	2,470

Source: Village 7 General Development Plan

**TABLE A-42
VILLAGE 7 HIGH DENSITY CAPACITY**

Planning Area	Land Use Des.	Acreage	Density range	Max dwelling units
Lewis Property	VHDR	13.7	13.0 – 25.0	292
Lewis Property	VHDR	3.5	13.0 – 25.0	75
Lewis Property	VHDR	7.2	13.0 – 25.0	101
Lewis Property	VHDR	8	13.0 – 25.0	117
Lewis Property	VHDR	5	13.0 – 25.0	105

FIGURE A-15
LOCATION MAP FOR VILLAGE 7



SUD – B

SUD-B is located west of downtown Lincoln and southeast from the Lincoln Regional Airport, bounded by Nicolaus Road to the north, Nelson Lane to the west, and the Highway 65 Bypass to the south, as shown in Figure A-16. SUD-B consists of approximately 198 acres and four parcels. The SUD-B site is located outside of current city limits but within the city’s SOI.

Adopted by the City in March 2019, the SUD-B Specific Plan proposes a mix of land uses including residential, commercial, parks and recreation, and open space. The plan promotes mixed use, integrated neighborhoods designed to transition to existing residential communities, be compatible with the nearby Lincoln Regional Airport, and create new employment opportunities for Lincoln residents.

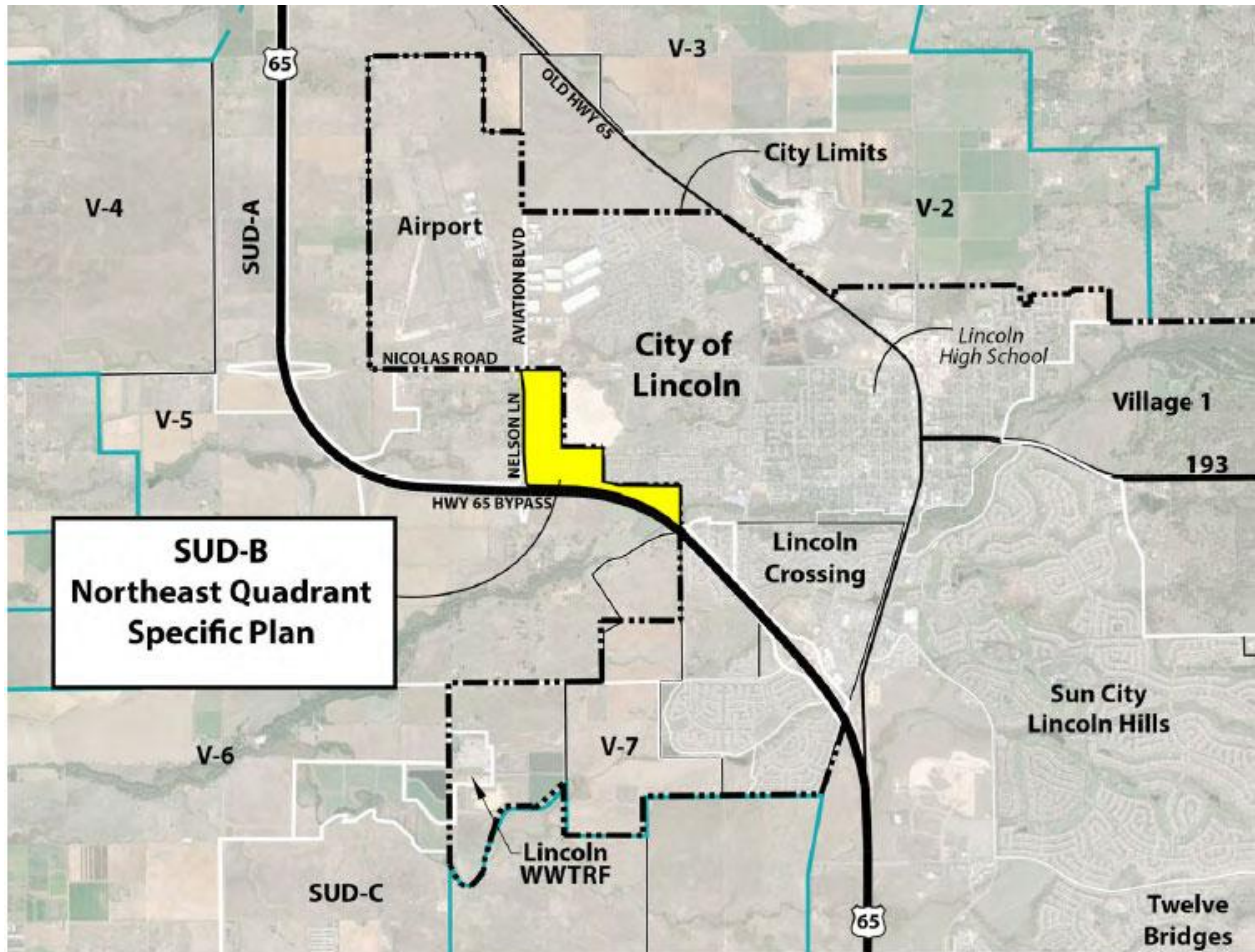
As shown in Table A-43, SUD-B will provide 429 new residential units. Low Density Residential zoning allows for 3.3-6.49 units per acre, with a target density of 5.07 dwelling units per acre. Low Density Residential areas allow single-family homes, which will be bordered by a landscape corridor to provide a buffer between residential and commercial development. The SUD-B Specific Plan also allows for high density residential in the commercial zone at densities ranging from 10 -25 units per acre. Based on this density and acreage it is anticipated that 125 high density units will be developed.

**TABLE A-43
SPECIAL USE DISTRICT B UNIT CAPACITY**

Land Use Designation	Density Range (units per acre)	Acres	Units Planned
Low Density Residential (LDR)	3.3-6.49	84.3	429
Commercial – High Density Residential	10-25	5	125
Total		89.3	554

Source: SUD-B Northeast Quadrant Specific Plan

FIGURE A-16
LOCATION MAP FOR SPECIAL USE DISTRICT B



Source: SUD-B Northeast Quadrant Specific Plan

Accessory Dwelling Unit Capacity

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle planning period. During 2019 the City received approximately 5 applications for ADUs. This analysis assumes an average of 5 ADUs will be built per year during the June 30, 2021-August 30, 2029 RHNA projection period, for a total of 40 ADUs. In an effort to promote ADUs, the City has included action 2.4 to comply with new State Law.

In order to determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower income households, 43 percent to moderate income households and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the City during the planning period were based on the SACOG analysis. Of the total 40 ADUs that are projected to be built during the projection period, 23 are estimated to lower-income households, 17 to moderate-income households, and none to above-moderate income households.

Environmental Constraints

The General Plan identifies environmental constraints and natural features within the city's planning area. The majority of the sites within the existing city limits, and the proposed sites to be annexed are located in or near existing neighborhoods, where impacts will be minimal.

Constraints maps were prepared for both the General Plan EIR and the former wastewater treatment facility site. These constraints maps identify needed transportation improvements, 100-year floodplain, biological resources, in some cases known cultural resources, soils types, species habitat, waterways, airport safety zones, and other characteristics which impact the location and density of development. These constraints and the accompanying maps and reports are a part of this Housing Element by reference, as the Housing Element is a part of the General Plan.

Infrastructure

The City maintains the collection system facilities that deliver sewage to the Lincoln Wastewater Treatment and Reclamation Facility (WWTRF), which is located southeast of the city on Fiddymont Road between Athens Avenue and Moore Road. WWTRF provides secondary and tertiary treatment of municipal wastewater from all parts of the city. Wastewater is mainly collected via a gravity system. However, six lift stations are also used to assist in the collection of wastewater. Sewer trunk lines that extend from the wastewater treatment plant are either 15 inches or 24 inches in diameter. The impact of residential full-build-out on wastewater treatment requirements was addressed in the environmental impact report (EIR) for the Lincoln General Plan and the EIR Addendum for the City of Lincoln WWTRF Phase 1 and Phase 2 Expansion Projection in 2017. There is more than adequate capacity at the treatment plant. The distribution system operates at acceptable levels and has been designed to accommodate expansions and service extensions.

There appear to be no significant infrastructure constraints on parcels identified to meet the RHNA that would prevent these sites from being developed for residential use within this planning period. Many of the sites are located within the more urbanized areas that are currently tied into the City's water, sewer, and

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

other necessary public facilities, or these services can be readily expanded to serve the undeveloped sites. The City charges appropriate development impact fees to ensure that water lines, sewer lines, roads and other necessary infrastructure can be extended in a timely manner upon the issuance of necessary development permits. While the current infrastructure can accommodate the identified land within the existing city limits, future expansion in the city’s SOI may require additional improvements. For Villages 1, 5, and 7, infrastructure requirements are addressed in the Specific Plans and accompanying EIRs.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers. The City has include Action 2.13 to develop and adopt written policies and procedures that will grant priority for service hook-ups to developments that help meet the community’s share of the regional need for lower-income housing

In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

Urban water management plans must include projected water use for single-family and multifamily housing needed for lower-income households. This law is useful in areas with limited available sewer or water hook-ups.

INVENTORY OF PROGRAMS

Agencies Offering Public Assistance to the Elderly, Homeless, and Other Special Needs Groups

Elderly

There are several programs that provide a variety of services for seniors through the Agency on Aging Area 4, which serves the following counties: Placer, Nevada, Sacramento, Sierra, Sutter, Yolo, and Yuba. Lincoln’s senior citizens have several programs that provide food, medical care, in-home services, transportation, counseling, etc. Below is a list of agencies along with the services they provide to the elderly in the city.

Del Oro Caregiver Resource Center. Del Oro is designed to help families who are caring for someone with a brain impairment (Alzheimer’s disease, stroke, multiple sclerosis, Parkinson’s disease, etc.) or the frail elderly (if over the age of 60). Del Oro is partially funded by the California Department of Health Care Services, the Agency on Aging Area 4 through the National Family Caregiver Support Program, and the Arthur N. Rupe Foundation as well as other sources. Services include information and assistance pertaining to disorders, family consultation, counseling, family and professional education and training, respite assistance, legal information and advice, and support groups.

University of California, Davis Care Management (UCDCM). UCDCM offers care management services in Sacramento, Yolo, and Placer Counties. The Multipurpose Senior Services Program (MSSP) offers long-term care to frail, low-income elders (65 years of age or older).

Elder Abuse Prevention Project/Ombudsman (Ombudsman Services of Northern California). The Elder Abuse Prevention Project provides training for paid workers in Residential Care Facilities for the Elderly (RCFEs). This includes instructions on how to complete mandated elder abuse reports of suspected abuse. The Ombudsman Services provides information and complaint resolution for residents of long-term care facilities in the counties of Nevada, Placer, Sacramento, Sierra, Yolo, Yuba, and Sutter. In addition to paid staff, the ombudsman program recruits and trains an average of 65 volunteers who complete extensive training and volunteer at least 20 hours per month assisting residents in long-term care facilities. Ombudsmen are trained to receive and investigate reports of suspected abuse.

Health Insurance Counseling and Advocacy Program (HICAP) Services of Northern California. The statewide HICAP assists individuals and families with Medicare problems and other health insurance concerns. Volunteer counselors are trained and registered to provide objective information on Medicare, Medicare supplemental insurance, managed care, long-term care planning, and health insurance.

Seniors First/Senior 411. Seniors First provides programs, services, and long-term support for seniors to help them maintain their independence through meals and nutrition, transportation services, adult day programs, and home modification and safety repairs. Senior 411 is a free service for seniors who reside in Placer County as well as individuals that care for them. The program provides information, resources, and referrals for nutrition services, transportation, caregiver support, housing, mental health services, and legal services.

Personalized Homecare. Personalized Homecare provides in-home services of personal care and homemaker services to frail, functionally impaired persons 60 years of age and older.

Legal Services of Northern California (LSNC). LSNC offers legal assistance, representation, and community education/advocacy services.

Home Health Care Management Inc. Provides direct medication management and community education services to adults 60 years of age and older and those living with disabilities. Registered nurses help train the patient and caregiver(s) in the use of medication disbursement machines in their homes and provide follow-up assessments quarterly.

Placer Independent Resource Services (PIRS). PIRS is a nonprofit independent living center whose mission is to advocate, empower, educate the community, and provide services for people with disabilities, enabling them to continue living independently. The home modification/repair services enable seniors to reduce the risk of falls and to assist with maintaining independence at home. Services include installation of grab bars, ramps, levered faucets, handles, or other controls, as well as minor home repairs such as leaking faucets, minor electrical repairs, or reinforcing steps.

Dial-a-Ride. Dial-a-Ride service is available to the general public, senior citizens, and persons with disabilities seven days a week from 8:00 a.m. to 5:00 p.m. Requests for service can be called in anywhere from two hours to two weeks prior to pickup (<http://www.lincolnca.gov/city-hall/departments-divisions/public-services/transit/dial-a-ride>).

