

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026-30 Consolidated Plan identifies the City of Lincoln's vision, priority needs, and goals for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD) for program years (PY) 2026 through 2030. This plan also contains the one-year Action Plan for PY2026.

In order to receive housing and community development funding from HUD, the City of Lincoln is required to develop the Consolidated Plan, which serves as a tool for priority-setting and targeted investment planning to address housing and community development challenges in the community. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing, address community development needs, and support service needs within the community. Over the next five years, the City will receive funding from the **Community Development Block Grant (CDBG)** program. The CDBG program provides federal funds to eligible activities, including but not limited to, grantee administration, housing rehabilitation, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, or public services.

The City anticipates receiving \$1,361,625 of CDBG funding over the five-year period. For PY26, the City of Lincoln will receive \$272,325 to address the priority needs and achieve the goals set out in the plan. Through the development of this plan, the City identified the following priority needs:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of \$50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026-30 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The top housing and community development needs identified through data analysis and the community engagement process include:

Housing Needs:

- **Affordability.** Increasing rent coupled with higher costs for utilities and basic needs has created an unsustainable situation for lower income residents in Lincoln, particularly for older residents on a fixed income (e.g., living on Social Security) and families with children. This challenge was mentioned across stakeholder interviews and has contributed to overcrowding (e.g., "doubling up") and other indicators that put individuals and families at risk of homelessness. For both renter and owner households, cost burden and severe cost burden continue to be the most common housing problems.
- **Quality and accessible housing.** Stakeholder interview participants identified a high need for rehabilitation of renter-occupied units, particularly for low-income renters, and modification needs for older adults and people with disabilities. Stakeholders also emphasized the need for more accessible housing options throughout the city. Although much of Lincoln's housing stock is new, housing in central Lincoln tends to be older with more repair needs. The financial impact of cost burden and severe cost burden can prevent low-income homeowners from completing repairs.
- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. Stakeholders indicated that it is becoming increasingly common for lower income residents to double up with extended family, roommates, or other friends in order to afford housing.
- **Public housing and housing choice voucher holders.** The Placer County Housing Authority administers vouchers to 79 households in Lincoln. Stakeholders reported that case management was key in providing stability for residents using vouchers. Budget constraints on PCHA have resulted in a halt in leasing and the authority has had to scale back the number of vouchers utilized across the county.

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- **Homelessness.** The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. Within Placer County, 711 people were experiencing homelessness. Fifty-nine percent (418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. Lincoln's Homeless Pilot Program resulted in increased collaboration between non-profits, faith-based organizations, and the city and has resulted in the purchase of two trailers for individuals experiencing homelessness. These trailers come with wrap-around services like housing navigation and support finding stable employment.
- **Non-homeless special needs.** Special populations in this section include older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. As outlined by stakeholders, the non-homeless special needs populations in Lincoln have a wide range of service needs, including housing affordable on a fixed income, assistance with home repairs and accessibility improvements, transportation to health care appointments, and workforce assistance.

Non-Housing Community Development needs:

- **Public improvements.** Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. Specific improvements identified during the community engagement process include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Public services.** Stakeholders identified a variety of needed public services, including but not limited to, rent and utility assistance, better access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

3. Evaluation of past performance

N/A; this is the City of Lincoln's first Consolidated Plan.

4. Summary of citizen participation process and consultation process

Below is a summary of the citizen participation and consultation processes implemented by the City of Lincoln for the development of the 2026-30 Consolidated Plan:

- The City of Lincoln posted its initial Citizen Participation Plan from October 10th, 2025, through November 14th, 2025, to provide the community with an opportunity to provide feedback on the Plan and how the City proposed to engage the community through the development of the plan. The public comment period ran beyond the 15-day public comment period requirement in order to provide more time for the community to provide input. No comments were received on the City's Citizen Participation Plan.

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- The first public hearing was held on Tuesday, October 28th, 2025, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. Four members of the public provided comments at the public hearing.
- An Open House Event was held on Wednesday, October 29th, 2025, from 3-7pm at the Lincoln Public Library to inform the public about the Consolidated Plan development process and collect feedback on housing, community development, public service, and economic development needs and challenges in the community. Eight members of the public participated and provided feedback at the event.
- Representatives from 15+ organizations that serve Lincoln and the broader county participated in stakeholder focus groups and interviews throughout the development of the plan. Organizations represented a variety of interests, including but not limited to, affordable housing development, social services, economic development, and services targeted at specific populations (e.g., people living with disabilities, survivors of domestic violence). Organizations representing all of the required consultation categories were invited to participate in these conversations.
- A Housing and Community Development stakeholder survey was administered to collect feedback on housing, community development, and economic development needs and challenges facing the Lincoln community. The survey received 215 responses.
- A 30-day draft public comment period will be held from April 20th through May 20th, 2026, to provide the public the opportunity to review and comment on the draft Consolidated Plan. A public hearing will be held on Tuesday, May 12th, 2026, to provide another opportunity for the public to provide feedback.

5. Summary of public comments

Two public hearings were held during the development of this plan:

The first public hearing was held on **Tuesday, October 28th, 2025**, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. Four members of the public provided comments at the public hearing.

The second public hearing will be held on **Tuesday, May 12, 2026**, at the Lincoln City Council meeting to provide an opportunity for the public to comment and provide feedback on the draft Consolidated Plan. The public hearing will be held during the 30-day comment period, which will run from April 20th through May 20th, 2026. A summary of the comments provided during the public comment period, including the public hearing, will be included in the final Consolidated Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Lincoln accepted all public comments at the first public hearing. The City will update this section following the second public hearing and 30-day comment period.

7. Summary

During the five-year Consolidated Planning period, the City of Lincoln expects to receive \$1,361,625 in Community Development Block Grant (CDBG) funding.

Priority needs identified that will be addressed over the five-year period include:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of \$50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026-2030 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LINCOLN	FINANCE DEPARTMENT

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction’s housing and non-housing community development issues. The following section describes the efforts made by the City of Lincoln to engage with the community-at-large and organizations that serve populations that will primarily benefit from CDBG resources.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In order to enhance coordination and form effective relationships between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City of Lincoln reached out to a variety of nonprofits, social service providers, and other governmental agencies and organizations to provide input on the development of the Consolidated Plan and how best to serve low-to moderate income, special needs, and other vulnerable populations. A list of the organizations that were consulted with for this plan can be found in Table 2 below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Homeless Resource Council of the Sierras, the Continuum of Care organization for Placer and Nevada Counties, works “to develop, coordinate, and support projects, services, and resources that will enhance partners’ ability to prevent and end homelessness in Nevada and Placer Counties.” The City of Lincoln, in close coordination with their public safety department, also currently administers a program connecting people experiencing homelessness with temporary housing and services. Where opportunities arise, the City will look to coordinate efforts with the CoC to best address the needs of people experiencing homelessness, as well as those at risk of experiencing homelessness, in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Lincoln does not receive or administer ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Lincoln Economic Development Committee	Other government—local Advisory committee	Needs Assessment Market Analysis Strategic Plan	On Wednesday, December 10 th , 2025, Economic Development Committee members provided input on housing and economic development needs of low- to moderate-income populations in the Lincoln community.
Stand Up Placer	Services—Victims of Domestic Violence; Services—Victims Child Welfare Agency	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Two representatives from Stand Up Placer provided information on the housing, community development, and service needs of survivors of domestic violence in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Placer County Continuum of Care	Continuum of Care Services—Homeless	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from the Placer County Continuum of Care provided information on the housing and service needs of residents experiencing homelessness in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Lincoln CA Cares	Services—Homeless	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Five representatives from the Lincoln CA Cares Board provided information on the housing and service needs of residents experiencing homelessness in Lincoln. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Placer Community Foundation	Civic Leaders	Needs Assessment Market Analysis Strategic Plan	A representative from the Placer Community Foundation provided information on the housing, community development, public service, and economic development needs of low- to moderate-income populations in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.
EAH Housing	Housing	Needs Assessment Market Analysis Strategic Plan	A representative from EAH Housing provided information on the challenges of developing affordable housing, as well as potential solutions to address those challenges, in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.