Disabled

Placer Independent Resource Services (PIRS). PIRS is a nonprofit independent living center whose mission is to advocate, empower, educate the community, and provide services for people with disabilities enabling them to continue living independently.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Lincoln Adult School. Lincoln Adult School serves two groups of disabled persons. The first group includes adults of all ages with mental disabilities such as schizophrenia. The second group includes older individuals with dementia or Alzheimer’s.

Home Health Care Management Inc. Provides direct medication management and community education services to adults 60 years of age and older and those living with disabilities. Registered nurses help train the patient and caregiver(s) in the use of medication disbursement machines in their homes and provide follow-up assessments quarterly.

Female Head of Households

There are several programs and other services provided by the City and Placer County that may benefit female heads of household. The **Placer County Sierra Economic Development Corporation (SEDCorp)** provides loans and offers programs to women, low-income individuals, minority entrepreneurs, and small businesses. Programs are intended to alleviate unemployment and underemployment by expanding access to resources and assisting with small business development. The corporation provides both technical and financial services and resources. On the technical side, SEDCorp acts as a liaison between business and local government funding sources.

Farm Workers

The USDA Section 515 rental-housing program, while not specifically targeted to farm workers, provides low-cost housing in rural areas, including many farm worker households. According to the National Low-Income Housing Coalition:

“Under the Section 515 program, the US Department of Agriculture's (USDA) Rural Development arm (RD) makes direct loans to developers of affordable multifamily rental housing. Since its inception in 1962, Section 515 has provided more than half a million decent rental homes affordable for the lowest income rural residents. Production of new units has almost ceased, however, and many existing units are deteriorating physically or are in danger of leaving the affordable housing stock. To address preservation issues, new demonstration programs have been created and legislation is expected in Congress.”

Additionally, the USDA Section 514/516 Farm Labor Housing provides loans and grants to farm workers, family farm organizations, state and local public agencies, private broad-based organizations, or a nonprofit organization of farm workers. The basic objective is to provide decent, safe, and affordable housing for domestic and migrant farm laborers located in areas where the need exists.

Historically, farm worker housing has not been an issue for the city due to the lack of productive farmland within the city limits and sphere of influence (SOI). The City has only one agriculturally zoned parcel, which is located at the north end of the runway at the Lincoln Regional Airport. The California State Aeronautics Act via the Placer County Airport Land Use Commission and through the Placer County Airport Land Use Compatibility Plan, adopted October 25, 2000, prohibits all housing within Runway Protection Zone A; and similarly, housing is restricted to one dwelling unit per 2 acres (DU/2 ac) in Approach/Departure Zone B1.

Homeless

There are no homeless shelters in the city; however, several public service organizations and agencies offer referrals to shelter, food assistance, transportation, counseling, and/or other services for the homeless, elderly, and mentally disabled. These organizations include The Salt Mine, Lighthouse, St. Joseph Catholic Church, Heritage Church, and Peace for Families (located in Roseville).

The Salt Mine works as an agent of the Salvation Army. It provides a food closet for people in need of supplemental assistance in Lincoln. The Salt Mine also refers and transports persons needing emergency housing to Salvation Army shelters in Sacramento.

Lighthouse Counseling and Family Resource Center is a community-based program that the City helps to partially fund, which provides services to both adults and youth, including counseling, health services, and referrals, as well as an after-school program for youth in 6th to 12th grades. The after-school program provides an evening meal, recreational activities, academic support, educational workshops, and field trips.

Several local churches provide food assistance to the homeless. **Lincoln Amazing Grace Seventh-Day Adventist Church** operates a food giveaway every Monday to meet the needs of the Lincoln community.

Peace for Families/Stand Up Placer is a private, nonprofit, community-based organization providing comprehensive services to victims of domestic violence, sexual assault, and human trafficking in Placer County. Services include a 24-hour crisis line; 24-hour emergency shelter for survivors and their children and pets; in-person crisis intervention; hospital accompaniment; individual and group peer and professional counseling; and emergency food, clothing, and transportation. Other services include transitional housing with substance abuse treatment for battered women, household establishment assistance, court and social service advocacy and accompaniment, assistance with temporary restraining orders and custody orders, support groups, parenting classes, information and referral, and community education on the issues and prevention of domestic violence and sexual assault. Peace for Families' emergency shelter currently can accommodate up to 25 beds for victims of domestic violence and sexual assault and their children.

Homeless domestic violence victims can stay in the shelter for up to 90 days with Peace for Families providing housing establishment assistance when victims are ready to leave. According to contacts with Peace for Families, the vacancy rate at the shelter fluctuates; however, few beds are available as many of their clients are families.

Seniors First/Senior 411. Seniors First provides programs, services, and long-term support for seniors to help them maintain their independence through meals and nutrition, transportation services, adult day programs, and home modification and safety repairs. Seniors First/Senior 411 also provides information and referrals on a variety of topics such as legal issues, support groups, education, housing, transportation, repair and maintenance services, and governmental services. These services and programs can be provided to persons of all ages.

ENERGY CONSERVATION OPPORTUNITIES

State law requires that the Housing Element include an analysis of the conservation opportunities in residential development. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Pacific Gas and Electric Company (PG&E) provides gas and electricity services to the city. PG&E assists low-income, disabled, and senior citizen customers through numerous programs and community outreach projects that include the following:

CARE (California Alternate Rates for Energy)—The CARE program provides a 20 percent discount on monthly bills for qualified low- or fixed-income households and housing facilities. Qualifications are based on the number of people living in the home and total annual household income.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

FERA (Family Electric Rate Assistance)—FERA is PG&E’s rate reduction program for large households of three or more people with low to middle income. It offers a monthly discount of 18% on electricity.

Energy Partners Program—The Energy Partners Program provides qualified low-income customers with free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.

Medical Baseline Allowance—Customers can get additional quantities of energy at the lowest (baseline) price for residential customers. To qualify, a California-licensed physician must certify that a full-time resident in the home has a qualifying medical condition.

Low-Income Home Energy Assistance Program (LIHEAP)—The Department of Community Services and Development (CSD) administers the federally funded LIHEAP in California. The federal Department of Health and Human Services distributes funds to states annually to assist with heating and/or cooling costs for eligible low-income households. California’s share was approximately \$206 million in 2020, which CSD distributes to contracted community energy service providers.

Relief for Energy Assistance through Community Help (REACH)—REACH is a one-time energy-assistance program sponsored by PG&E and administered through the Salvation Army from 170 offices in northern and central California. Those who have experienced an uncontrollable or unforeseen hardship may receive an energy grant up to \$300. Recipients can receive REACH assistance only once within a 12-month period, but exceptions can be made for seniors, the physically challenged, and the terminally ill.

Third-Party Notification—Provides notices to persons giving care to a relative, friend, or client who could overlook paying their PG&E bill due to illness, financial hardship, language difficulties, or other issues. Under this program, PG&E will notify the customer or a designated third party when the customer receives a late notice due to an unpaid utility bill. The designated person is not responsible for paying the bill, but can contact PG&E to help resolve the problem.

All new buildings and remodels and alterations in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2019 (effective January 1, 2020). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction, remodels, and alterations must comply with the standards in effect on the date a building permit application is made.

The flexibility provided within the city's Planned Development District offers an opportunity to design residential projects to allow for maximum opportunities in active and passive solar systems. Energy conservation features will be incorporated into the design of structures on the site in compliance with Title 24. These measures include low-flow plumbing fixtures, efficient heating and cooling systems, dual pane windows, adequate insulation, and weather stripping.

Opportunities for Energy Conservation

- Provide incentives to build housing that exceeds Title 24 requirements such as a Green Building Ordinance.
- Adopt policies and incentives to promote energy-efficient retrofits prior to resale of homes.
- Streamline and expedite approval process for housing built using green building standards and specific energy standards.

- Require the recycling of a specified percentage of construction wastes.
- Promote the use of recycled content aggregate for driveways.
- Apply for and support affordable housing projects that promote infill housing and housing built close to job centers, transportation/transit corridors, and commercial/educational/medical centers.
- Promote Location Efficient Mortgage and Energy Efficient Mortgage programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location-efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target program income and CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

General Design Standards

There are many opportunities for energy conservation in new and existing homes. The incorporation of energy-saving features results in reduced monthly utility costs. New buildings, through design, can easily incorporate energy-efficient practices into the construction. Examples of energy conservation practices include the installation of storm windows and doors, insulation, more efficient appliances, mechanical or solar energy systems, and the use of natural gas instead of electricity. The orientation and layout of the building can also be planned with energy conservation in mind.

Many modern building design methods reduce residential energy consumption. These methods include:

- Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this include:
- Locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
- The use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
- The use of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the house.
- Locating openings and ventilation devices to take advantage of natural air flow (particularly cool evening breezes).
- The use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
- The use of zone heating and cooling systems, to only heat or cool occupied areas of a house.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

- Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - Orienting the longer axis of a dwelling in a north-south direction.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Locating the structure to take advantage of natural air circulation and evening breezes.
 - Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water.
- Use of radiant barriers on roofs to keep attics cool.
- Use of solar panels and other devices to generate electricity.
- High efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather-stripping and other insulation to reduce heat gain and loss.
- Use of natural gas for dryers, stovetops, and ranges.
- Use of energy-efficient home appliances.
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day, which is generally more than enough power for daily residential operations.

Specific Plan Design Standards

Each specific plan provides additional guidance and design standards to promote energy efficiency. A summary of those requirements is below:

Twelve Bridges

- Encourages the use of alternative transportation modes and reduces the length of vehicular trips through the proximity of residential neighborhoods to nearby employment centers.
- Energy conservation features are incorporated into the design of structures due to the requirements of Title 24.

- Encouraging the consideration of life cycle energy requirements during Design Review
- Site design to optimize solar orientation
- Landscaping to control solar heat gain
- Utilizing energy efficient street lighting

SUD-B

- Energy conservation is encouraged, and energy efficiency features are incorporated into the design of structures due to the requirements of Title 24.
- Walkability is encouraged to reduce greenhouse gas emissions.
- Design standards provide the ability to install individual solar power.
- Lighting guidelines encourage energy-saving lighting fixtures

Village 5

- New buildings will feature smart energy meters, solar water heaters, Energy Star appliances, and be “solar ready”.

Village 7

- Green building design encourages energy-efficient homes and the use of recycled and renewable products.

III. POTENTIAL HOUSING CONSTRAINTS

State law requires that the Housing Element identify potential and actual constraints to the maintenance, improvement, and development of housing for all income levels. This chapter analyzes non-governmental and governmental constraints and challenges to providing affordable housing.

NON-GOVERNMENTAL CONSTRAINTS

This section analyzes constraints to producing affordable housing that result from the forces of the housing market. The analysis evaluates land costs, construction costs, and the cost and availability of financing.

Land Costs

Land costs vary substantially and are based on a number of factors including location, parcel size, and zoning. As listed in Table A-44, vacant land listed for single-family residential development located within the city limits ranged from \$110,000 to \$349,500 as of April 2020. No multifamily listings were available as of January 2021.

TABLE A-44
VACANT LAND FOR SALE WITHIN CITY LIMITS

Acreage	Price	Address
0.94	\$349,500	3511 Paseo Tranquilo
0.45	\$330,000	662620 S Herold Ave
0.65	\$315,000	3379 Vista De Madera
1.4	\$300,000	3487 Paseo Tranquilo
1	\$299,000	1598 Camino Verdera
0.76	\$298,000	1749 Camino Verdera
1.5	\$295,000	3463 Paseo Tranquilo
0.45	\$274,900	416 6 th St
0.7	\$205,000	400 Via Vistoso
0.89	\$199,900	1754 Camino Verdera
0.15	\$110,000	662 S Herold Ave
0.15	\$110,000	644 S Herold Ave
0.12	\$110,000	620 S Herold Ave

Source: *ownplacer.com*, accessed April 14, 2020

Construction and Labor Costs

The cost of building a house varies based on the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Development costs were acquired from *buildingjournal.com*. According to *buildingjournal.com*, the estimated cost to build a home in Lincoln was \$158,119 or \$133 per square foot, as of April 2020. The estimate, which includes contractor fees, design

fees, and contingency costs, was based on a 1,200-square-foot single-story house of standard quality. To build a two-story multifamily residential complex of 12 units with 1,000 square feet each, it would cost approximately \$1,085,610 or \$90 per square foot. On a per unit basis, the multifamily development producing 12 units would cost \$90,467 per unit to construct. Thus, while the overall construction cost for a multifamily residential development is far more expensive than the single-family residential home in this scenario, the multifamily scenario yields 12 times as much housing and is much less expensive on a per square-foot and per unit basis.

Except for the southeastern area of the city, Lincoln is generally free of the lava cap and granite outcroppings found throughout much of the South Placer area. With the exception of having to occasionally mitigate for seasonal wetlands, there are generally no unusual development costs. Much of the soil is heavy clay which results in a shorter than normal building season because it is necessary for the soil to dry before construction can begin. Some areas are also relatively low-lying and require special consideration to ensure proper drainage when developed.

Development costs were estimated using the City’s Residential Building Permit Fee worksheet (2020) and Master Fee Schedule (2020). Permitting costs and impact fees for an 1,800-square-foot single-family home are approximately \$54,685.11. This total includes school impact fees of \$8,100. Site improvements such as connections to existing utility systems, rough grading, and installation of water and sewer lines generally cost between \$30,000 and \$50,000 per unit, depending on the size of the property. The cost of a building permit depends on the valuation of the home; a building permit for an 1,800-square-foot home is approximately \$2,280.19. The City requires equal to 25% of the building permit fee for production phase single-family residential home plan checks and equal to 75% of the building permit fee for custom single-family residence plan check and, when applicable, charges the fully burdened hourly rate for staff and consultants (when necessary) to check electrical, plumbing, and mechanical plans.

Cost and Availability of Financing

The City is not aware of any local constraints to the availability or cost of financing for home purchases or rehabilitation. Even in the City’s older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

Financing for housing development is generally outside the influence of local government. Lending institutions operating in Placer County maintain branches in Lincoln, but as with all other mortgage finance organizations, the interest rates they offer follow market conditions. In times of high interest rates, financing problems have been viewed as a major factor in times of housing crisis. The lack of financing at reasonable rates eliminates major segments of the population from securing housing. Recently, this has been less of a problem due to very low financing rates.

Table A-45 shows selected monthly payments necessary to service mortgages at various interest rates. As previously mentioned, the estimated total cost to construct a home in Lincoln, excluding land and entitlement costs, is approximately \$158,119. As of April 2020, citimortgage.com reported a 3.5-percent APR for a 30-year fixed rate loan.

TABLE A-45
MONTHLY PAYMENTS AND TOTAL INTEREST AT VARIOUS INTEREST RATES

Interest Rate	15-Year Loan			30-Year Loan		
	Mortgage	Total Interest Paid	Monthly Payment	Mortgage	Total Interest Paid	Monthly Payment
3.5%	\$158,119	\$44,755	\$1,130	\$158,119	\$96,747	\$710
4.0%	\$158,119	\$51,707	\$1,170	\$158,119	\$112,736	\$755
4.5%	\$158,119	\$58,796	\$1,210	\$158,119	\$129,223	\$801
5.0%	\$158,119	\$66,018	\$1,250	\$158,119	\$146,187	\$849
5.5%	\$158,119	\$73,374	\$1,292	\$158,119	\$163,608	\$898
6.0%	\$158,119	\$80,860	\$1,334	\$158,119	\$181,464	\$948

Source: *www.citimortgage.com, 2020*

GOVERNMENTAL CONSTRAINTS

Governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, while building codes may set specific building standards that add material costs or limit building space on a site, thus increasing the cost of housing per unit. Residential development standards have the potential to constrain residential development.

Land Use Controls

The General Plan and Zoning Ordinance regulate land use in Lincoln. Land use regulations have the potential of adding costs to construction; however, these impacts must be measured against the general health and public safety served in adopting such regulations. The General Plan and Zoning Ordinance include standards that regulate the separation of buildings and the intensity of development. Implementation of these standards has not resulted in a serious constraint to providing housing affordable to households at various income levels.

The 2050 Lincoln General Plan Land Use Element establishes the following land use designations:

Agricultural (AG). Conserves land that should remain as open space because of its value for agricultural production. Allowable residential development in AG areas includes single-family homes, secondary residential units, caretaker/employee housing, and farm worker housing. The minimum parcel size for this designation is 20 acres.

Rural Residential (RR). Provides for large rural lots and will usually include larger-than-average houses with accessory buildings such as barns. RR densities shall be in the range of 1 dwelling unit per 2 to 5 gross acres.

County Estate (CE). Provides for very low-density residential development. Density ranges from 1.0 to 2.9 units per acre.

Low Density Residential (LDR). Provides for single-family detached residential uses and activities normally associated with single-family neighborhoods. Density ranges from 3.0 to 5.9 units per acre.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Medium Density Residential (MDR). Provides areas for a variety of moderate-intensity single-family uses including detached and attached single-family housing, mobile home parks, and cluster developments. Density ranges from 6.0 to 12.9 units per acre.

High Density Residential (HDR). Provides for multifamily housing at densities greater than other residential designations. Density ranges from 13.0 to 20.0 units per acre. Refer to the Village designation for densities above 20 du/acre.

Planned Development (PD). Sets aside land for the creative and flexible development of small to medium-sized (less than 100 acres) mixed-use projects. PD areas can include a mix of residential and commercial land uses, but the uses must be compatible with the nature of the existing land uses in the surrounding neighborhoods. This compatibility and flexibility applies to the density of residential uses.

Village (V). Provides for a village concept that promotes mixed-use residential projects focused around a village core that contains a mix of high-density residential and neighborhood commercial uses. The Land Use Diagram for the General Plan includes seven villages that each will contain a mixture of land uses and densities. *Note: Villages 1 and 7 allow for densities up to 25 du/acre and Village 5 allows for densities up to 30 du/acre.*

Mixed Use (MU). Provides for a mixed-use commercial core that is applicable to the City’s Downtown and for the Village Center areas. Residential uses in this designation will meet the requirements for HDR (density ranges from 13.0 to 20.0 units per acre).

Special Use District (SUD). Provides for master planned, mixed commercial projects. During the development of each specific plan, the SUD designation shall be replaced with exact land use designations reflective of the mixed-use concept. As noted in the Land Use Element of the General Plan, residential densities will vary by specific plan.

The General Plan is implemented by the Zoning Ordinance as well as specific and general development plans, which establish residential development standards, including regulations for setbacks, height, and parking. Table A-46 provides a summary of Lincoln’s residential development standards. The City’s development standards and fees are also available on the City’s website.

**TABLE A-46
CITY ZONING DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS**

	R-1 Single- Family Residential	R-2 Duplex Residential	R-3 Multiple Residential	R-E Residential Estate	B-P Business and Professional	C Commercial⁵
Min. Lot Size (sq. ft.)	6,000	6,5001	8,500	108,900 (2.5 acres)	6,250	2,500
Max. Density (Units/Acre)	1–5.9	6–12.9	13–20	1 unit per 2 to 5 acres	Varies depending on Planned Development or Village	Varies by location
Min. Front Yard Setback	20 ft.	25 ft.	25 ft.	25 ft.	20 ft.	--

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

	R-1 Single- Family Residential	R-2 Duplex Residential	R-3 Multiple Residential	R-E Residential Estate	B-P Business and Professional	C Commercial⁵
Min. Side Yard Setback	5 ft.	5 ft.	5 ft.	10 ft.	5 ft.	--
Min. Rear Yard Setback	10 ft.	10 ft.	15 ft.	20 ft.	20 ft.	--
Min. Lot Width	50 ft.	50 ft.	68 ft.	100 ft.	50 ft.	--
Max. Height ⁴	35 ft.	35 ft.	35/50 ft. ² 3 stories	35 ft.	35 ft./50 ft. ² .	50 ft.
Max. Lot Coverage	60%	50%	60%	30%	60%	60%
Parking	2-car garage or carport ³	2-car garage or carport / unit ³	2-car garage or carport / unit	2-car garage or carport	2-car garage or carport ³	2-car garage or carport / unit

Source: City of Lincoln Zoning Ordinance, 2020

¹ Minimum lot size is 7,500 square feet for a three-family unit.

² An additional one foot in height may be added to a maximum height of 50 feet for each additional foot of side yard added to the minimum side yard requirement.

³ Off-street parking spaces shall not be located in the required front yard, side yard, or rear yard setback areas. In those instances where rear yard access is available and two parking spaces can be provided in the rear yard, such stalls can be uncovered as long as the stalls comply with all other provisions of the off-street parking regulations.

⁴ The maximum building height for all accessory structures in these zones is 16 feet.

⁵ No yards required unless when affronting a residential district in which case all yard setbacks shall be 10 feet.

The maximum building height for all residential zoning districts is between 35 and 50 feet. This allows for development to exceed two stories in all zones for all residential housing types. The Zoning Ordinance also conditionally permits the maximum height limit to be exceeded for architectural features and projections such as chimneys, silos, cubicles, flagpoles, monuments, and mechanical appurtenances.

The Zoning Ordinance contains additional provisions that provide flexibility in the application of many of the base standards, which allow property owners and developers to maximize development on their lots. The ordinance includes provisions that allow projections into the setback as well as exceptions to the height limit. The ordinance also authorizes the City Planner to grant variances of up to 35 percent for height and yard standards.

The City’s residential development standards have not served as a constraint to the provision of housing. Recent housing developments include Independence and Turkey Creek Estates which feature 574 and 391 lots respectively of residential development under construction.

Parking Requirements

Residential parking standards are based on the number of units for both single and multifamily developments. All single-family residences, duplexes, and apartments are required to provide a minimum of two covered parking spaces for each unit. Apartment and dwelling groups must provide two parking spaces per one-bedroom unit (one covered and one uncovered), two parking spaces in a garage or carport per multiple bedroom unit, and one guest parking space for every five units. Guest parking does not need to be located in a garage or carport.

The City’s Municipal Code prohibits off-street parking spaces from being located within the required front yard, side yard, or rear yard setback areas in the residential R-1, R-2, and R-3 districts (Section 18.44.030). In instances where rear yard access is available and two parking spaces can be provided, such stalls can be uncovered as long as the stalls comply with the other provisions of the off-street parking regulations.

The City reviews parking concessions for affordable projects based on what type of affordable housing project is proposed. Depending on the nature of the affordable project, parking can be reduced greatly. City parking requirements have not caused constraints on residential development.

The City has included Action 2.14 to evaluate parking standards and modify as needed to ensure they do not pose a constraint to the development of housing. Additionally, the City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the Light Industrial District (L-I).

Specific and General Development Plan Standards

Table A-47 provides information on residential zoning requirements for the specific plan and planned unit developments in Lincoln. These areas include: Village 1, Village 7, Sun City Lincoln Hills, Lincoln Crossing, Twelve Bridges, Three D, Lincoln AirPark, Joiner Ranch, Laehr Estates, Auburn Ravine Oaks, and Lincoln West.

**TABLE A-47
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)	Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
Village 7 (ranges based on building types allowed by zone)						
Village Country Estates (VCE)	7,000 to 20,000	1.0 to 2.9	100 ft. to 135 ft.	35 ft.	50% to 60%	2 spaces/unit
Village Low Density Residential (VLDR)	4,000 to 6,000	3.0 to 5.9	35 ft. to 65 ft.	35 ft.	60%	2 spaces /unit
Village Medium Density Residential (VMDR)	1,550 to 3,200	6.0 to 12.9	N/A to 45 ft.	35 ft.	60%	2 spaces /unit
Village High Density Residential (VHDR)	N/A	13.0 to 25.0	N/A	40 ft.	70%	1.5 to 2.1 spaces /unit +.3 guest spaces/unit

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-47
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)	Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
Village 1 and 5 (ranges based on building types allowed by zone)						
Village Country Estates (VCE)	10,000	1.0 to 2.9	100 ft.	2 stories, 36 ft.	40% to 60%	2 enclosed spaces/unit
Village Low Density Residential (VLDR)	5,000 to 5,500	3.0 to 5.9	50 ft.	2 stories, 36 ft.	70%	2 enclosed spaces/unit
Village Medium Density Residential (VMDR)	1,600 to 2,780	6.0 to 12.9	24 ft. to 40ft.	2 stories, 36 ft.	75%	2 enclosed spaces/unit
Village High Density Residential (VHDR)	1,800 to 8,500	13.0 to 25.0 (Village 1) 13.0 to 30.0 (Village 5)	18 ft. to 25 ft.	2 stories (35 ft.) to 3 stories (40 ft.)	75%	1 covered and 0.5 uncovered spaces (studios and 1-bedroom units); 2 covered spaces (2-bedroom units); 2 covered and 0.5 uncovered spaces (3-bedroom units and greater); 1 guest space for every 5 units
Village Mixed Use (VMU)	1,200 to 5,000	13.0 to 25.0	16 ft.	3 stories (40 ft.) to 4 stories (55 ft.)	75%	1 covered and 0.5 uncovered spaces (studios and 1-bedroom units); 2 covered spaces (2-bedroom units); 2 covered and 0.5 uncovered spaces (3-bedroom units and greater); 1 guest space for every 5 units
SUD-B (ranges based on building types allowed by zone)						
Low Density Residential (LDR)		3.3-6.49				
Sorrento (formerly Aitken Ranch)						
Low-Density (LD)	7,500	2 to 5.9	50 ft.	35 ft.	60%	2 covered spaces
High-Density (HD)	1 acre	13 to 20	30 ft.	50 ft.	60%	1.5 spaces/unit 1 covered space
Lincoln Crossing						
Low-Density Residential (LDR)	4,050	3 to 5.9	45 ft.	35 ft.	40%	2 covered spaces
Medium-Density Residential (MDR)	3,200	0 to 12.9	40 ft.	35 ft.	50%	2 covered spaces