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Orozco & Associates Consulting/Sacramento Environmental Justice Coalition	Other—Advocacy organization for vulnerable populations	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from Orozco & Associates Consulting and the Sacramento Environmental Justice Coalition provided information on the housing, community development, public service, and economic development needs of low- to moderate-income populations in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan
City of Lincoln	Services—Narrowing the Digital Divide Agency – Management of Public Land or Water Resources	Market Analysis Strategic Plan	Information related to the City’s Broadband Master Plan and City’s Water Shortage Contingency Plan helped inform the Market Analysis and Strategic Plan sections of the Plan.
Latino Leadership Council	Services – Health Services – Education Services – Children	Needs Assessment Market Analysis Strategic Plan	Information from the Latino Leadership Council helped inform the housing and service needs of the population their organization represents. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.
Placer County Housing Authority	Public Housing Authority Services—Housing	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Two representatives from the Placer County Housing Authority provided feedback on the housing and service needs of low- to moderate-income populations in Lincoln and Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Placer County Flood Control District	Agency—Managing Flood Prone Areas	Market Analysis Strategic Plan	Information related to the City’s Broadband Master Plan and Water Shortage Contingency Plan were incorporated into the Market Analysis section of the Plan.
Placer County Office of Emergency Services	Agency—Emergency Management	Market Analysis Strategic Plan	Information from Placer County Office of Emergency Services was incorporated to understand hazards risks in Lincoln, Placer County, and the broader region. This input contributed to the Market Analysis and the development of the Strategic Plan.
Placer County Transportation Planning Agency	Planning organization	Needs Assessment Strategic Plan	Information from the Placer County Transportation Planning Agency was incorporated into the Needs Assessment and Strategic Plan sections of the Consolidated Plan.
Placer Independent Resource Services	Services—Persons with Disabilities	Needs Assessment Market Analysis Strategic Plan	Information from Placer Independent Resource Services helped inform the housing and service needs of people living with disabilities in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.

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Downtown Lincoln Association	Business Leaders	Needs Assessment Market Analysis Strategic Plan	On Thursday, January 8 th , 2026, 25+ members of the Downtown Lincoln Association provided input on community and economic development needs in the Lincoln community. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Valley Vision	Regional organization Services—Employment	Needs Assessment Market Analysis Strategic Plan	A representative from Valley Vision provided information on the housing and workforce development needs of Lincoln, Placer County, and the broader California Capital region, including the workforce needs of low- to moderate-income populations. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Placer County Health & Human Services	Health Agency Services—Health Services—Elderly Publicly Funded Institution/System of Care	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from Placer County Health & Human Services, Adult System of Care Division provided information on the housing and service needs of low- to moderate income and special needs populations in Lincoln. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
United Way California Capital Region	Services—Children Services—Education	Needs Assessment Market Analysis Strategic Plan	A representative from United Way California Capital Region provided information on the housing and service needs of low- to moderate-income populations in Lincoln, Placer County, and the broader California Capital region. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Organizations representing every required consultation category were provided with the opportunity to offer feedback on the development of the Consolidated Plan; however, not all organizations that were invited responded to requests to participate and provide feedback. For organizations that did not

respond to consultation requests, existing plans and other information available on these organization’s websites were included in the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Placer Community Foundation 10-Year Affordable Housing Strategic Plan	Placer Community Foundation	The goals of the Affordable Housing Strategic Plan align with the Consolidated Plan goal of increasing and preserving affordable housing.
City of Lincoln Capital Improvement Projects	City of Lincoln	The goals of the City’s Capital Improvement Projects list aligns with the Consolidated Plan goal of supporting community and economic development revitalization.
City of Lincoln Economic Development 2024-2029 Action Plan	City of Lincoln	The goals of the City’s Economic Development Action Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.
Lincoln’s 2023-2025 Strategic Plan	City of Lincoln	The goals of the City’s Strategic Plan align with all of the City’s Consolidated Plan goals.
2021 City of Lincoln Housing Element	City of Lincoln	The goals of the City’s Housing Element align with the Consolidated Plan goal of increasing and preserving affordable housing.
Broadband Master Plan	City of Lincoln	The goals of the Broadband Master Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.
Placer County Local Hazard Mitigation Plan 2021 Update	Placer County Office of Emergency Services	The goals of the Hazard Mitigation Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any

adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Lincoln engaged with several public entities to help inform the development of the Consolidated Plan. In addition to consultations with City staff, including representatives of the Lincoln CA Cares non-profit organization, the City engaged with representatives from the Placer County Housing Authority, Placer County Continuum of Care, and Placer County Health & Human Services. Additionally, the City also engaged with affordable housing developers, nonprofit service organizations, and other community, business, and civic organizations. The City will continue coordinating with identified public entities and organizations to implement the Consolidated Plan over the next five years.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Below is a summary of the citizen participation and consultation processes implemented by the City of Lincoln for the development of the 2026-30 Consolidated Plan:

- The City of Lincoln posted its initial Citizen Participation Plan from October 10th, 2025, through November 14th, 2025, to provide the community with an opportunity to provide feedback on the Plan and how the City proposed to engage the community through the development of the plan. The public comment period ran beyond the 15-day public comment period requirement in order to provide more time for the community to provide input. No comments were received on the City's Citizen Participation Plan.
- The first public hearing was held on Tuesday, October 28th, 2025, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. The public hearing was promoted through the City of Lincoln website and the Lincoln News Messenger. Four members of the public provided comments at the public hearing.
- An Open House Event was held on Wednesday, October 29th, 2025, from 3-7pm at the Lincoln Public Library to inform the public about the Consolidated Plan development process and collect feedback on housing, community development, public service, and economic development needs and challenges in the community. Eight members of the public participated and provided feedback at the event.
- Representatives from 15+ organizations that serve Lincoln and the broader county participated in stakeholder focus groups and interviews throughout the development of the plan. Organizations represented a variety of interests, including but not limited to, affordable housing development, social services, economic development, and services targeted at specific populations (e.g., people living with disabilities, survivors of domestic violence). Organizations representing all of the required consultation categories were invited to participate in these conversations.
- A Housing and Community Development stakeholder survey was administered to collect feedback on housing, community development, and economic development needs and challenges facing the Lincoln community. The survey received 215 responses.
- A 30-day draft public comment period will be held from April 20th through May 20th, 2026, to provide the public the opportunity to review and comment on the draft Consolidated Plan. A public hearing will be held on Tuesday, May 12th, 2026, to provide another opportunity for the public to provide feedback. **This section will be updated following the conclusion of the 30-day comment period.**

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad	Four (4) members of the public participated in the public hearing on Tuesday, October 28, 2025.	Significant need for more affordable housing and transitional housing in Lincoln; Public service support for survivors of domestic violence;	All comments were accepted.	n/a
2	Public Hearing	Non-targeted/broad	A public hearing will be held on Tuesday, May 12, 2026.	TBD	TBD	n/a
3	Open house event	Non-targeted/broad	Eight (8) members of the public participated in the Open House event on Wednesday, October 29, 2025.	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a
4	Focus groups and interviews	Organizations representing HUD-required consultation categories	Representatives from 15+ organizations serving Lincoln and Placer County	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a
5	Housing and Community Development survey	Non-targeted/broad	215 survey responses	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of low- to moderate-income residents in Lincoln.

In addition to feedback collected during the community engagement process for this Plan, this section utilizes 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, as well as other data sources where noted, to show which types of households have disproportionate housing needs compared to others. The CHAS data throughout this section refers to “HAMFI,” or HUD Area Median Family Income, to determine income categories. HAMFI is calculated by HUD and based on a household of four. The HAMFI for Lincoln, which is included in the Sacramento-Roseville-Arden-Arcade, CA metro area, was \$120,800 in 2025. The HUD-provided data shown in the tables throughout this section show cost burden and other housing problems by income category. For the purposes of this plan, the definitions below are used consistently throughout the Needs Assessment (NA) and Market Analysis (MA) sections of this plan.

HUD Income Categories

- 0-30% AMI = Extremely low-income
- 30-50% AMI = Very low-income
- 50-80% AMI = Low-income
- 80-100% AMI = Moderate income

As required by HUD, the assessment is based on an analysis of “disproportionate needs” based on HUD’s housing problems tables and informed by resident input and stakeholder consultation.

The top housing and community development needs identified through data analysis and the community engagement process include:

Housing Needs:

- **Affordability.** Increasing rent coupled with higher costs for utilities and basic needs has created an unsustainable situation for lower income residents in Lincoln, particularly for older residents on a fixed income such as Social Security and families with children. This challenge was mentioned across stakeholder interviews and has contributed to overcrowding, doubling up, and other indicators that put individuals and families at risk of homelessness. For both renter and owner households, cost burden and severe cost burden continue to be the most common housing problems.
- **Quality housing.** Stakeholder interview participants identified a high need for rehabilitation of renter-occupied units, particularly for low-income renters, and modification needs for older adults and people with disabilities. Although much of Lincoln’s housing stock is new, housing in central

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Lincoln tends to be older with more repair needs. The financial impact of cost burden and severe cost burden can prevent low-income homeowners from completing repairs.

- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. Stakeholders indicated that it is becoming increasingly common for lower income residents to double up with extended family, roommates, or other friends in order to afford housing.
- **Public housing and housing choice voucher holders.** The Placer County Housing Authority administers vouchers to 79 households in Lincoln. Stakeholders reported that case management was key in providing stability for residents using vouchers. Budget constraints on PCHA have resulted in a halt in leasing and the authority has had to scale back the number of vouchers utilized across the county.
- **Homelessness.** The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. Within Placer County, 711 people were experiencing homelessness. Fifty-nine percent (418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. Lincoln's Homeless Pilot Program resulted in increased collaboration between non-profits, faith-based organizations, and the city and has resulted in the purchase of two trailers for individuals experiencing homelessness. These trailers come with wrap-around services like housing navigation and support finding stable employment.
- **Non-homeless special needs.** Special populations in this section include older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. As outlined by stakeholders, the non-homeless special needs populations in Lincoln have a wide range of service needs, including housing affordable on a fixed income, assistance with home repairs and accessibility improvements, transportation to health care appointments, and workforce assistance.