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-47
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)	Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
High-Density Residential (HDR)	2,450	0 to 20	35 ft.	35 ft.	60%	1.5 spaces/unit + .5 guest 1 covered space
Twelve Bridges/Sun City Lincoln Hills						
Very Low-Density (VLD)	20,000	0 to 2	120 ft.	40 ft.	30%	2 covered spaces
Low-Density (LD)	5,000	2 to 5.9	45 ft.	35 ft.	60%	2 covered spaces
Medium-Density (MD)	4,000	6 to 12.9	40 ft.	35 ft.	60%	1.5 spaces/unit 1 covered space
High-Density (HD)	7,500	13 to 20	75 ft.	50 ft.	60%	1.5 spaces /unit 1 covered space
Twelve Bridges Area C						
Low-Density Residential (LDR)	7,000	0 to 3.5	70 ft.	35 ft.	45%	2 covered spaces
Three D Property						
Single-family	5,500	0 to 5	55 ft.	35 ft.	50%	2 covered spaces
Lincoln Airpark						
Low-Density Residential (LDR)	n/a	3 to 5.9	45 ft.	35 ft.	40%	2 covered spaces
Medium-Density Residential (MDR)	n/a	6 to 10	50 ft.	35 ft.	50%	2 covered spaces
High-Density Residential (HDR)	n/a	10 to 20	60 ft.	n/a	60%	1.5 spaces/unit 1 covered space
Foskett Ranch						
Low-Density Residential (LDR)	n/a	3 to 5.9	45 ft.	35 ft.	40%	2 covered spaces
Medium-Density Residential (MDR)	n/a	6 to 8	50 ft.	35 ft.	50%	2 covered spaces
High-Density Residential (HDR)	n/a	10 to 20	60 ft.	35 ft.	60%	1.5 spaces/unit 1 covered space

Source: City of Lincoln

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Permitted Uses in Residential Zoning Districts

The Lincoln Zoning Ordinance designates permitted and non-permitted uses for all developable use types in the city in relation to the City’s zoning categories (Table A-48).

**TABLE A-48
RESIDENTIAL PERMIT REQUIREMENTS**

Housing Type	R-1 Single- family Residential	R-2 Duplex Residential	R-3 Multiple Residential	R-E Residential Estate	B-P Business and Professional
Single-Family Dwelling	P	P	P	P	CUP
Duplex	--	P	P	--	--
Triplex	--	P	P	--	--
Apartments	--	--	P	--	--
Second Dwelling Unit	P	P	P	--	P
Manufactured Home	P	P	P	P	
Mobile Home/Manufactured Housing Park	--	--	P	--	--
Transitional and Supportive Housing	P	P	P	¹	--
Boardinghouse	--	--	P	--	--
Group Home ²	--	--	P	--	--
Rest Home	--	--	CUP	--	--
Single room occupancy (SROs)	--	--	CUP	--	--
Townhouses, rowhouses, and condominiums	--	--	CUP	--	--

P = Permitted Use

-- = Not Permitted

CUP = Conditional Use Permit

Source: City of Lincoln Zoning Ordinance, 2020

¹ *Action 10.1 has been included to address transitional and supportive housing.*

² *Action 8.2 has been included to address residential care facilities.*

³ *As of May 2011, emergency shelters are a permitted use in the Light Industrial District (L-I).*

Group Homes/Residential Facilities

The Zoning Ordinance currently defines group homes as facilities that provide 24-hour care and supervision to children only. Group homes are a permitted use in the Multiple Residential (R-3) zone district; any facility providing care two seven or more children must be licensed as group home. Group homes/residential facilities are subject to the same standards and permit processing as single-family homes. To comply with Health and Safety Code Sections 1267.8, 1566.3, 1568.08, the City has included Action 8.2 to amend the Zoning Ordinance to define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone and will allow larger group homes of seven or more persons in the Single Family Residential (R-1), Duplex Residential (R-2), and

Multiple Residential (R-3) zone with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of “family” to be “One or more persons living together in a dwelling unit.”

Accessory Dwelling Units (Second Units)

Lincoln currently follows the standards prescribed in the Government Code for all applications of Accessory Dwelling Units (ADU) and requires that the property owner reside on the property. Government Code Section 65852.2 allows ADUs per the following:

- The unit is not intended for sale and may be rented; provided that the existing dwelling unit is owner-occupied.
- The lot is zoned for single-family or multifamily use.
- The lot contains an existing single-family dwelling.
- The ADU is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached ADU shall not exceed 30 percent of the existing living area.
- The total area of floor space for a detached ADU shall not exceed 640 square feet.
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements are generally applicable to residential construction in the districts in which the property is located.
- Local building code requirements apply to detached dwellings, as appropriate.
- Approval by the local health officer where a private sewage disposal system is being used, if required.

The City has included action 2.4 to comply with new State Law.

Manufactured Housing and Mobile Homes

Manufactured housing is pre-built housing on a permanent foundation and mobile homes are pre-built housing that can be transported to multiple locations. While both are built to state standards for housing and safety, they are not considered entirely similar in regard to land use due to the intensity and preparation of land before their completion. While manufactured homes can be included in both the lower- and higher-residential density categories, they still need a permanent foundation approved by the City, while mobile homes tend to be in the higher-density categories, because they just need a reserved location to hook up utilities such as water, sewer, and electrical.

Individual manufactured housing units are allowed consistent with State Law.

Multifamily

Duplexes and multifamily dwellings are permitted in the R-2 and R-3 districts, but are not permitted in the R-1 or R-E Districts. Apartment units are also allowed through a conditional use process in the Commercial (C) District.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

The Zoning Ordinance provides for zones that allow higher density multifamily housing “by right.” City zoning standards provide for a maximum 20 units an acre; however, the City adopted General Development Plans for Villages 1, 5, and 7 high-density and mixed-use zones that allow maximum densities of up to 25 and 30 units per acre.

Transitional, Supportive, and Emergency Housing

As stated in the Special Needs section of this element, Lincoln is a member of the Placer Consortium on Homelessness (PCOH). While the city does not have any shelters for the homeless located within the city limits, it does participate in the provision of housing for the homeless through its membership and staff time contributions to the PCOH.

Transitional and supportive housing is permitted “by right” in the City’s R-1, R-2, and R-3 districts. SB 2 requires that cities provide at least one zoning category where emergency shelters can be located without discretionary review. As of 2011, emergency shelters are a permitted use in the Light Industrial District (L-I). There are over 100 acres of L-I zoned land adjacent to the downtown area. The L-I district has adequate access, utilities, and infrastructure that could support the location of an emergency shelter. Specifically, there is a 13-lot, 12-acre L-I zoned subdivision on Flocchini Circle that has spaces that may be appropriate for a shelter, as well as a vacant 1.45-acre site on the west side of H Street, between 8th and 9th Streets. Both areas are located in close proximity to public transportation, support services and shopping.

Density Bonus

In keeping with State law, the City provides for a density bonus for housing projects containing five or more units. The City provides a density bonus of up to 35 percent and other incentives or concessions in compliance with Government Code Section 65915-65918. The City’s Density Bonus Ordinance was last updated in April 2013. Action 2.5 has been included to ensure compliance with State Density Bonus Law.

Permit Processing Procedures

The City meets state-required timelines for the approval of development permits, as shown on Table A-46. The time required for development approval is not generally a constraint and is not considered to be a substantial cost to housing developers. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the proponent’s ability to access funding for the project (particularly governmental grants). In such cases, expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer’s ability to access funding.

Permits can usually be issued over the counter for re-roofs, new HVAC units, replacement of water and gas lines, water heaters, and electrical work. Other projects will usually require plan checks that may take two to six weeks, depending on the size and complexity of the project.

For most new single-family dwellings and some multifamily residential projects, a property owner or developer will go through an Administrative Design Review process which is reviewed and approved by the Development Services staff. This process usually takes two to three weeks. Reviews for single-family and multifamily dwellings by the Design Review Board and Planning Commission take about 45 days.

Processing projects in the Planned Development district first requires submittal of a preliminary development plan to the Planning Department which shows the overall development scheme and indicates the sequence in which individual portions of the area will be developed. The General Development Plan states that multiple types of residential and commercial projects will be permitted, provided that they are

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

compatible with the nature of the existing land uses in the surrounding neighborhoods. Since a majority of the PD zones within the city limits are adjacent to higher-density housing, it is assumed that in order for their development to be compatible with the surrounding areas a portion of the development would go toward mixed-use, multifamily housing. Due to the creative intent of these zones, multifamily mixed-use housing is encouraged to allow for a creative approach to mixed-use projects and multimodal communities that provide housing for all income levels.

After the project is reviewed by the Planning Division, the proposed preliminary development plan shall be submitted to the Planning Commission as a proposed rezoning of the property to the PD zone. The Planning Commission shall follow the same procedures as in any rezoning, and shall have full authority to alter or modify the preliminary plan. In addition, the preliminary plan is considered by the City Council. The City Council will also have the opportunity to alter or modify the proposed preliminary development plan. If the development plan is approved, the preliminary plan becomes the development restrictions for the PD zone covered by the plan and thereafter shall be designated the “general development plan” (GDP). The GDP shall consist of a map, together with relevant text materials, showing all land uses, intensity of land uses as measured by units per acre, and a division of the area to be developed into smaller areas called “phases.” This process usually takes from three to six months.

A development permit is required for each phase of the general development. Specific development permit applications shall consist of a preliminary grading plan, detailed landscaping plan, and other information requested by the Planning Commission. A public hearing on the development plan shall be held by the Planning Commission. The Planning Commission is the recommending body to the City Council. A tentative subdivision map may be processed simultaneously with a request for a development permit. This process may take up to two to six months which also depends on the required environmental document. The typical timeframe, depending on the complexity of the project, is 3-6 months from application approval to planning entitlements and 2-3 months from application approval to building permit issuance.

**TABLE A-49
TYPICAL APPLICATION PROCESSING TIME FRAMES**

Application	Review Authority	Time Frame
Single-Family Design Review: projects with 4 or fewer lots	Administrative Design Review –Development Services Director	2 to 3 weeks
Single-Family Design Review: projects with 5 or more lots; Multifamily Design Review	Review by Design Review Board, subject to Planning Commission approval of findings of site utilization and architectural considerations	45 days
Variances	Planning Commission	45 to 60 days
Tentative Subdivision Maps	Planning Commission and City Council (final Subdivision Maps go to City Council only)	6+ months
Projects with Environmental Review	Planning Commission and City Council	Negative Declarations: 90 to 105 days; Environmental Impact Reports: 9 to 12 months
Rezone	Planning Commission and City Council	6+ months
Specific Plan	Reviewed by both Planning Commission and City Council	12 to 18 months

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Application	Review Authority	Time Frame
General Plan Amendment	Planning Commission and City Council	6+ months
Boundary Line Adjustment	City Council	45 to 60 days
Parcel Map		
Tentative	Planning Commission and City Council	45 days to 3 months
Final	City Engineer	3 months
Subdivision Map (Project)	Planning Commission and City Council (final Subdivision Maps go to City Council only)	6+ months
Conditional Use Permit or Special Use Permit	Planning Commission	30 days to 3 months
Temporary Use Permit	Planning Commission	30 days

Source: *City of Lincoln 2020*

Planned Development

The PD-Planned Development district (Lincoln Zoning Ordinance, Chapter 18.32) is intended to promote and encourage a creative and efficient approach to the use of land; to maximize choice in the type of development available in the city; to encourage the efficient allocation and maintenance of open space; to provide for the redistribution of overall density where such rearrangement is desirable; and to provide more flexibility in design than is provided under the application of the other zoning district regulations. The uses permitted in the PD zone may be unique and flexible and may permit deviations from the standards of the non PD zones.

Various land uses may also be combined in a planned development zoning district including residential, public facilities, and commercial (if the commercial uses are intended to serve principally the residents of the development). The combination of uses should be compatible with the intent of the General Plan and result in a balanced and stable environment.

The following incentives are also available and encouraged in the Planned Development District:

- Density bonuses.
- Reduced site plan standards.
- Variations in parking requirements.
- Permitted use of clustering.

PD-Planned Development districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the stricter application of the development standards of the non-PD zoning districts. This flexibility allows for the clustering of housing, the use of zero lot lines, the development of townhomes, condominiums, apartments, SRO’s and other similar housing types that can be difficult to develop under typical zoning standards.

A PD district presupposes that a GDP is already in place and that an environmental impact report (EIR) has been adopted for the overall specific plan area. The permitting process entails the filing of a development plan and a development permit application which provides for review and approval of a project if it is

consistent with the GDP. There is generally one hearing by the Planning Commission and a subsequent hearing by the City Council. Concurrent processing time for PD zoning and conditional uses varies from 60 to 90 or more days depending on the complexity of the project and whether or not additional environmental review is required.

Planned Development District Permit Process

The process of applying the PD designation is similar to a rezone procedure. A PD request requires a public hearing before the Planning Commission and approval of a zoning amendment by the City Council. To receive a PD-combining designation, a property owner must submit a preliminary development plan. The plan must show the proposed land uses, describe the proposed project density (in units per acre, lot coverage, or other relevant measure), show major circulation systems, and describe any project phasing. Once a PD designation is approved, the property owner must submit a specific development plan. The specific development plan, similar in detail to a site plan required for a multifamily project in the R-3 zone, must show the locations of proposed buildings, streets, and other features of a proposed project.

The specific development plan is approved by the Planning Commission at a public hearing. The Planning Commission's recommendation is then forwarded to the City Council, which makes a final decision. The typical time for a PD approval, excluding projects that require EIRs and/or subdivision map approvals, is approximately six months or less (see Table A-49). A PD application involving a multifamily project in one phase, with no subdivision of land, could be approved in a single action by the Planning Commission and City Council if the applicant submits plans meeting the specific development plan requirements at the beginning of the process.

One difference between the PD District process and a traditional rezone is that the PD District approval expires. An applicant must submit a specific development plan within one year of receiving the PD-combining zone approval and submit specific development plans for any phases of a project within two years after the approval of a previous phase. The City may grant extensions or request modifications to the GDP. The City has not found that these time limits pose a constraint or a disincentive to use the PD District process. Rather, the time limits provide an incentive to ensure that PD applications are only filed when serious development projects are proposed.

Conditional Use Permits

Chapter 18.56 of the Lincoln Municipal Code regulates the issuance of conditional use permits. Applications are reviewed by the Planning Commission, which has the authority to approve, conditionally approve, or deny the application. The Planning Commission meets on the third Wednesday of each month. Processing time for conditional uses vary from 45 to 90 days depending on project complexity, adjacent issues, and whether additional environmental review is required. The Planning Commission must make findings that:

- The proposed use is substantially similar in characteristic to a use or uses currently within the district.
- The proposed use would be appropriate in the district applicable to the property as a permitted or conditional use.
- The proposed use would not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Multifamily uses are permitted by right in the R-2 and R-3 districts; however, a multifamily project in the commercial and mixed-use districts requires a conditional use permit. Prior to submitting an application for a high-density housing development, developers often schedule a pre-application review of their proposal.

Design Review

The purpose of the City's Design Review process is to encourage development that is consistent with the desired character of the city. Depending upon the complexity of the project, it will be scheduled for either an Administrative Design Review or Planning Commission Design Review process.

The principals of objective design review, as outlined in Chapter 18.67.030 of the City's Zoning Ordinance, include:

- Site-utilization;
- Height, bulk, and area of the building;
- Colors and types of buildings and installations;
- Physical and architectural relation of buildings with existing and proposed structures;
- Site layout, orientation, and location of buildings in relationship with open areas and topography;
- Height, materials, colors, and variations in boundary walls and fences;
- Location and type of landscaping;
- Appropriateness of sign design and exterior lighting;
- General landscape considerations;
- Graphics.

The Design Review process does not act as a constraint to the overall supply and affordability of housing in Lincoln because:

- Design Review does not add significant time or delay to project approval.
- Design Review does not add to or modify development standards in Chapter 18.68 of the Zoning Ordinance or standards in the applicable GDP.
- Design Review criteria are explicit and understandable.

Whenever possible, the Design Review application is processed concurrently with other entitlements to expedite the development permit process. The City has specific Design Review principles in place to process and facilitate all residential proposals.

The evaluation and review process required by the City procedures contributes to the cost of housing in that housing costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the processing time.

The Design Review process involves review by the Design Review Board, in which the board evaluates applications for conformance of each principal with the surrounding neighborhood and subsequently makes recommendations to the Planning Commission regarding the level of conformance. Regular meetings of the Planning Commission are held on the third Wednesday of each month. At that time, the Planning Commission examines these recommendations and the merits of the application in order to approve, approve with conditions, modify, or deny the recommendations of the Design Review Board. The criteria for approval include:

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

- The structure is covered with an exterior material customarily used in new residential structures in the surrounding neighborhood. This includes garages as well as the main structure.
- The exterior covering material extends to the ground. If a solid concrete or masonry perimeter foundation is used, the foundation shall be textured or colored to match the exterior covering material. Alternate skirting materials customarily used in residential structures in the surrounding neighborhood will be considered compatible.
- The roofing material is of a material customarily used on residential structures in the surrounding neighborhood.
- The roof pitch design is one customary to the pitch on residential structures in the surrounding neighborhood.
- The evaluations including the placement of doors, windows, eaves and gable overhangs are typical for those customarily used in residential structures in the surrounding neighborhood.
- The dwelling meets all of the requirements for the zoning district, including setbacks, lot coverage, off-street parking requirements and other development standards applicable to the district in which it is to be located.
- The façade that fronts on the street is designed with sufficient detail to make it visually compatible with residential structures in the area.

The City has included action 2.9 to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Residential Buildings

Design Review is required of all new single-family homes (including modular/prefabricated dwellings) and all new multiple-family buildings, including duplexes, triplexes, fourplexes, and apartment projects. Design Review is not applied to the expansion or remodeling of single-family units, nor is it applied to the construction of accessory buildings on a single-family lot.

The Design Review Board comprises the city engineer, city planner, city manager or designee, city fire chief or designee, city police chief or designee, a member of the Planning Commission, and a member of the public appointed by the city manager. The Design Review Board evaluates the materials submitted with the application by considering the following aspects for conformance:

- General site utilization.
- General architectural considerations (lighting, height, color, site layout, etc.).
- Location and type of landscaping, including but not limited to off-street parking.

After review by the Design Review Board, City Planning Department staff will prepare a report on the application to the Planning Commission, which shall approve, approve with conditions, or overrule the recommendations of the Design Review Board.

Homes that were built on land subdivided prior to July 1, 1979, may be approved through an Administrative Design Review process. This process gives the development services director the authority to approve Design Review without having to wait until the next Planning Commission meeting.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Administrative Design Review

The Administrative Design Review process is available for all dwellings (including all modular/prefabricated dwellings) on single-family lots subdivided pursuant to a final or parcel map approved by the City Council prior to July 1, 1979 (pursuant to Section 18.64.010, Division VII of Title 18).

Single-family dwellings must meet the following criteria to be eligible for Administrative Design Review:

- The structure is covered with an exterior material customarily used in new residential structures in the surrounding neighborhood. This includes garages as well as the main structure.
- The exterior-covering material extends to the ground. If a solid concrete or masonry perimeter foundation is used, the foundation shall be textured or colored to match the exterior-covering material. Alternate skirting materials customarily used in residential structures in the surrounding neighborhood will be considered compatible.
- The roofing material is of a material customarily used on residential structures in the surrounding neighborhood.
- The roof pitch is one customary to the pitch on residential structures in the surrounding neighborhood.
- The elevations including the placement of doors, windows, eaves, and gable overhangs are typical for those customarily used on residential structures in the surrounding neighborhood.
- The dwelling meets all of the requirements for the zoning district, including setbacks, lot coverage, off-street parking requirements and other development standards applicable to the district in which it is to be located.
- The façade that fronts on the street is designed with sufficient detail to make it visually compatible with residential structures in the area.

As stated, the Administrative Design Review process renders a determination regarding approval of the application within a shorter time frame. The Design Review Board has the authority to confer with developer/property owners regarding modifications to their project. Although the Design Review Board is limited in its application to residential projects, it does facilitate ultimate approval at the Planning Commission level in that any potential concerns are resolved prior to those hearings.

Typical Densities for Development

The City has not approved any housing types other than single family units since 2005. Most recent single-family subdivisions resulted in typical density of 2 to 7 units per acre. While the City has proactively encouraged multi-family residential development through zoning, there has been no interest from the development community to construct multifamily housing due to recent market conditions. Land and construction costs may be a constraint on multifamily development. The City will continue to encourage multifamily development in the 2021-2029 planning period through zoning in recently approved Specific Plans, a requirement that the SUD-B developer enter into an agreement to include multifamily development, and discussions with the North State BIA to promote infill development of multifamily housing.

The process for developments going below the required density would be a General Plan Amendment. Based on the analysis and description beginning on page 51, the City has not received requests to develop housing at densities below those described in the sites inventory.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Housing for Persons with Disabilities

As noted in the Special Needs section of this Housing Needs Assessment, persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and alternative living arrangements that include on-site or nearby supportive living services.

As a result of the 1988 Federal Fair Housing Law, newly constructed multifamily units are required to be built to accommodate persons with disabilities. Some apartments and multifamily developments are required to be equipped with special features such as ramps, oversized halls, entryways, and bathrooms to increase accessibility for disabled persons. The ADA requires physically disabled access in all public buildings, including residential complexes. The City's Building Department reviews building plans for compliance with these statutes. With the implementation of accessibility laws, the housing needs of this group are largely financial. Through its implementation of the housing policies and programs outlined in this element, the City seeks to provide affordable housing to this special needs group.

The 2010 Title 24 became effective on January 1, 2011. Accessibility for persons with disabilities remains a high priority in California. The 2010 California Codes include standards regulation accessibility and accessible design requirements which ensure compliance with both state and federal regulations including compliance with the American's with Disabilities Act (ADA) and California Title 24 California Building Code for residential and commercial facilities. The City provides information to applicants or those inquiring of City regulations regarding accessibility requirements and compliance with applicable state building standards and federal ADA regulations. Information is also available at the Community Development Department counter.

Procedures for Ensuring Reasonable Accommodations

The City has adopted an ordinance establishing formal procedures to expeditiously review and process requests for reasonable accommodation for persons with disabilities. City staff is available via telephone, e-mail, mail, and in-person at City offices to discuss the process for providing reasonable accommodation from City zoning and building code requirements. The decision to grant, grant with modification, or deny a request for reasonable accommodations is based on the following findings:

- Whether the property which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts, and that the accommodation requested is necessary to make the specific property accessible to an individual with disabilities protected under the Americans with Disabilities Act, Federal Fair Housing Act, and the California Fair Employment and Housing Act;
- Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit, or if alternative accommodations would be suitable based on the circumstances of this particular case;
- Whether the requested accommodation would impose an undue financial or administrative burden on the city;

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

- Whether the requested accommodation would be consistent with the general plan land use designation of the property which is the subject of the reasonable accommodation request, and with the general purpose and intent in the applicable zoning district;
- Whether the requested accommodation would present a substantial negative impact on the physical attributes of the property.

The City also has variance and encroachment permit processes to accommodate special structures such as handicapped access ramps or lifts, needed by persons with disabilities.

Variance Permit Procedure. The City will grant variances from zoning standards (such as yard and building setback requirements) to accommodate the needs of persons with disabilities. Applications involving variances of 35 percent or less of the applicable standard (for example, a request to reduce a yard requirement by up to 35 percent) are handled administratively by the Planning Division. Administrative permits are processed in approximately two weeks. The community development director’s decision may be appealed to the Planning Commission at a public hearing. An application for a variance of more than 35 percent of the applicable zoning standard requires approval by the Planning Commission, which typically takes between 45 and 60 days (see Table A-45).

Encroachment Permit Procedure. Encroachment permits for minor structures within public rights-of-way are handled administratively by the Public Works Department. Minor encroachments are processed in approximately 30 days. The Public Works director’s decision to deny an encroachment permit may be appealed by the applicant to the City Council, which must conduct a public hearing and make a final decision within 45 days of an appeal.

The City strives to make the permit process for reasonable accommodation and minor variances and encroachments as straightforward and expeditious as possible. A recent example of an approved reasonable accommodation request variance is a homeowner who had an older home with a non-conforming front yard setback. Working with the City, the homeowner was able to install a handicap ramp through an administrative permit. Older commercial properties in the downtown area have been allowed to retrofit handicapped ramps within City rights-of-way through the issuance of encroachment permits.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

Government Code Section 65583(a)(4) requires “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities.”

In 2011, the City amended Title 18 (Zoning) to allow transitional and supportive housing as a permitted use in R-1, R-2, and R-3 residential districts.

In 2008, the City amended Title 18 (Zoning) to allow group homes/residential facilities of six or fewer persons as a permitted use in all districts where single-family homes are allowed (residential districts). No discretionary approvals for group homes of six or fewer persons are required in residential zones.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the current City Building and Safety Code (CBSC). The City works with applicants who need special accommodations in

their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Ordinance is compliant with Chapter 11.

Zoning and Other Land Use Regulations

In 2012 Lincoln conducted a comprehensive review of the City's zoning laws and policies and practices for compliance with fair housing law. This review concluded that Lincoln does not have any zoning or other land use regulatory practices that discriminate against persons with disabilities or impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities are:

- Parking standard variations per Section 18.44.160 of the Zoning Ordinance are allowed which reduce the number of parking spaces for a unique use such as a senior housing project. Similarly, Section 18.44.240 provides the Planning Department with the authority to establish and approve parking stalls and maneuvering areas other than those allowed in the ordinance. An example would be the inclusion of smaller golf cart parking stalls in a large retirement community.
- Group homes serving six or fewer residents are permitted in all residential districts. The City does not restrict occupancy of unrelated individuals in group homes. Lincoln's zoning ordinance and general plan do not define what constitutes a "family."
- The City does not restrict or regulate housing for special needs groups that includes individuals with disabilities.