Non-Housing Community Development needs:

- **Public improvements.** The City of Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. Lincoln's 2023-2025 Strategic Plan also includes a goal to conduct an analysis of current and future library service and facility needs through community engagement. Stakeholders also suggested improvements to existing utility delivery models.
- **Public services.** Stakeholders identified rent and utility assistance, mental health services, and employment-related services as top public service needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2023, Lincoln had an estimated population of 51,629. The city’s population has increased by approximately 8,800 residents since 2010, an increase of 21%. Over the same time period, the number of households increased by approximately 3,000, an 18% increase since 2010. Meanwhile, median household income increased by 47% from \$73,375 in 2010 to \$108,108 in 2023.

Based on CHAS data from the United States Department of Housing and Urban Development (HUD), the most common housing problems in Lincoln are cost burden and severe cost burden. A household is considered cost burdened if it spends more than 30% of its income on housing costs and severely cost-burdened if it spends more than 50%. In Lincoln, approximately 500 renter households with income below 100% AMI (24% of all renter households at this income level) and 1,710 homeowners with income below 100% AMI (29% of all homeowners at this income level) experience cost burden.

Furthermore, in Lincoln, approximately 800 renter households with income below 100% AMI (38% of all renter households at this income level) and 1,485 homeowners with income below 100% AMI (25% of all homeowners at this income level) experience severe cost burden.

Affordability was the top housing concern for stakeholders interviewed for this plan, particularly for low-income renters and older adults with fixed incomes. Affordable housing supply, particularly larger multifamily complexes with one-bedroom units, was described as minimal. New housing stock is typically single-family homes that are not affordable to low- to moderate-income residents or are too large for older adults.

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	42,819	51,629	20.6%
Households	16,479	19,481	18.2%
Median Income	\$73,375	\$108,108	47.3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,865	1,470	2,580	2,165	10,325
Small Family Households	480	110	680	680	4,820
Large Family Households	70	115	230	295	930
Household contains at least one person 62-74 years of age	440	365	845	550	2,965
Household contains at least one person age 75 or older	630	805	785	710	1,565

Demo

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	110	110	369	410	1,519

Table 6 - Total Households Table

Data 2016-2020 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	20	25	45	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	40	15	10	65	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	15	50	20	130	15	10	0	15	40
Housing cost burden greater than 50% of income (and none of the above problems)	460	205	135	0	800	700	295	340	150	1,485
Housing cost burden greater than 30% of income (and none of the above problems)	50	100	200	150	500	250	235	635	590	1,710

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	20	0	0	0	20	225	0	0	0	225

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	505	255	220	55	1,035	715	305	355	165	1,540
Having none of four housing problems	155	275	330	330	1,090	495	635	1,675	1,615	4,420
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	290	69	160	519	175	4	280	459
Large Related	25	95	115	235	44	10	60	114
Elderly	55	85	114	254	705	495	575	1,775
Other	190	65	14	269	40	25	85	150

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	560	314	403	1,277	964	534	1,000	2,498

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	65	65	175	0	0	175
Large Related	0	0	30	30	40	10	10	60
Elderly	55	85	60	200	455	260	250	965
Other	0	165	25	190	40	0	0	40
Total need by income	55	250	180	485	710	270	260	1,240

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	55	65	20	185	10	10	15	15	50
Multiple, unrelated family households	0	0	0	10	10	4	0	0	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	45	55	65	30	195	14	10	15	15	54

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2023 ACS data, there are an estimated 19,481 households in Lincoln—4,422 of which are single-person households (23%). Of the 4,422 single-person households, 316 (7% of single-person households) are estimated to have housing needs. Over the next five years, the number of single-person households with at least one housing need is projected to slightly increase to 337 households.

Of single-person households in Lincoln, 16% are made up of elderly residents, who may require additional health care services and accessibility improvements in their home as they age. The financial challenges that often accompany aging can increase the need for housing assistance. A 2024 report conducted by the Joint Center for Housing Studies at Harvard University found that, “only 14% of adults age 75 and older who live alone can afford a daily home health aide visit after paying for housing and other living costs, and just 13% can afford an assisted living facility in their area.”¹

The report also found that for residents over the age of 75 in the Sacramento-Roseville-Folsom area, 84% cannot afford assisted living care (\$69,000) or daily home care (\$48,000), respectively.

Stakeholders shared that there is a lack of studios or one-bedroom apartments for single people currently available in Lincoln—housing types that would greatly benefit older adults, residents living with a disability, and those in search of permanent housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Residents with disabilities. In 2023, 14% of the population in Lincoln is estimated to be living with a disability. In general, people living with disabilities are often overrepresented among the population experiencing poverty. CHAS data from 2016-2020 indicate 1,775 out of the 5,230 households (34%) that include a member living with a disability in Lincoln reported having one or more housing problems (e.g. cost burden, overcrowding, substandard housing). If current population growth trends continue, the number of households that include a member living with a disability will increase to 1,893 over the next five years.

Stakeholders specified that people living with disabilities, especially those with fixed income, may have trouble affording application fees or passing credit checks when applying for apartments. Stakeholders

¹ <https://www.jchs.harvard.edu/blog/older-adults-moderate-income-cannot-afford-dual-burden-housing-and-care>

also highlighted a shortage of accessible, smaller apartments with services, particularly for older adults living with disabilities.

Survivors of domestic violence. The most recent national incidence rates indicate that 41% of women and 26% of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. The annual incidence rates of intimate partner violence are 5% for women and 3% for men.

Based on these rates of intimate partner violence (IPV), an estimated 1,454 Lincoln residents aged 18 or older have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 13% of women and 5% of men experiencing intimate partner violence need housing services. In Lincoln, these statistics suggest that 154 survivors of intimate partner violence, or 11% of all survivors, require housing services each year.

Based on open data from the California Department of Justice, domestic violence-related calls for assistance have consistently been trending upwards in Lincoln, from 49 calls in 2015 to 93 calls in 2024. All calls in 2024 reported domestic violence-related calls involved some sort of weapon.

One stakeholder whose organization serves survivors of domestic violence in Placer County shared that, “Lincoln really struggles with this population.” They added that roughly 10% of the clients they help annually are from Lincoln. This stakeholder also noted that, “domestic violence is one of the biggest reasons that women with children become homeless.” The services needed by survivors vary, but generally, all need health care and counseling immediately following the event. Many victims need continued mental health support to assist with the traumatic stress disorder related to the event(s). Victims may also require assistance with substance abuse, which is common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to survivors of domestic violence] ...so that the person is able to leave the shelter system as quickly as possible without returning to the abuse.” They cite several studies on homelessness that show a correlation between domestic violence and homelessness.

However, stakeholders shared that current resources for this population are stretched—from law enforcement to emergency shelter. Within Placer County, the only emergency shelter for survivors of domestic violence, which has 13 beds and a maximum occupancy of 40 people, is “constantly full.” The organization the stakeholder works for received 78 calls from Lincoln police about domestic violence in the last fiscal year and have gotten “more calls than we normally do” from Lincoln residents at the beginning of this year.

What are the most common housing problems?

According to the CHAS (Comprehensive Housing Affordability Strategy) data above, the most common housing problems occur for renters with income of less than 30% AMI, primarily cost burden. While 8% of renter households with income less than 30% AMI experience cost burden, 70% experience severe cost burden (spending more than 50% of income on housing costs). Finding affordable market-rate rentals in the city is challenging for this population.

Demo

Owners with income of less than 30% AMI also face this problem most frequently—21% experience cost burden while 58% experience severe cost burden. For owners with income less than or at 100% AMI, cost burden is the most common housing problem, reflective of the region’s high home prices.

The Livability Poll, an annual poll conducted by Sacramento State that includes Placer County, found that 68% of residents identified the cost of housing as a top concern. As one stakeholder shared, “people insist that Lincoln has a lot of affordable housing... they don’t. Many communities have been co-living because of the cost in Lincoln and Placer County. Rent is competing with food, transportation, and other household needs.” Stakeholders also shared that economic growth and escalating housing costs in the Bay Area have impacted the Sacramento region and Placer County. The influx of people from the Bay Area looking for more affordable housing has put stress on the existing housing market.

Are any populations/household types more affected than others by these problems?

Yes—77% of renter households with income at or less than 30% AMI have one or more severe housing problems while 59% of homeowners also experience one or more severe housing problems.