Permits and Processing

Lincoln does not impose special permit procedures or requirements that would interfere with the retrofitting of homes for accessibility. Requirements for building permits and inspections are the same as for other residential projects. City officials are not aware of any instances in which an application was delayed or rejected for a retrofitting proposal.

As discussed above, the City allows group homes of six or fewer persons, as required by state law. No conditional use permit or other special permitting requirements apply to such homes. The City does, however, require a Conditional Use Permit for group homes of more than six persons in all residential zones.

The City does not impose special occupancy permit requirements on the establishment or retrofitting of residential structures for persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. As with all new structures, group homes would also require Design Review. Both Design Review and conditional use permit requirements are applicable for any proposed group home housing more than six people. These processes have not interfered nor caused any significant problems for housing projects for the disabled.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Building Codes

The City provides reasonable accommodation for persons with disabilities through enforcement of building codes and the issuance of building permits. Lincoln adopted and implements the 2019 California Green Code, Building, Fire, Plumbing, Mechanical, Electrical, Energy, Residential, Existing Building Code, and related Construction Codes.¹

Building Codes and Enforcement

Building codes regulate the construction of dwellings including plumbing, electrical, and mechanical components to protect the public from unsafe construction practices. The City enforces the 2019 State Building Standards Code (Title 24) for existing units, new construction, and residential rehabilitation. Code enforcement is aimed primarily at new construction and remodeling through the permit procedure; however, code enforcement in older units occurs in response to complaints. Upon discovering code deficiencies, City staff opts for cooperative compliance while balancing the health and safety of the occupant. It is very rare that an occupant is required to vacate a unit because of City code enforcement.

Access for persons with disabilities remains a high priority in California, and Title 24 now includes Department of Justice certification requirements, which ensure compliance with federal regulations. The 2019 Title 24 also includes provision for ADA compliance. The City has adopted a formal procedure for providing reasonable accommodations in the application of zoning regulations, permit processes, and building codes for persons with disabilities.

Site Improvements

Lincoln requires site improvements for all residential developments according to street section standards set forth in the Subdivision Ordinance, Design Criteria and Improvements Manual, and Public Facility Improvement Standards. Lincoln's Improvement standards call for the provision of curb, gutters, and sidewalks in all new single-family and multifamily residential developments. As with all site improvements, there is a cost associated with the installation of curbing. Because the City allows varying lot widths (e.g., 35, 40, 45, 50, and 100+ feet), the cost for curbs, gutters, and sidewalks is estimated to be approximately \$50.00 per linear foot. Developers of new subdivisions may also be required to construct or install streets, alleys, pedestrian ways, bike paths, channels, easements, and other rights-of-way as necessary for circulation.

This cost is consistent with other communities in south Placer County and northern Sacramento County and has not been a barrier to development in the previous planning period; therefore, is not considered a significant constraint to the development of housing.

Development Fees

The financing of public facilities and services for new development in Lincoln, along with most other California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. Fees are determined based on a proportional

¹ California Residential Code (LMC Section 15.04.050), California Green Building Code (LMC Section 15.04.060), California Mechanical Code (LMC Section 15.04.070), California Plumbing Code (LMC Section 15.04.080), California Electrical Code (LMC Section 15.04.090), California Energy Code (LMC Section 15.04.100), California Existing Building Code (LMC Section 15.04.110), California Related Standards Code (LMC Section 15.04.140), California Building Code (LMC Section 15.04.180), and California Building Code (LMC Section 15.04.190).

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

share of the costs of necessary capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy. Lincoln charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new developments. The development fee structure offsets the cost of project processing and does not inhibit residential development.

TABLE A-50
PLANNING FEES AND SERVICES¹

Application	Deposit	Minimum Fee or Fixed Fee
Appeal to Planning Commission	\$5,000	\$3,000
Appeal to City Council	\$5,000	\$3,000
Annexation Review	\$15,000	\$10,920
Business License Review -- Home Occupation		\$45
Conditional Use Permit – New Construction	\$10,000	\$8,190
Conditional Use Permit – Existing	\$3,500	\$3,276
Conditional Use Permit – Renewal	\$3,000	\$2,730
Design Review – Residential	\$5,000	\$4,000
Design Review – Administrative	\$2,500	\$1,456
Design Review – Administrative Actions Requiring Planning Commission	\$3,500	\$1,820
Design Review – Modifications	\$2,500	\$1,456
Development Agreement	\$15,000	\$10,920
Development Agreement – Amendment	\$15,000	\$10,920
Development Permits	\$10,000	\$5824
Planned Unit Development	\$10,000	\$5,824
General Development Plan	\$10,000	\$5824
Environmental Categorial Exemption Review		\$273
Environmental Initial Study	\$4,000	\$2,000
Negative Declaration	\$5,000	\$3,000
Mitigated Negative Declaration	\$10,000	\$8,000
Environmental Impact Report Review	\$20,000	\$15,000
Extension for Design Review, Conditional Use & Variance	\$2,500	\$1,911
Extension to Specific Development Plan/Development Permit	\$4,500	\$3,276
General Plan Amendment	\$15,000	\$10,920
Tentative Parcel Map Review	\$6,000	\$4,368
Tentative Subdivision Map Review – 1 to 50 Lots	\$10,000	\$8736
Tentative Subdivision Map Review – More than 50 Lots	\$15,000	\$10,920
Certificate of Compliance	\$2,000	\$1,638
Tentative Map Amendment	\$5,000	\$4,000

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

TABLE A-50
PLANNING FEES AND SERVICES¹

Application	Deposit	Minimum Fee or Fixed Fee
Pre-Application Conference	\$1,500	\$728
Pre-Zoning	\$4,500	\$3,000
Reversions to Acreage Review	\$5,000	\$4,368
Temporary Subdivision Sign Review	\$3,000	\$1,456
Specific Plan	\$25,000	\$21,840
Specific Plan Amendment	\$20,000	\$16,380
Specific Development Plan and Development Permit	\$5,000	\$4,000
Building Address Processing	\$500	\$273
Building Re-Address Processing	\$500	\$273
Street Naming Processing	\$2,500	\$1,911
Protected Tree Removal Inspection Application – 0 to 5 Trees		\$200
Protected Tree Removal Inspection Application – 6+ Trees		\$1,000
Variance – Administrative	\$1,500	\$1,092
Variance Application	\$5,000	\$4,368
Rezone Review – Less than 10 Acres	\$10,000	\$8,190
Rezone Review – 10 Acres or More	\$15,000	\$10,920
Planning Inspection		\$100
CDD Determination Zoning	\$1,000	\$700
Credit Card Transaction Fee		3% - Pass-Thru
Conditions of Approval – Amendment	\$1,500	\$1,092
Land Use Certification Letter	\$500	\$364
Modification of Municipal Code	\$7,500	\$5,460
Transfer Agreement Review and Approval	\$2,000	\$1,092
Special Commission Meeting		\$1,456
Staff Research for Documents or Records	\$250	\$91
Parking In-Lieu Fee (per parking space)		\$6,460
Protected Oak Tree Removal Mitigation Fee (per inch)		\$150
Fees for Services Not Identified in Schedule	See Hourly Billing Rate Section of the Fee Schedule	See Hourly Billing Rate Section of the Fee Schedule

¹ Refer to the City of Lincoln Master Fee Schedule (February 10, 2020) for complete descriptions and minimum fee amounts.

Source: City of Lincoln, February 10, 2020

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

**TABLE A-51
RESIDENTIAL FEES FOR NEW SINGLE-FAMILY DWELLINGS**

Service	Fee	Fee – Catta Verdera
Sewer Connection	\$6,459.43	\$8,203.47
Water Meter – paid to Development Services Dept (independent of the building permit)	\$523.96*	
Water Connection	\$6,608.77	\$15,662.78
Water Use	\$54.81*	
Water Capacity and Transmission	\$11,024.98	\$26,129.20
Park Tax	\$261	
Park in-lieu Fees	\$192 (minimum)	
Community Service	\$7,607.72	
Occupancy Certificate	\$122	
Traffic Mitigation	\$3,653.77/EDU	
Refuse Container	\$85	
Drainage:		
North of Auburn Ravine	\$1,795/EDU	--
South of Auburn Ravine	\$1,059/EDU	\$1,376.70
County Capital Facilities Impact Fee	\$2,284.06	
Cemetery Fee	\$206.19	
Regional Traffic Fee	\$1,562/EDU	
SUBTOTAL:		
North of Auburn Ravine:	\$42,440.69	--
South of Auburn Ravine:	\$41,704.69	\$67,924.66

SUBTOTAL (from above):	1300 SF	1500 SF	1800 SF	2000 SF	2500 SF	3000 SF	4500 SF
N. of Auburn Ravine:	\$42,440.69	\$42,440.69	\$42,440.69	\$42,440.69	\$42,440.69	\$42,440.69	--
S. of Auburn Ravine:	\$41,704.69	\$41,704.69	\$41,704.69	\$41,704.69	\$41,704.69	\$41,704.69	\$67,924.66
Building Permit	\$1,885.63	\$2,012.80	\$2,203.56	\$2,330.73	\$2,648.66	\$2,966.60	\$3,916.38
Energy	\$188.56	\$201.28	\$220.35	\$233.07	\$264.86	\$296.66	\$391.63
Plan Check	\$300	\$300	\$300	\$300	\$300	\$300	\$3,500
Deposit							
Permit Issuance Fee	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00	\$68.00
Technology Fee	\$75.43	\$80.51	\$88.14	\$93.23	\$105.95	\$118.66	\$156.66
General Plan Maintenance Fee	\$1,489.65	\$1,590.11	\$1,740.81	\$1,841.28	\$2,092.44	\$2,343.61	\$3,093.94
Mechanical Permit	\$226.28	\$241.54	\$264.43	\$279.69	\$317.84	\$355.99	\$469.97
Electrical Permit	\$226.28	\$241.54	\$264.43	\$279.69	\$317.84	\$355.99	\$469.97
Plumbing Permit	\$226.28	\$241.54	\$264.43	\$279.69	\$317.84	\$355.99	\$469.97
Green Building Fee	\$5.79	\$6.68	\$8.02	\$8.91	\$11.14	\$13.36	\$20.00
Incremental Fee	\$29	\$33	\$40	\$45	\$56	\$67	\$100
Seismic	\$19	\$22	\$26	\$29	\$26	\$43	\$65

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Service				Fee		Fee – Catta Verdera	
TOTAL:							
N. of Auburn Ravine:	\$47,180.59	\$47,400.45	\$47,928.86	\$48,227.98	\$48,967.26	\$49,725.55	--
S. of Auburn Ravine:	\$46,444.59	\$46,664.45	\$47,192.86	\$47,491.98	\$48,231.26	\$48,989.55	\$80,254.55

Source: City of Lincoln, April 1, 2020

School impact fees not included. All fees are subject to change.