Stakeholders identified older adults on fixed income and/or with mobility issues, families with children, people with mental illness, and people with untreated substance abuse disorders as populations that are more affected than others by affordability concerns. A stakeholder who provides affordable housing in the region reported that seniors on fixed income struggle to enter housing due to application and credit check fees and cannot find apartments that are studio to one bedroom, on the first level, and accessible. Stakeholders who work with families with children observe it is difficult for them to find high density housing at an affordable rate. There is also limited emergency shelter space for families escaping domestic violence. The emergency shelter in Placer County can house up to 40 people and is consistently full. This population faces mental health issues and may need other supportive services to help them establish financial security, employment training, and childcare.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households that spend 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. As discussed, 460 extremely low-income renter households (with income less than 30% AMI) and 700 extremely low-income owner households experience severe cost burden. Data also shows that 57% of large households (five or more individuals) face severe cost burden—the highest rate of any household type. Formerly homeless individuals and families often need supplemental services to keep stably housed, including career development or job placement services, childcare assistance, and food assistance.

Stakeholders highlighted the experience of families with children, formerly homeless families, and individuals receiving rapid re-housing assistance. One advocate for survivors of domestic violence highlighted that domestic violence is one of the main causes of homelessness for women and children.

This population is in need of emergency shelter, housing navigation, and supportive services for mental health, job training and/or resume development assistance, and childcare resources to establish financial independence. Stakeholders who work with individuals who have recently experienced homelessness and have been rehoused said that finding employment and adequate transportation to accommodate job schedules is a large barrier to keeping housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

As noted, households spending 50% or more of their income on housing are considered at risk of homelessness. Indicators of at-risk population(s) include being precariously housed (e.g., couch-surfing, living in hotel/motel), unable to pay utilities, unable to pay property taxes, being in the process of eviction or foreclosure, and being unable to find a place to rent due to criminal history or previous evictions.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following characteristics are associated with an increased risk of homelessness: prior history of eviction or foreclosure, being precariously housed, difficulty paying utilities or property taxes, bad credit history, criminal history, mental illness, medical problems, prior episodes of homelessness, domestic assault, and extremely low-income.

In addition, rising housing costs in Lincoln means a larger proportion of low- and moderate-income households are paying more than half of their income on housing. Additionally, rising costs for food, transportation, healthcare, and utilities further reduces an individual's disposable income and ability to save. Households without savings are more vulnerable to homelessness, particularly if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours, or government benefits), or if they encounter an unexpected expense (e.g., medical emergency, major car repair).

As previously identified, stakeholders working with families observed domestic violence as a direct link to homelessness for women and children, as well as substance abuse issues and mental illness. Older adults with fixed income are at an increased risk of homelessness if they experience an increase in housing costs that outpaces their income.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

This section assesses the need of any group that has disproportionately greater need in comparison to the needs of that category of need as a whole. HUD defines housing problems as:

- Lack of complete kitchen facilities.
- Lack of complete plumbing facilities.
- Overcrowded households with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 30 percent of income.

Introduction

Consolidated Plan regulations that were in place when this plan was developed defined *disproportionately greater need* as existing when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,520	350	0
White	885	235	0
Black / African American	20	0	0
Asian	60	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	405	95	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

Demo

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	570	0
White	660	475	0
Black / African American	4	0	0
Asian	45	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	190	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,415	1,165	0
White	1,120	925	0
Black / African American	0	20	0
Asian	105	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	175	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	1,205	0
White	670	875	0
Black / African American	25	44	0
Asian	99	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	235	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

0-30% AMI. All groups have high rates of housing problems at this income level—81% of households with income less than 30% AMI report at least one housing problem. One hundred percent of Black/ African American households (n = 20) and Pacific Islander households (n = 4) in this income category report housing problems, although this result should be interpreted with caution given the small number of households. White households (n = 1,120) have the lowest rate of reported housing problems at 79%.

30-50% AMI. Similar to the 0 to 30% of AMI income level, all households in this income group have relatively high rates of housing need with 61% reporting at least one need. Black/ African American households (n = 4) and American Indian/ Alaska Native households (n = 4) experience disproportionately higher rates of housing need (100%) compared to non-Hispanic white households (58%). Note again that the small sample size means results for American Indian/ Alaska Native and Black/ African American housing need should be interpreted with caution. Asian households (n = 95) and White households (n = 1,135) have the lowest rates of housing problems (47% and 58%, respectively).

50-80% AMI. At this income level, 55% of households in the city overall have at least one of the four housing problems. Asian households (n = 135) experience disproportionately higher rates of housing need (78%) compared to White households (55%).

Demo

80-100% AMI. For households earning 80 to 100% of AMI in the city, 44% have one or more of the four housing problems. Asian households (n = 144) are the only population who have disproportionate need at 69% compared to both White households (43%) and the jurisdiction (44%).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Lincoln households that have severe housing needs. Needs are defined as one or more of the following housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50 percent.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,220	650	0
White	765	355	0
Black / African American	20	0	0
Asian	45	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	235	265	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	560	910	0
White	395	740	0
Black / African American	4	0	0
Asian	40	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	120	120	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	575	2,005	0
White	445	1,600	0
Black / African American	0	20	0
Asian	70	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	275	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	1,945	0
White	165	1,380	0
Black / African American	0	70	0
Asian	0	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	320	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

0-30% AMI. All groups have relatively high rates of severe housing problems at this income level—nearly two-thirds (65%) of households report at least one severe housing problem. Black/African American households have disproportionately high needs (100%) compared to both non-Hispanic white households (68%) and the city as a whole (65%). Again, this result should be interpreted with caution given the small number of households.

30-50% AMI. Half (50%) of Hispanic households (n = 240) report at least one severe housing need, experiencing disproportionately high housing needs compared to non-Hispanic White households (35%) and the jurisdiction as a whole (38%).

50-80% AMI. At this income level, 52% of Asian households (n = 135) have disproportionately high need compared to both White households (22%) and the city as whole (22%).

80-100% AMI. Ten percent of all groups have severe housing problems at this income bracket, but no single group experiences a disproportionately high rate of need relative to the city as a whole. Hispanic households at this income level report a slightly higher rate at 14%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

This section provides data on households experiencing disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30% of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,405	3,335	2,420	250
White	9,935	2,215	1,715	199
Black / African American	150	50	25	0
Asian	595	244	170	0
American Indian, Alaska Native	14	0	4	0
Pacific Islander	10	0	4	0
Hispanic	1,475	675	335	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Overall, 32% of households in Lincoln experience cost burden. By race/ethnicity, Asian and Hispanic households had the highest rates of cost burden overall, both at 41%, followed by Black households at 33%. Additionally, 13% of households in the city experience severe cost burden. Pacific Islanders (n = 14) and American Indian/Alaska Native households (n = 18) had the highest rates of severe cost burden at 29% and 22%, respectively. Note that given the small sample size of these groups that rates should be interpreted with caution.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The HUD data discussed above in Sections NA-15, NA-20, and NA-25 indicate that disproportionately high needs exist for the following households:

- Households with income less than 30% AMI have the highest rates of housing problems, severe housing problems, and cost burden across race and ethnicity;
- Black households with income between 0-30% AMI have disproportionately high rates of housing problems compared to non-Hispanic white households of the same income group and the city as a whole.
- At the 50% to 80% AMI level and the 80% to 100% AMI level, Asian households experience disproportionately higher rates of housing need compared to White households;
- Black households with income less than 30% AMI report severe housing problems at disproportionately higher rates (100%) compared to non-Hispanic White households (68%) and the city as a whole (65%) within the same income bracket;
- Hispanic households with income between 30% and 50% AMI report severe housing problems at disproportionately higher rates (50%) compared to the city as a whole (38%) within the same income bracket;
- Over half (52%) of Asian households with income between 50% and 80% AMI report severe housing problems—a disproportionately higher rate than White households (22%) and the city as a whole (22%) within the same income bracket.
- Asian and Hispanic households have the highest rates of cost burden overall, both at 41%, followed by Black households at 33%.

If they have needs not identified above, what are those needs?

The needs identified above focus on the HUD-defined categories of housing problems: cost burden, overcrowding (more than 1 person per room), lacking complete kitchen facilities, and lacking complete plumbing facilities. Additional needs identified by stakeholders may be live-in or in-home care for older adults and/or residents with disabilities and financial assistance for home repairs or modifications. One stakeholder also noted the need for more rehabilitation for apartment complexes.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Central Lincoln is the most diverse area of the city. In Census Tract 214.03 (west of G Street, south of Nicolaus Road and 9th Street, and east of Joiner Parkway), 41% of residents are Hispanic while 32% of the population in Census Tract 214.01 (east of G Street, south of Ashwood Way and Silver Spur Circle, east of Liberty Lane, and north of Gateway Drive) is Hispanic. Additionally, 11% of the population in Tract 214.01 are Asian.

NA-35 Public Housing – 91.205(b)

Introduction

This section discusses subsidized housing programs in Lincoln, including public housing and voucher programs. Residents of Lincoln are served by the Placer County Housing Authority (PCHA). PCHA administers the Housing Choice Voucher program, Family Unification Program (designated housing support for families with an imminent placement of children in out of home care), and supports the HUD Veterans Affairs Supportive Housing (HUD-VASH) program. PCHA only has one project-based voucher property— a 79-unit apartment and townhome development in Auburn. Two vendors were selected in 2023 for two Project-Based projects. According to HUD’s Picture of Subsidized Housing, PCHA currently has 417 HCVs. The waiting list for Housing Choice Vouchers is currently closed, except for applicants referred through the Family Unification Program for families with children in imminent placement in out-of-home care due to lack of housing and youth exiting foster care.

PCHA’s Mission, according to their 2025 Administrative Plan, is to “provide safe, decent, sanitary, and affordable housing conditions for very low-income families and manage resources efficiently. PCHA strives to promote personal, economic, and social upward mobility, and provide families the opportunity to make the transition from subsidized to non-subsidized housing.”

Based on data from PCHA, as of January 2026, 79 households in Lincoln utilize some type of voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households
- Port-in HCV’s that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	79	0	66	8	2	3

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	N/A	N/A	N/A	26,333	0	25,161	44,050	11,640	
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Average Household size	N/A	N/A	N/A	2.8	0	2.8	3.5	3.5	
# Homeless at admission	N/A	N/A	N/A	13	0	4	7	0	
# of Elderly Program Participants (>62)	N/A	N/A	N/A	28	0	24	2	0	
# of Disabled Families	N/A	N/A	N/A	53	0	44	6	0	

Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	52	0	45	3	2	2
Black/African American	N/A	N/A	N/A	14	0	12	2	0	0
Asian	N/A	N/A	N/A	2	0	2	0	0	0
American Indian/Alaska Native	N/A	N/A	N/A	3	0	2	0	0	1
Pacific Islander	N/A	N/A	N/A	1	0	0	1	0	0
Other	N/A	N/A	N/A	6	0	4	2	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	12	0	10	1	1	0
Not Hispanic	N/A	N/A	N/A	66	0	55	7	1	3

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on a disability in programs and activities conducted by HUD, or that receive financial assistance from HUD. According to PCHA's 2025 Administrative Plan, PCHA follows all applicable federal and state laws to ensure fair and consistent treatment of clients served and complies with housing quality and accessibility standards. Placer County Housing Authority does not have any public housing units.

The greatest needs for those populations who would benefit from accessible units are the availability of affordable housing units that are accessible. The Placer County Housing Authority provides reasonable accommodations to residents to better meet their housing needs, including providing physical accommodations/modifications to units, reasonable accommodations for the application process, and providing two-bedroom units to accommodate a live-in caretaker. Stakeholders who serve this population described a need throughout the county for the availability of more fully accessible units and smaller-sized (e.g., studios and 1 BD) units, specifically to accommodate older residents and residents living with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need of low-income residents and/or those utilizing housing choice vouchers is available short-term assistance in order to remain housed in case of an unexpected challenge (e.g., loss of employment, medical emergency, car repair). Housing instability follows more readily for groups who do not have a job with high enough wages to save for unexpected expenses after housing and general living costs. In addition to short-term assistance, stakeholders emphasized the necessity for comprehensive wrap-around services that extend both before and after individuals and families secure stable housing. These services could include job training, educational support, mental health services, and financial literacy programs, all of which are crucial in ensuring that these populations can maintain their stability and successfully reintegrate into the community.

A stakeholder observed that many people with project-based vouchers are within the adult system of care and receiving case management services. This means they receive mental health support, employment assistance, and housing stabilization services. Those with HUD-VASH vouchers also receive case management through the VA. The stakeholder said that people without case management struggle to navigate housing application processes and don't always understand their lease obligations. Those who administer vouchers have had success finding places for families with four to five bedrooms and have developed relationships with complexes with affordable one- to two-bedroom units, although an increased supply of smaller units for seniors is still needed.

How do these needs compare to the housing needs of the population at large

For Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the "benefits cliff" in the program—voucher holders are worried that if they earn too much, they will lose their housing subsidies, which disincentivizes finding work with higher wages.

Demo

Currently, the Placer County Housing Authority can administer 456 total vouchers; however, only 254 vouchers are being utilized due to budget constraints. Additionally, budget constraints have also forced PCHA stakeholders to temporarily stop leasing units. As of January 2026, there are approximately 120 applicants on the waiting list who have been referred for housing assistance.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides an overview of the demographics and service needs of people experiencing homelessness in Lincoln. Lincoln and Placer County are part of the Homeless Resource Council of the Sierras, the Continuum of Care program that coordinates data, policy, and shelter efforts in the region.

The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. No city-specific data was reported. Within Placer County, 711 people were identified as experiencing homelessness. Approximately 59% (418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. People experiencing unsheltered homelessness was up 14% from 366 people in the 2024 PIT count. Over half (54%) of people experiencing homelessness were residents of Placer County at time of homelessness, 16% were from a neighboring county, 8% were from another California county, and 5% were from out of state.

According to the Placer Community Foundation 10-Year Affordable Housing Strategic Plan, in 2022, there were only 481 beds available in the interim and permanent housing supply for persons experiencing homelessness in the County. There are no homeless shelter beds in Lincoln. Poverty data suggest that there are 3,972 people living in poverty in the city of Lincoln, with an estimated 950 residents over 65 years old living in poverty. These residents are at increased risk of homelessness. Without additional beds, this population may be displaced from Lincoln or experience unsheltered homelessness.

The City of Lincoln's 2023-2025 Strategic Plan outlined a goal to address homelessness in the city. In response, the City Manager and City Attorney worked with local non-profits and faith-based organizations to create a Homeless Pilot Program. One outcome of the Pilot Program was the purchase of two trailers that are stationed at the Grace Lutheran Church. Homeless individuals in these campers receive wrap-around services with a requirement that occupants actively look to further education and employment. The program helps individuals pursue these goals. So far, two people in the program have moved to a more permanent housing solution. This program is closely coordinated with the Lincoln Police Department's Problem-Oriented Policing Program. The City also continues to collaborate with Placer County to address homelessness.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	26	5	-	-	-	-
Persons in Households with Only Children	38	16	-	-	-	-
Persons in Households with Only Adults	255	402	-	-	-	-
Chronically Homeless Individuals	97	199	-	-	-	-
Chronically Homeless Families (Households)	-	-	-	-	-	-
Veterans	11	30	-	-	-	-
Unaccompanied Child	38	16	-	-	-	-
Persons with HIV	-	-	-	-	-	-

Source: Homeless Resource Council of the Sierras, Placer County 2025 PIT

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in the community. During the course of an entire year different individuals can enter, exit, and/or return to a state of homelessness in the community. Moreover, results from the PIT Count generally represent an undercount of the true number of people experiencing homelessness.

Chronic homelessness: The 2025 PIT Count for Placer County identified 296 chronically homeless people—42% of all people experiencing homelessness, which is an increase of 13% since the previous year’s PIT count. The majority of unsheltered residents who are chronically homeless are also unsheltered (67%) compared with all homeless residents identified during the county (59%). Compared to 2024, more

chronically homeless individuals are unsheltered (120 in 2024 and 199 in 2025). The most common location for those sleeping outside was outdoors or in a tent (68%) and in a vehicle (26%).

Families with children: Approximately 31 families with children were identified as experiencing homelessness during the 2025 PIT Count; a slight decrease from 2024 when 36 families were counted. Of the 31 families, 26 (or 84% of families experiencing homelessness) were sheltered and five (or 16% of families experiencing homelessness) were unsheltered.

While data on homelessness is only available at the county level, and the Point in Time count for Lincoln specifically is limited, data from Western Placer Unified School District on enrollment of unhoused/precariously housed students can provide insight into the extent of homelessness in Lincoln. Based on California Department of Education data, there were 297 precariously housed students in Lincoln during the 2024-2025 school year. Almost a third of these students attend the two elementary schools serving downtown Lincoln. This area has a higher population of households living in poverty and Hispanic residents compared to the city overall.

Veterans: Forty-one (41) veterans were identified experiencing homelessness in Placer County during the 2025 Point-in-Time (PIT) Count. Nearly three quarters of veterans (73%) identified experiencing homelessness were unsheltered. The number of veterans experiencing homelessness has dropped slightly from 45 in 2024.

Unaccompanied youth and young adults: Unaccompanied youth are those under 18 with no guardian and young adults are ages 18 to 24 without a guardian. Fifty-four (54) unaccompanied youth and young adults were identified experiencing homelessness in Placer County during the 2025 PIT Count—70% were sheltered and 30% were unsheltered. Youth transitioning from foster care are particularly vulnerable to homelessness—14% of those experiencing homelessness in Placer County reported that they had previously been in the foster care system.

Other populations in the 2025 PIT Count: Additionally, 51% of those included in the 2025 PIT count reported having a mental health disorder and 36% reported a substance use disorder. Eleven percent of respondents reported a history of domestic violence. Over half (52%) reported experiencing at least one disabling condition.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	222	259
Black or African American	29	15
Asian	5	8
American Indian or Alaska Native	3	10
Native Hawaiian or Other Pacific Islander	2	4
Multiple Races	28	18
Ethnicity:	Sheltered:	Unsheltered (optional)
Non-Hispanic/Non-Latino	289	217
Hispanic/Latino	47	53

Source: HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, Placer County

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children. The 31 families identified as experiencing homelessness during the 2025 PIT Count consisted of 84 members, representing approximately 12% of all persons experiencing homelessness in the county. As noted above, this is likely an undercount of the true number of families with children in need of housing assistance.