**TABLE A-52
RESIDENTIAL FEES FOR NEW MULTIFAMILY UNITS***

Service	Fee	Fee – Catta Verdera
Sewer Connection	\$6,443.773	\$8,183.59
Water Meter – paid to Development Services Dept (independent of the building permit)	\$523.96*	
Water Connection	\$6,608.77	\$15,662.78
Water Use	\$54.81*	
Water Capacity and Transmission	\$11,024.98	\$43,744.28
Park Tax	\$261	
Park in-lieu Fees	\$192 (minimum)	
Community Service	\$7,607.72	
Occupancy Certificate	\$122	
Traffic Mitigation	\$3,635.77/EDU	
Refuse Container	\$85	
Drainage:		
North of Auburn Ravine	\$1,795/EDU	--
South of Auburn Ravine	\$1,059/EDU	\$1,376.70
County Capital Facilities Impact Fee	\$2,284.06	
Cemetery Fee	\$206.19	
Regional Traffic Fee	\$1,607/EDU	
SUBTOTAL:		
North of Auburn Ravine:	\$42,387.22	--
South of Auburn Ravine:	\$41,651.22	\$85,506.86

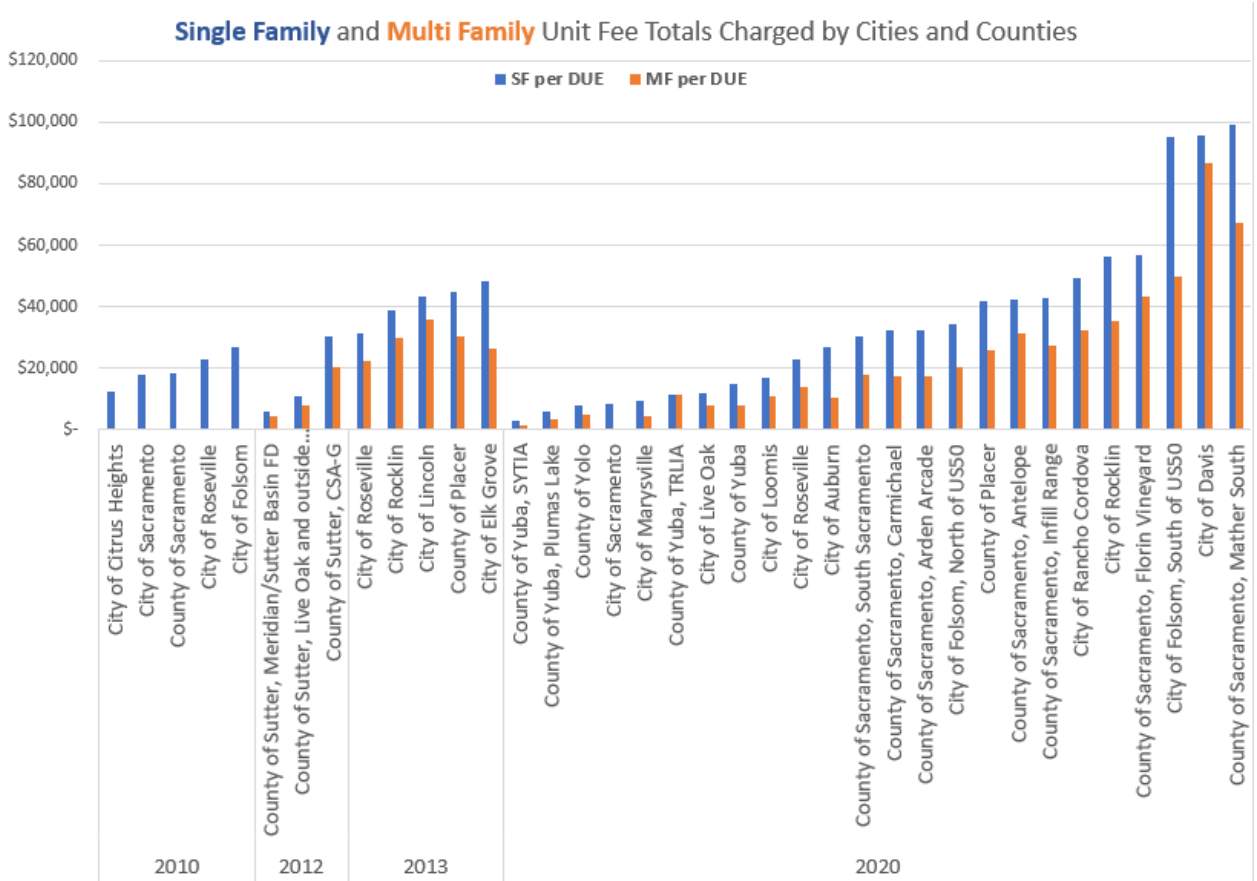
Source: City of Lincoln, January 2021

*Several other fees exist including the building permit fee, the plan check fee, electrical, plumbing, and mechanical fees, energy plan check and inspection fee, seismic fee, and green building fee. These fees are based on the valuation of the building.

SACOG Impact Fee Study

In 2020, SACOG completed a comparative study of the level of impact fees required by each jurisdiction in the SACOG region. On a per-unit basis, the total fees charged for a single-family home built in the City of Lincoln fell within the middle range of SACOG jurisdictions; however, fees for multifamily units in 2013 exceeded the fees charged in other jurisdictions. In 2020, multifamily unit fees in Lincoln were comparable to other SACOG jurisdictions. Single-family home fees are comparable to the cities of Rocklin and Elk Grove, and multifamily unit fees are comparable to the cities of Rocklin and Rancho Cordova. Water connection fees represented the largest percentage of the overall fees for both types of development, representing approximately 41 percent of single-family fees and 45 percent of multifamily fees.

FIGURE A-17
SACOG COMPARATIVE IMPACT FEES



Source: SACOG, 2020

Infrastructure

Municipal and industrial water is provided to Lincoln by the Placer County Water Agency, the Nevada Irrigation District (NID), city groundwater, and recycled water. The Placer County Water Agency currently treats and distributes all surface water for the city, although, according to the 2010 Urban Water Management Plan, plans exist between the City and NID to develop a treatment plant so the NID water can be provided directly from NID to the City’s distribution system. The City’s 2010 Urban Water Management Plan reports that through 2050, the City will have reliable access to 51,000-acre feet of water in normal and dry year conditions. This more than meets the expected 2035 water demand of 15,558-acre feet per year. As long as new housing construction remains consistent with the current General Plan, access to water is not a constraint to development.

To support the construction and maintenance of the City’s water delivery infrastructure, the City collects a development impact fee for each new unit. The fee ranges from \$6,608.77 per 1,150 gallons per day of peak day capacity, but in no case shall be calculated at less than 1,150 gallons per day in accordance with Municipal Code Section 13.04.160. Fees can range up to \$29,624.53 connection in the VLD zone for parcels greater than 35,001 square feet.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT BACKGROUND REPORT

Public Services

As described in the Public Services and Facilities Element of the General Plan, the provision of public services to newly developing areas in Lincoln will require expansion of facilities. All Specific Plans that have, or plan to, annex land into the City include plans to expand public services to be made available to all sites prior to development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, treat sewage, handle run-off, and provide sufficient space and capacity for recreation, public safety, education and movement of people and goods. The cost of expansion will be financed through development fees, exactions, assessment districts, or some combination of these. These costs will be passed on to homebuyers, who will pay for the expansions over time. While these costs will increase the cost of housing, there is no other way for the City to finance these improvements.

Dry utilities, including electricity and telephone service, are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: WAVE Broadband

IV. EVALUATION OF THE 2013–2021 HOUSING ELEMENT

The 2013–2021 Housing Element included goals, policies, and programs intended to produce adequate affordable housing for the community. The following table describes the results and evaluates the effectiveness of 2013–2021 programs.

Action	Implementation Status	Continue/ Modify/ Delete
<p>Action 1.1</p> <p>Village 1: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report in 2012. The adoption of the General Development Plan effectively “prezoned” the project area. The City is working with the applicant on the annexation application; however, progress has been delayed due to pending litigation on the project involving the developer and school district. Following the decision on the current litigation, the City will continue to work with the developer on the annexation application.</p> <p>Village 7: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report for Village 7 in 2010. The adoption of the General Development Plan effectively “prezoned” the project area. The annexation application was submitted to the Local Agency Formation Commission in February 2012 and is still pending due to a lack of agreement between the City and Placer County on the tax revenue-sharing agreement. The City is continuing to work toward an agreement with Placer County.</p>	<p>Responsible Agencies: Development Services Department, Planning Commission, City Council, County of Placer, and the Local Agency Formation Commission</p> <p>Potential Funding Source: Developer Funded</p> <p>Proposed Timing: Pending litigation and annexation development on these sites remains viable through the 2021 planning period.</p>	<p>Modify</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2013–2021	Implementation Status	Continue/ Modify/ Delete
<p>Action 2.1 Continue to permit Planned Development District zoning that promotes a variety of housing types in the city through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.</p>		<p>In 2017, the City approved two Planned Development District projects. The first project is Independence at Lincoln to allow the construction of 575 low and medium density residential units and the second is Hidden Hills to allow 253 low density residential units (with an option to develop as age-restricted).</p> <p>In 2018, the City approved one Planned Development District project in 2018, which included the Village 5 project to allow the construction of up to 8,206 dwelling units. Annexation of the Village 1 and Village 7 properties has occurred. Pre-construction activity has recently commenced in Village 1 with the first phase of development consisting of construction of single-family homes ready for sale in Spring 2021. Village 7 is pre-zoned and annexed with no construction or development activity occurring to date.</p>	Continue.
<p>Action 2.2 Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: Update the Subdivision Ordinance as needed.</p>	<p>The City continues to encourage application of Planned Development District zoning and will continue to facilitate successful departmental review and the public hearing process as applications are received.</p> <p>The City adopted the 2019 Building Code. The City has evaluated new processes and implemented administrative procedures to assist with timely building permit review and issuance.</p>	Continue.

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action		Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2013–2021	Implementation Status	Continue/ Modify/ Delete
Action 2.3 Continue to allow and promote the use of density bonuses to provide affordable housing (Lincoln Municipal Code Section 18.59).		Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2013–2021	Zoning and Subdivision ordinance amendments were approved by the Council in 2018. Through the process of recent Annual Progress Reports, the City is routinely managing and maintaining its ordinances for consistency with recent housing laws and making the necessary amendments the impede development in the City.	Modify to comply with State Law.
Action 2.4 Continue to allow for the development of second dwelling units in residential districts in accordance with Section 65852.2 of the California Government Code.		Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2013–2021	The City continues to allow the development of second dwelling units in residential districts. The City received one building permit application in 2017 and approved seven second dwelling unit building permit applications in 2018.	Modify to comply with State Law.
Action 2.5 Continue to allow mobile home parks as a permitted use in the City’s Multiple Residential (R-3) Districts.		Responsible Agencies: Development Services Department, Planning Commission, and City Council Potential Funding Source: General Fund Proposed Timing: 2013–2021	The City continues to allow mobile home parks as a permitted use in the Multiple Residential (R-3) district, but no new mobile home parks have been approved.	Remove.
Action 2.6 Facilitate the development of market-rate rental housing through the following:		Responsible Agency: Development Services Department Potential Funding Source: General Fund	There have not been any market-rate rental housing projects developed. Although the City has not publicized the density bonus program through informational fliers, the	Continue

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Proposed Timing: 2013–2021	Implementation Status	Continue/ Modify/ Delete
<ul style="list-style-type: none"> Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project. Provide a 35 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. <p>The City publicizes the above incentives for market-rate housing to developers and/or other interested parties by providing informational fliers at the Development Services Department’s counter and in the general development application packet.</p>	<p>Proposed Timing: 2013–2021</p>	<p>development community is aware of state and local provisions and incentives.</p> <p>The City is open and amenable to market-rate housing through incentives. There have been no requests by the development community requesting these type of incentives to date.</p>	
<p>Action 2.7</p> <p>Continue to allow for the location of single-room occupancy uses as a conditional use in Multiple Residential (R-3) districts to provide additional housing opportunities for extremely low-income households.</p>	<p>Responsible Agencies: Development Services Department, Planning Commission, and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: 2013–2021</p>	<p>The City continues to allow single-room occupancy (SRO) uses in Multiple Residential (R-3) districts. No SROs have been developed in 2017, 2018, or 2019.</p>	<p>Modify.</p>
<p>Action 2.8</p> <p>Encourage and facilitate the development of housing affordable to lower-income households in Village 1 and Village 7 through incentives, such as:</p> <ul style="list-style-type: none"> Deferred development fees; Reduced parking requirements; Expedited application review and processing; and 	<p>Responsible Agencies: Development Services Department and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: Ongoing, 2013–2021</p>	<p>The City continues to encourage the development of housing affordable to lower-income households in Village 1 and Village 7 by offering expedited review, and technical assistance. In 2017 and 2018 the City did not receive any applications</p> <p>In 2019, Village 1 commenced construction activity for single-family homes. The area of this first phase of development is zoned for residential single-family homes. There have been no requests by the development group</p>	<p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<ul style="list-style-type: none"> Technical assistance with grant, loan, and tax credit applications. 	<p>leading this project to secure incentives and assistance. Later phases of Village 1 include development of multifamily and mixed-use that could potentially utilize the various programs listed in the objectives. Development activity in Village 7 has not commenced to date.</p>	
<p>Action 3.1 Continue to enforce the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations), and continue to require 15-gallon shade trees in all new residential developments (Subdivision Ordinance, Section 17.40.070 (F)).</p>	<p>The City is committed to continually enforcing Title 24 standards and local shade tree requirements and has provided relief through lower-income programs through PG&E, MPower, and Project Go.</p>	<p>Combine with 3.2.</p>
<p>Action 3.2 The City shall continue to strive for greater energy conservation in residential development through the following actions.</p> <ul style="list-style-type: none"> The City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach efforts. The City will continue to complete the Green Building Program encouraging new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation. The City promotes the reduction of energy consumption through the implementation 	<p>The City continues to implement energy efficient standards and make the public aware of the benefits of conservation through the promotion of various programs offered by the state and required by the Cal Green building program. The City continues to implement the NEV master plan, and require that commercial development implement reduced parking spaces for NEV. The City continues to implement hydro-modification/water quality standards as required by the state to ensure conservation measures are implemented for new development sites.</p>	<p>Combine with 3.1.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts), and incorporation of bicycle lanes throughout the city.</p> <ul style="list-style-type: none"> The City further requires the use of recycled water for new large residential and commercial landscaping projects, as a funding participant for mandatory recycling through the Western Placer Waste Management Authority. <p>Additionally, given the rural character of the City of Lincoln, limiting trips between commercial and residential land uses is more practical than developing transit-oriented developments which require densities of over 40 dwelling units per acre and multi-story buildings. Rather, the City’s General Plan includes a mixed-use land use designation: “The purpose of this designation is to provide for a mixed use commercial core that is applicable to the City’s Downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities.”</p> <p>The General Plan also includes a number of policies addressing public transit, regional transit, and the requirement that “new employment-generating, large-scale</p>		