According to the PIT report, 16% of householders with children were unsheltered, or about five families. Most resources for families with children are in Auburn and Roseville. Stand Up Placer is a domestic violence shelter in Roseville that provides shelter and advocacy for families that are homeless due to domestic violence. CalWorks Housing Support Program and Temporary Homeless Assistance can assist CalWorks families with hotel vouchers and housing subsidies. The Family Emergency Housing program refers families to the Home Start Shelter in Roseville. This shelter has five individual units.

Stakeholders reported that case management and housing navigation services “make a real difference” in addressing needs of families. Those with assistance are more confident filling out applications, signing leases, and finding resources to remain stably housed.

Veterans. As noted above, 41 veterans were identified as experiencing homelessness in Placer County during the 2025 PIT Count, the majority of whom were unsheltered. Resources for homeless veterans are also mostly located in Auburn, Roseville, and Sacramento. Nations Finest in Sacramento supports homeless veterans in finding employment, housing, and healthcare resources. Victory Village in Auburn provides services to veterans and families, including life skills, housing navigation, education, and physical wellness support.

PCHA leases to about 65 HUD-VASH recipients who receive support through referral. However, stakeholders indicated that there is greater demand for vouchers than what is currently available. Stakeholders also appreciated the case management services that HUD-VASH recipients receive from the VA to find and maintain stable housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In Placer County, approximately 17% of people experiencing homelessness identified their ethnicity as Hispanic. By race, nearly eight in ten individuals identified during the 2025 PIT Count reported their race as White (79%), followed by multiple races (8%), Black (7%), Asian (2%), American Indian or Alaska Native (2%), and Native Hawaiian or Other Pacific Islander (1%).

When the racial/ethnic composition of people experiencing homelessness is compared to the proportion of the total population of Placer County by race/ethnicity, it reveals:

- Hispanic individuals experiencing homelessness (17%) are slightly overrepresented compared to the proportion they make up in the county (15%);
- Black individuals experiencing homelessness (7%) are significantly overrepresented compared to their proportion of the county population (2%); and
- American Indian and Alaska Native individuals are also overrepresented in the county's population experiencing homelessness (2%) compared to their proportion of the overall county population (0.2%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As described above, of the 711 individuals identified as experiencing homelessness in Placer County during the 2025 PIT Count, 418 (59%) of those residents were unsheltered. Unsheltered homelessness increased by 52 individuals since the 2024 PIT Count. Of those who were unsheltered, 68% lived outdoors or in tents, 26% were in a vehicle, 4% in a hotel or motel, and 2% were in an abandoned building. Local stakeholders have reported a significant decline in homelessness within Lincoln, primarily unsheltered homelessness. The City works closely with the Lincoln Police Department's Problem-Oriented Policing Program to connect residents experiencing homelessness with resources and services.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section provides an overview of the housing and supportive service needs of people from a variety of groups who are vulnerable to experiencing homelessness in Lincoln, including older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. The estimates of need rely on a wide range of data sources and are supported by stakeholder and resident engagement findings.

Describe the characteristics of special needs populations in your community:

Populations with the most significant needs in Lincoln include:

- **Households made up of older adults.** There are 15,587 residents 62 years or older in Lincoln, accounting for 30% of Lincoln's population. Based on the poverty rate of older adults in Lincoln, it's estimated that 1,056 older adults have some type of housing need in the city. This group may encounter barriers to finding affordable and accessible housing options while living on a fixed income.
- **Frail elderly.** Frail elderly adults include older adults who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. There are an estimated 919 frail elderly residents living in Lincoln, 62 of whom are estimated to have housing and/or service needs. This group typically requires enhanced accessibility features and in-home care.
- **Disability.** There are 5,230 households that include a member living with a disability in Lincoln. According to 2021 CHAS data, 34% of households with a disability have at least one housing problem in Lincoln. Applying this percentage to the number of households with a disability, an estimated 1,775 households with a disability have a housing need.
- **Large families (with 5 or more people).** There are approximately 1,473 large family households in Lincoln. Based on the poverty rate for large households, an estimated 7% of large households, or 97 large households, in Lincoln have some type of housing problem. While the most common housing need experienced by large families is cost burden, this household type is more susceptible to overcrowding.
- **Single parents with children.** There are about 1,355 single parent families with children in Lincoln. The poverty rate for these households is 25%—much higher than the city-wide family poverty rate of 10%. As such, an estimated 336 single parent households with children living in poverty have housing and/or service needs and may need unique support given the challenges they face.
- **Survivors of domestic violence.** According to national estimates from the National Intimate Partner and Sexual Violence Survey (NISVS), 4.5% of women and 2.8% of men experience stalking, physical violence, and/or contact sexual violence by an intimate partner each year. Applying these national rates to Lincoln, an estimated 1,454 residents experience IPV. Of those, around 11% (154 people) have housing or service needs based off national survey rates. A 2023

California Violence Experiences Survey found that those experiencing “...financial distress in the past year—particularly eviction and food or housing insecurity—were associated with 2x to 8x greater risk for physical violence, sexual violence, and intimate partner violence (IPV).”²

- **Limited English proficient households.** About 290 households in Lincoln have limited English proficiency (LEP), meaning no one over the age of five speaks English “very well.” Asian and Pacific Islander languages are the most commonly spoken languages by these households in Lincoln. These households may have trouble accessing resources and/or housing-related documents in their native language. It is estimated that 38 LEP households have housing and/or service needs in Lincoln.
- **At risk of homelessness.** Households spending 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are heavily impacted by even minor shifts in rents, property taxes, and/or incomes. There are 1,865 households in Lincoln with income less than 30% AMI who face severe cost burden at the highest rate of any income group (70%). This group is therefore particularly vulnerable to homelessness.
- **Persons with addiction or mental illness.** According to the 2023 National Survey on Drug Use and Health from the U.S. Department of Health and Human Services, 9.9% of those 18 and older have a drug use disorder and 10.9% have an alcohol use disorder. The 2021 National Survey on Drug Use and Health reports that 7.6% of these individuals need treatment. Applying these estimates to Lincoln, an estimated 2,694 residents over 18 have a substance abuse disorder and 2,435 (90%) are in need of treatment.
- **Persons with HIV/AIDS.** There are an estimated 48 individuals living with HIV/AIDS in Lincoln based on the prevalence rate in Placer County (112.5 per 100,000 individuals). The Sierra Foothills AIDS Foundation provides case management, benefits counseling, emergency financial assistance, and referrals for further services for individuals living with HIV/AIDS.

What are the housing and supportive service needs of these populations and how are these needs determined?

The non-homeless special needs populations in Lincoln have a wide range of service needs. In general, the populations identified above all need:

- More affordable housing options—both rental and for-sale;
- Rental and utility assistance;
- Assistance with home repairs and accessibility improvements;
- Supportive services;
- Housing navigation services; and
- Workforce development and employment opportunities.

Other specific housing and supportive needs include:

² Spring 2023 Survey California Violence Experiences Survey (CalVEX), page 30, <https://geh.ucsd.edu/cal-vex>

- Accessible housing options (elderly, frail elderly, and persons living with disabilities);
- Transitional housing or more shelter capacity specifically for survivors of domestic violence (survivors of domestic violence);
- Affordable childcare options (Large families and single parents with children);
- Transportation to health care appointments and other basic needs (elderly, frail elderly, and persons living with disabilities).

The housing and service needs were identified through stakeholders who serve these populations and resident engagement.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Based on the California HIV Surveillance Report, the annual number of new HIV diagnoses and the rate of HIV infection declined slightly from 2019 through 2023 in Placer County. The number of new diagnoses declined by 0.1% percentage points—from 13 in 2019 to 8 in 2023, and the rate of new diagnoses per 100,000 population declined from 3.3 to 2.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Lincoln does not receive HOME funds.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. The City of Lincoln Capital Improvement Projects include:

- Trail improvements between Hawks Landing, Sorrento, and Lincoln High School;
- Remodeling of police department;
- Parking lot improvements at McBean Park, the Art Building, and police department; and
- Improvements to McBean Pool

Additionally, in the years since the previous planning period, construction for a new wastewater facility has begun to expand its current capacity. Construction began in 2022 in west Lincoln, according to Lincoln’s 2021-2029 Housing Element.

Lincoln’s 2023-2025 Strategic Plan also includes a goal to conduct an analysis of current and future library service and facility needs through community engagement.

One stakeholder suggested that Lincoln implement a publicly-owned utility model, similar to the one used by the City of Roseville. They shared Roseville’s website that states, *“Having all utility infrastructure – water, wastewater, recycled water, waste services (trash and recycling) and electricity – under one integrated utility service for Roseville customers allows your utilities to be more innovative and cost efficient because we can manage each utility service in-house and find synergies to promote innovation, sustainability and reliability.”* According to Lincoln’s 2023 to 2025 Strategic Plan, city staff will contract a feasibility study on the municipalization of electrical power.

Stakeholders who work with homeless populations and families fleeing domestic violence also desired more emergency shelter facilities. The only domestic violence shelter is almost always full and families are frequently referred to sources outside of Placer County. Similarly, people experiencing homelessness are often referred to resources in Sacramento and must leave their community.

How were these needs determined?

Lincoln’s Capital Improvement Projects are determined by city departments and approved by City Council annually. Community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Describe the jurisdiction’s need for Public Improvements:

In 2024, Measure B was put to a vote to increase sales tax by half a cent in Roseville, Rocklin, and Lincoln. Funds were to go to transportation projects like widening Highway 65 and funding road repairs. Measure B ultimately failed, but the need to relieve the 80/65 Interchange bottleneck and widening of Highway 65 still needed to be addressed. In 2025, Placer County Transportation Planning Agency received \$22.48 million from the U.S. Department of Transportation’s BUILD Discretionary Grant Program to add additional lanes. Construction is projected to start in the Fall of 2026 and be completed in December 2028. Beyond road improvements, transportation is another public improvement need. As

outlined in Lincoln’s most recent Housing Element, the city will ensure that transit infrastructure is included in new roadways as new developments are built. The lack of public transportation in Lincoln was identified as a barrier to employment by stakeholders who work with people experiencing homelessness. For example, two people who receive services work at Target take the bus to work but have to ride their bike home for a long stretch because their shift ends after buses stop running at night. Lack of transportation also prevents families from receiving food boxes, getting to medical appointments, and accessing other needed resources. Another stakeholder plainly said that transportation infrastructure needs to catch up with growth in the region.

Beyond transportation infrastructure, improvements to Lincoln’s downtown area are needed. Lincoln’s 2023-2025 Strategic Plan outlines goals to update Lincoln’s historic downtown area with a \$400,000 grant from the Sacramento Area Council of Governments. Nearly a third (32%) of Housing and Community Development survey respondents identified sidewalks, streetlights, and other neighborhood improvements as needed public improvements throughout the city. One stakeholder shared that, “there are large areas in older neighborhoods without any sidewalks. New parks don’t have restrooms which is difficult for those with young children.”

How were these needs determined?

Along with the City’s Housing Element and the City’s 2023 to 2025 Strategic Plan, community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Describe the jurisdiction’s need for Public Services:

Stakeholders consistently identified housing stability-related public services as a significant need in the City of Lincoln. Utility and rental assistance were the most frequently cited priorities. One stakeholder shared that just over 9,300 residents in Lincoln were enrolled in Medi-Cal, an indicator that coincides with poverty and inability to pay for housing, medical care, food, and other necessities on current income. Service providers reported increasing instances of overcrowding and households doubling up due to the lack of affordable housing, indicating growing risk of homelessness and housing instability for these households. While programs such as St. Vincent de Paul provide rental, utility, and food assistance, assistance is limited to once per year and capped at \$800, which is usually insufficient to address arrears at current rent levels.

Stakeholders also noted gaps in access to essential services and geographic barriers that require residents to travel outside Lincoln to Roseville, Auburn, and Sacramento for groceries, healthcare, childcare, and financial assistance. There is a strong need for expanded eviction prevention services, flexible financial assistance for security deposits and first month’s rent, and direct cash assistance to help households stabilize before entering crisis.

Mental health services were also identified as a critical unmet need, particularly for those experiencing chronic mental health challenges who do not meet eligibility thresholds for high-acuity county-level services. Stakeholders advocated for earlier intervention, trauma-formed support, and community-based services that bridge the gap between basic assistance and intensive treatment.

Employment-related public services were identified as another key area of need. Many individuals experiencing housing instability face barriers to employment, including lack of transportation, limited access to local jobs, and challenges obtaining or maintaining driver’s licenses. Existing transit options do

not adequately support shift work or late-night hours, further constraining employment opportunities, Stakeholders highlighted the importance of local employment partnerships, job readiness programs, and supportive services that connect residents to nearby employers.

Fair housing services were also identified as a needed service, particularly for those with limited English proficiency, who reportedly face repeated application fees, inconsistent waitlist practices, and barriers in the rental application process. Expanded fair housing education, counseling, and application assistance were identified as necessary public services to preserve access to housing opportunities in Lincoln.

How were these needs determined?

Community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an overview of affordability trends and gaps in the rental and for-sale market in Lincoln.

Rental Market

Between 2010 to 2023, Lincoln's median rent grew by 48%—from \$1,402 to \$2,081. During the same period, median renter income increased by 66%. According to the HUD data tables in the Needs Assessment (NA) section, 500 low- to moderate-income renter households (24% of all low- to moderate-income renters) experience cost burden and 800 low- to moderate-income renter households (38% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income homeowners, 29% are cost burdened and 25% are severely cost burdened.

The current availability of housing units does not meet the needs of the population in Lincoln, particularly for extremely and very low-income renters.

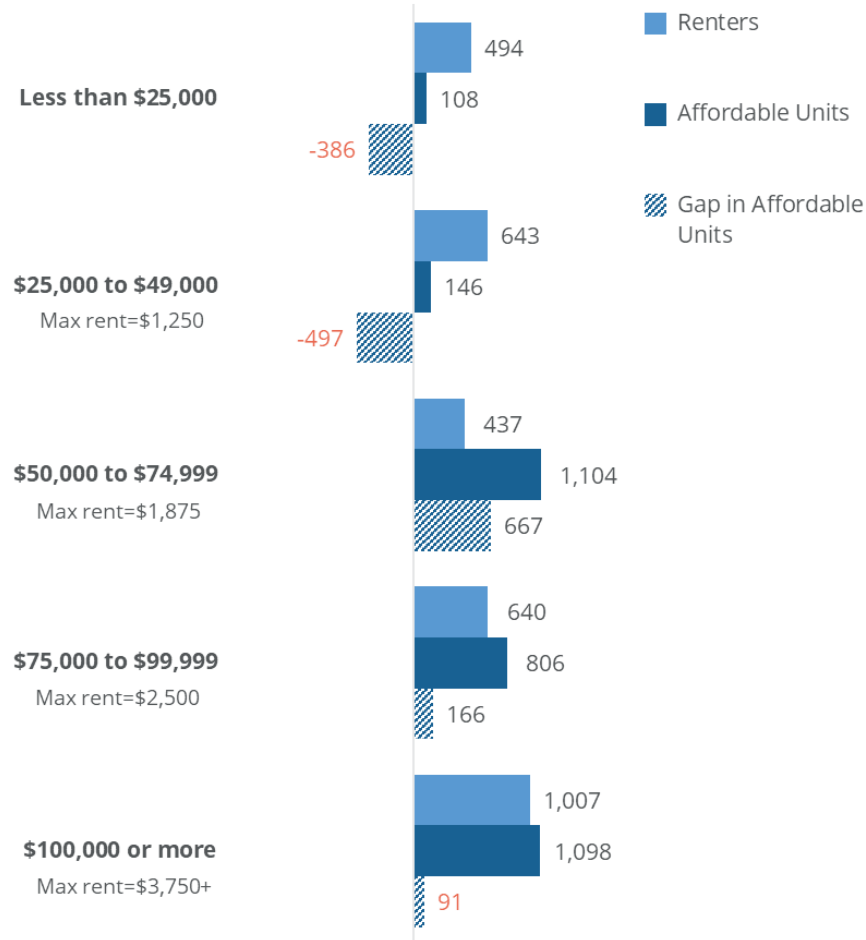
The gaps analysis conducted for the city showed that 35% of renters (1,137 households) living in the city earned less than \$50,000 per year. These renters need units that cost less than \$1,250 per month to avoid being cost burdened. Just 8% of rental units (254 units) in the area rent for less than \$1,250 per month. This leaves a “gap,” or shortage, of 883 units for these extremely low-income households. The narrowing surplus in units for households with incomes over \$100,000 shows that these renters may likely be paying less than 30% of their income for housing costs, as there are no other rental options that match their income. These renters may be on the cusp of homeownership but cannot quite afford a home due to rising home values and interest rates.

In sum, the rental market in Lincoln largely serves renters earning over \$50,000 per year—more than 90% of rental units are priced within that group's affordability range. The market fails to adequately serve the 35% of renters earning less than \$50,000 per year—even when accounting for the impact of subsidized housing programs.

Over time, lack of affordability has resulted in a decrease of renters with household income less than \$50,000 in Lincoln. In 2010, there were 1,563 renters with income less than \$50,000 a year. In 2023, there were 1,137 renters in this income bracket—a 27% decrease. Comparatively, renter households with incomes of more than \$100,000 increased by 84% from 546 in 2019 to 1,007 in 2023.

**Figure 1.
Gaps in Renters
and Affordable
Units, Lincoln,
2023**

Source:
2023 5-year ACS and Root Policy
Research.



The renter populations with the greatest housing needs in Lincoln are diverse, including seniors living on fixed incomes, large, low-income families, and others living in publicly supported housing. Many renters with the highest housing needs include special needs populations, those at risk of homelessness or those formerly homeless, persons with disabilities, victims of domestic violence, and residents experiencing mental health and substance abuse challenges. These populations are impacted by the lack of affordable housing units available in Lincoln and are disproportionately experiencing cost burden.