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>commercial, office, and residential development be adequately served by transit.”</p> <p>Action 4.1 The City will annually continue to apply for HOME and CDBG funds for the City’s Owner-Occupied Housing Rehabilitation Program. Due to several unsuccessful applications this program is not currently available. These grants would potentially be available for all extremely low-, very low- and low-income owner households and rental property owners with extremely low-, very low- and low-income tenants, seniors, and persons with disabilities. As funding becomes available, eligible repairs include (listed by priority): health and safety repairs, energy conservation, repairs that extend the useful life of the property, and converting to current Uniform Building Code standards. When funds become available, interested homeowners and other applicable parties can acquire information about this program through fliers at the Development Services Department’s counter, the City’s website (www.ci.lincoln.ca.us), and on the local community access television channel. The code enforcement efforts identified in Action 5.1 will be used to assist in the identification of needed repairs as part of the City’s Owner-Occupied Housing Rehabilitation Program.</p>	<p>Responsible Agency: City of Lincoln Housing Coordinator Potential Funding Source: CDBG and Home Grants Proposed Timing: Apply for funding annually, 2013–2021</p> <p>In 2017, the City did not apply for CDBG, CalHOME, or HOME funds, but has two open grants from these sources. The City has a \$100,000 CDBG grant intended for the planning involved in the E. 9th Street infrastructure project. The planning portion of this project has been completed, and \$500,000 of CDBG Program income will be utilized in the actual construction of improvements. The City has a \$1 million CalHOME grant intended to assist first-time homebuyers. These funds have assisted two households to date.</p> <p>In 2018, the City did not have active CDBG or HOME grants</p> <p>In 2019, the City was unsuccessful with securing funding from CDBG programs. The City had to release the HOME Down Payment Assistance Program funds after two extensions. The City was unable to execute any loans.</p>	<p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Responsible Agency: City of Lincoln housing coordinator Potential Funding Source: General Fund Proposed Timing: 2013–2021	Implementation Status	Continue/ Modify/ Delete
<p>Action 4.2 Refer Lincoln residents to agencies that provide home repair services and/or energy retrofit programs in Placer County, such as Project Go, Inc. Informational fliers on agencies that provide home repairs and/or energy retrofit programs can be obtained at the Development Services Department counter.</p>		<p>The City continues to provide information regarding the MPower Program, Project Go, Inc. and PG&E energy retrofit programs, and maintains the brochure case to feature information regarding these and other useful programs.</p>	<p>Continue.</p>
<p>Action 5.1 Continue the City’s building code enforcement program for residential housing units. The City’s full-time code enforcement officer manages code enforcement activities on a case-by-case complaint basis. The owners of residential housing units identified as needing code enforcement actions shall also be provided with information on the City’s various housing programs including funding sources from CDBG and HOME.</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: General Fund and Development Services Fund Proposed Timing: 2013–2021</p>	<p>The City continues to enforce building code standards, track violations, revise policies as needed, and provide information about available rehabilitation and improvement programs to owners. The City has received approximately 430 code enforcement complaints in 2017 and 2018. The City employs a single code officer citywide. As such, the code enforcement program is structured on reactive response based on resident complaints. When conditions warrant, the code officer provides information regarding funding programs made available through the state, local and county sources, and utility companies.</p>	<p>Combine with Action 4.1.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>Action 5.2 City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.</p>	<p>Responsible Agency: City of Lincoln Housing Coordinator Potential Funding Source: General Fund Proposed Timing: Annually, 2013–2021</p>	<p>Continue.</p>
<p>Action 6.1 Continue to require the payment of impact fees and/or other mitigation standards as required by state law from the construction of new developments for needed facilities, services, and utilities, and infrastructure improvements, such as water/sewer, roads, solid waste, and schools. The City shall annually review the City’s fee structure and make recommendations for any needed fee changes.</p>	<p>The City updated its fee structure in February 2020 to ensure alignment with the operating budget. The City continues to collect the required fees for new development.</p>	<p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>Action 7.1 Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors. The following types of senior housing are needed in Lincoln: Rental housing affordable to persons earning up to 80 percent of Placer County’s median income. “Continuum of care” housing that provides a range of on-site services including independent living, assisted living, and institutional care. Market-rate senior rental housing. The City will provide assistance through the following financial and regulatory incentives: Regulatory incentives, such as expediting permit processing, deferred fees, and/or parking requirements based on the bedroom mix of the project. A 35 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. Accessing State and/or federal subsidies or tax credit programs for new construction.</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: CDBG, and CDBG via Community Housing Development Organization (CHDO). Proposed Timing: 2013–2021</p>	<p>The City has not received any applications for affordable senior housing but is prepared to provide assistance as applications are received. The City continues to offer the development of single-family and multifamily residences on opportunity sites.</p> <p>Continue.</p>
<p>Action 8.1 Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the physical and supportive service needs of persons with</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: State and federal tax credits Proposed Timing: 2013–2021</p>	<p>The City has not received any applications for the construction of affordable rental housing for persons with disabilities The City does not provide informational fliers in general development application packets because the State eliminated Redevelopment Agency funding, thus a flier is not needed. In</p> <p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>disabilities, as well as developmental disabilities, such as:</p> <ul style="list-style-type: none"> • Handicapped accessibility. • On-site supportive services and/or daily living assistance. • Transportation. <p>The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Development Services Department and in all general development application packets.</p>	<p>the future, if funds become available, Staff will prepare and distribute a flier, as necessary.</p> <p>The City continues to offer the development of single-family and multifamily residences on opportunity sites.</p>	
<p>Action 8.2</p> <p>As provided for in Chapter 18.47 if the Municipal Code, the City has a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. These procedures include provisions for clear rules that allow for a ministerial review process and identify who may request a reasonable accommodation (e.g., persons with disabilities, family members, landlords), time frames for decision-making, and provision for relief from the various land use, zoning, or building regulations that may constrain the housing for persons of disabilities.</p>	<p>The City continues to enforce Chapter 18.47 of the Municipal Code in order to provide reasonable accommodation for housing for persons with disabilities.</p> <p>To date there has been no requests made during this housing cycle.</p>	<p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>Action 9.1 Facilitate the construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income families. The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes three- and four-bedroom affordable units by providing informational fliers at the Development Services Department and in all general development application packets.</p>	<p>Responsible Agencies: Development Services Department and Redevelopment Agency Potential Funding Source: State tax credits, federal tax credits, CDBG, and CHDOs Proposed Timing: 2013–2021</p>	<p>Remove. The City has not received any applications for the construction of affordable housing that includes three- and four-bedroom units, but once a project comes forward will help facilitate the process. The City does not provide informational fliers in general development application packets because the State eliminated Redevelopment Agency funding, thus a flier is not needed. In the future, if funds become available, Staff will prepare and distribute a flier, as necessary. The City continues to offer the development of housing that includes three- and four-bedroom units affordable.</p>
<p>Action 10.1 Continue to support female-headed households in the city with the permitting of child day-care facilities as outlined in Chapter 18.61 of the Municipal Code.</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2013–2021</p>	<p>Remove. Child-care facilities are permitted uses, as outlined in Chapter 18.61 of the Municipal Code. The City continues to allow the location of small day care facilities subject to the requirements of the state.</p>
<p>Action 11.1 Continue to implement the City’s First-Time Homebuyer Program. This program is designed to provide second mortgages that act as “gap” financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a “silent” second (i.e., payments are deferred with a low interest rate until an agreed-upon time period ends or the home is sold).</p>	<p>Responsible Agencies: Development Services Department and City of Lincoln housing coordinator Potential Funding Source: HOME Program, CalHome Program, and CDBG (\$1,000,000 in 2011 CalHome funds & \$38,000 in HOME recaptured funds) Proposed Timing: 2013–2021</p>	<p>Continue. The City continues to implement the First-Time Homebuyer Assistance Program using an open CalHOME grant. Two homebuyers have been assisted to date. The City has been unsuccessful with securing funding from CDBG programs. The City had to release the HOME Down payment Assistance Program funds after two extensions. The City was unable to execute any loans.</p>

CITY OF LINCOLN 2021-2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>Eligible participants must have an annual gross income at or below 80 percent of the Placer County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and eligible properties include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations.</p> <p>The City has established the following three main sources for advertising the First-Time Homebuyer Program under an affirmative fair housing marketing plan:</p> <p>Publish ads in the home or real estate sections of the City's newspaper offering free homebuyer seminars.</p> <p>Distribute Spanish and English language fliers to local community resource agencies and community groups working with minority and low-income households.</p> <p>Educate local real estate agents and lenders about the program and provide first-time homebuyer seminars for those who qualify through the City's first-time homebuyer consultant.</p>		
<p>Action 12.1 Amend the Zoning Ordinance to clarify that transitional and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same</p>	<p>Transitional and supportive housing types are permitted consistent with Government Code Section 65583(a)(5). This action has been completed.</p>	<p>Modify to address new State Law.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>zone without undue special regulatory requirements.</p> <p>Action 12.2 Continue to allow for the development of emergency shelters by right in the City’s Light Industrial (LI) Zone District without any discretionary action. Sufficient land is available for at least one emergency shelter and objective standards will be drafted to regulate emergency shelters as provided for under Senate Bill 2.</p>	<p>Proposed Timing: Within one year of adoption of the Housing Element.</p> <p>Responsible Agencies: Development Services Department, Planning Commission, and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: 2013–2021</p>	<p>Delete.</p>
<p>Action 13.1 The Development Services Department shall refer fair housing complaints to the District Office of Fair Employment Housing and Legal Services of Northern California. The City shall continue to distribute fair housing brochures and booklets indicating what the fair housing laws are and where advice, assistance, and enforcement activities can be obtained. The City shall provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information.</p>	<p>Responsible Agencies: Development Services Department</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: 2013–2021</p>	<p>The City has not received any fair housing complaints. The City continues to implement this action.</p> <p>Modify.</p>
<p>Action 14.1 Monitor and evaluate the performance of the City in implementing the housing programs, and prepare a report to the City Council. The report to the City Council will include: 1) Documented achievements of the implementation of goals, policies, and actions within the Housing Element.</p>	<p>Responsible Agencies: Development Services Department and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: Annually, 2013–2021</p>	<p>The monitoring and evaluation of housing programs is tracked within the prior Annual Progress Reports and current housing element progress report.</p> <p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>2) An evaluation of the City’s performance in relation to the quantified objectives within the Housing Element.</p> <p>3) If needed, recommendations for appropriate refinement or revision as a result of the documented achievements and evaluation.</p> <p>Per the City Council’s direction, the City will make the appropriate modifications to the housing programs. Changes because of this assessment do not necessarily have to be amendments to the City’s Housing Element.</p>		
<p>Action 14.2</p> <p>To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.</p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to</p>	<p>Responsible Agencies: Development Services Department, and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: Annually monitor and report, 2013–2021</p> <p>The City tracks all building activity including development on sites that have been identified in the Housing Element that could be possible opportunity sites for affordable housing. This process is done on a case by case basis and correlates to development of all sites in the City. This tracking allows the City to ensure that adequate capacity remains to meet the current cycle RHNA figures and future RHNA figures.</p> <p>The City approved one project in 2017, Lakeside 6, Phase 7 & 8 that the Housing Element identified as planned/entitled land available to meet the City’s Regional Housing Needs Allocation (RHNA) for moderate and market rate units. The site’s potential units were used to meet the Lincoln’s City’s Regional Housing Needs moderate and market allocation for this Housing Element cycle.</p> <p>The City of Lincoln has identified over 8,600 possible residential units to meet the City’s</p>	<p>Continue.</p>

CITY OF LINCOLN 2021–2029 HOUSING ELEMENT
BACKGROUND REPORT

Action	Implementation Status	Continue/ Modify/ Delete
<p>accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p> <p>Villages 1 and 7 represent important opportunities for higher density sites. As part of the inventory monitoring, the City will specifically review progress in annexing these areas annually. If within three years into the planning cycle annexations have not occurred, the City will address any shortfall in available sites that may result from delays in the annexation process within the requirement of GC 65583.2 (h & I).</p> <p>The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.</p>	<p>moderate and market rate allocation of 2,169 units for the current housing element cycle. This is an excess of over 6,000 residential units. The City did not rely on sites within the Lakeside 6 project area to meet its Regional Housing Needs Allocation (RHNA) for extremely low, very low, and low incomes levels so no designated lands were impacted. The City of Lincoln still has sufficient capacity to meet its RHNA at all income levels.</p> <p>In 2019, Village 1 and Village 7 have been approved with multifamily and mixed-use sites that only assists the City in meeting its required housing allocation.</p>	



PLACEWORKS

101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500

www.placeworks.com