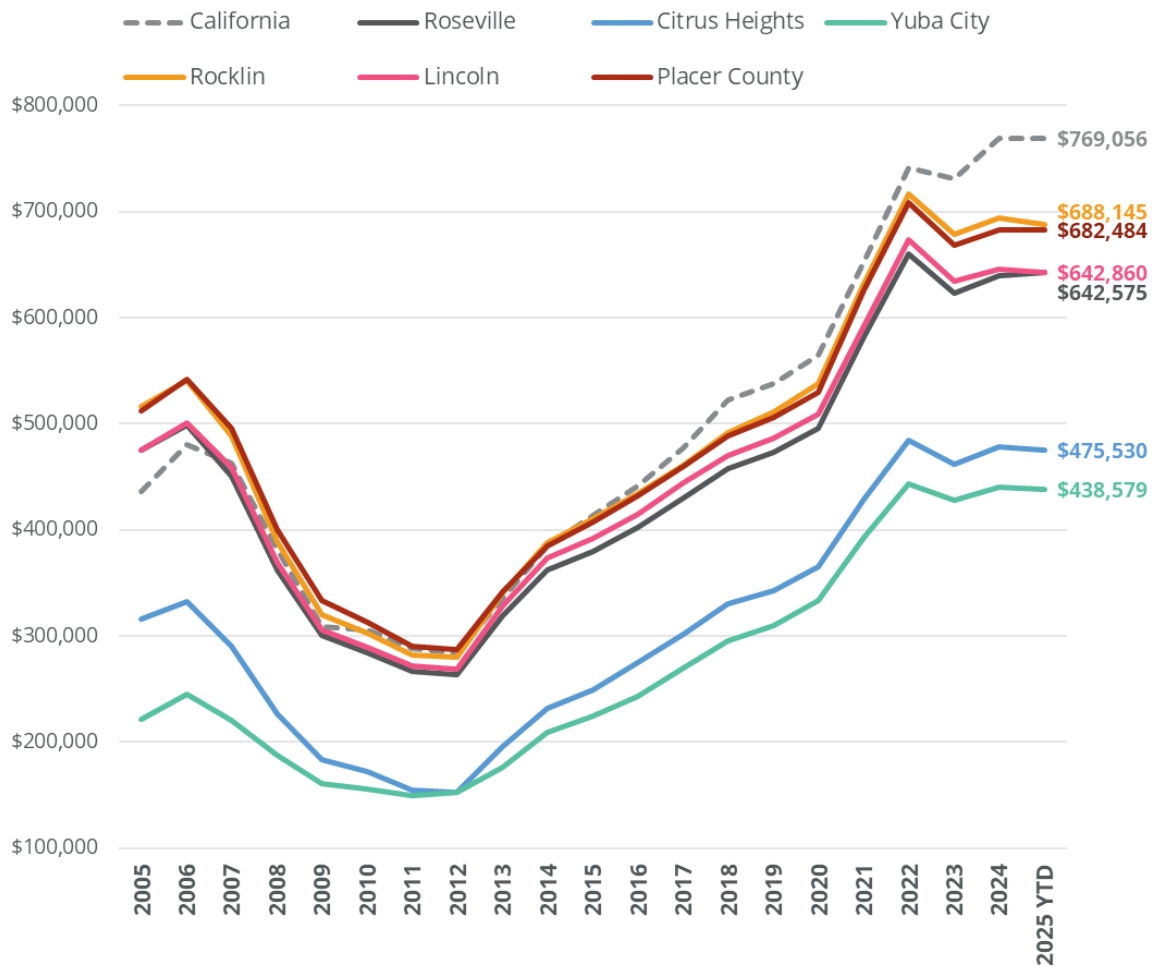
For-Sale Market

Figure 2 shows the trend in market value for homes in Lincoln compared to neighboring communities, Placer County and the State of California overall. Nationwide, home values increased dramatically in the decade following the Great Recession, peaking during the COVID-19 pandemic and post-COVID-19 timeframe due to historically low interest rates. Since then, home values have begun to level off due to much higher interest rates beginning in 2023.

As of October 2025, Lincoln’s median home value— \$642,860—falls within the middle of home values of comparison geographies. Homeownership is much more attainable in Yuba City and Citrus Heights than

Lincoln. Lincoln’s median home value is slightly lower than the median for all of Placer County, which is lower than the median for the State of California.

Figure 2.
Regional Trend in Home Values 2005 to 2025



Note: 2025 data is through October 2025.
Source: Zillow Home Value Index and Root Policy Research.

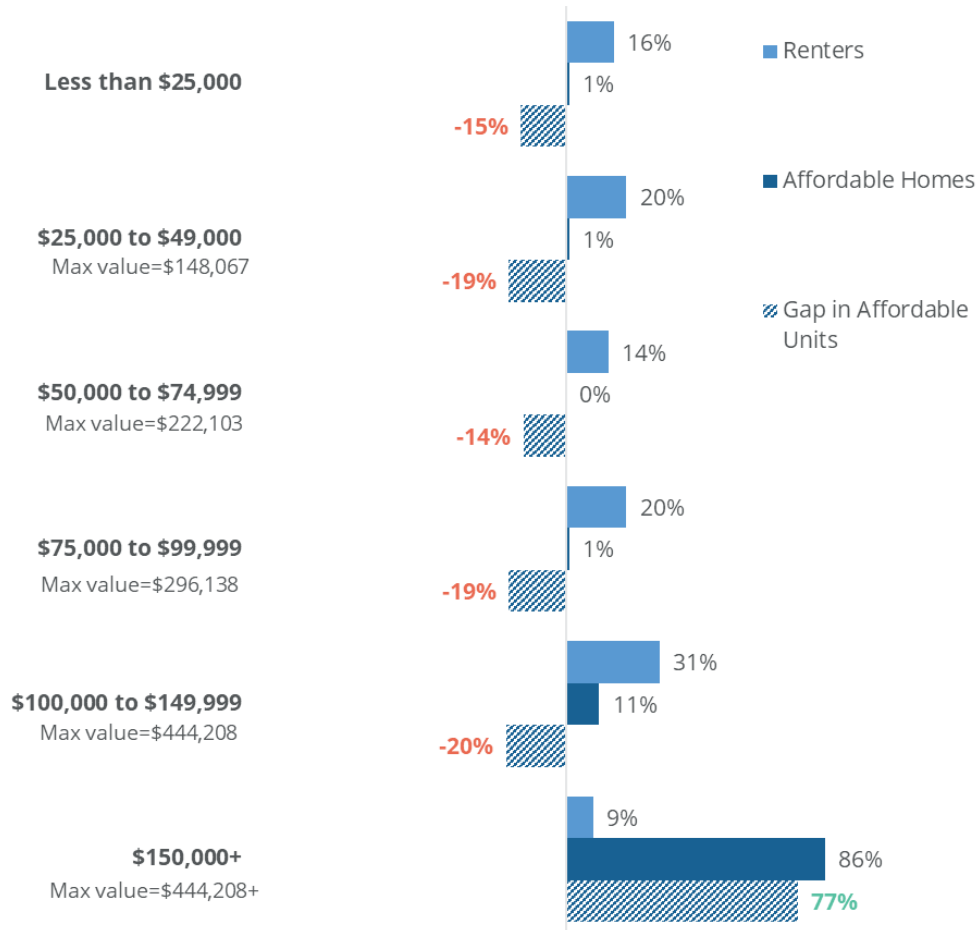
In 2023, 83% of Lincoln households are homeowners while 17% are renter households. The homeownership rate over the last decade has continued to trend upwards—in 2010, 80% of Lincoln households owned their home.

Between 2010 and 2023, home values in Lincoln grew at a faster pace than rents, going from a \$395,500 median home value to \$628,500—a 59% increase (rents increased 48% increase over the same time period). Owner income grew by 49%, also falling behind the increase in home value. As within the rental market, the steep wage and home value increases may mean existing renters with lower income will have trouble competing with owners entering the market with more financial leverage.

Figure 3 shows the result of a gaps analysis conducted for the city by comparing the number of existing renters and what they can afford with the current supply of homes by value. The analysis found that

70% of potential buyers (note: the number of renters are used as a proxy for potential buyers) have income at or below \$100,000, but only 3% of homes are affordable to this group. Moreover, 91% of renters have income at or below \$150,000, but only 14% of homes in Lincoln are affordable to this group. Conversely, 86% of homes are affordable to households with income over \$150,000. The increase in home values combined with high interest rates means that currently, homeownership is out of reach for the vast majority of the city's renters.

Figure 3.
Gaps in Renters and For-Sale Homes, City of Lincoln, 2023



Note: Monthly cost assumes a 10% down payment, 6.87% interest rate for a 30-year mortgage, and 30% of monthly payment towards property taxes, utilities, and insurance.

Source: 2023 5-year ACS and Root Policy Research.

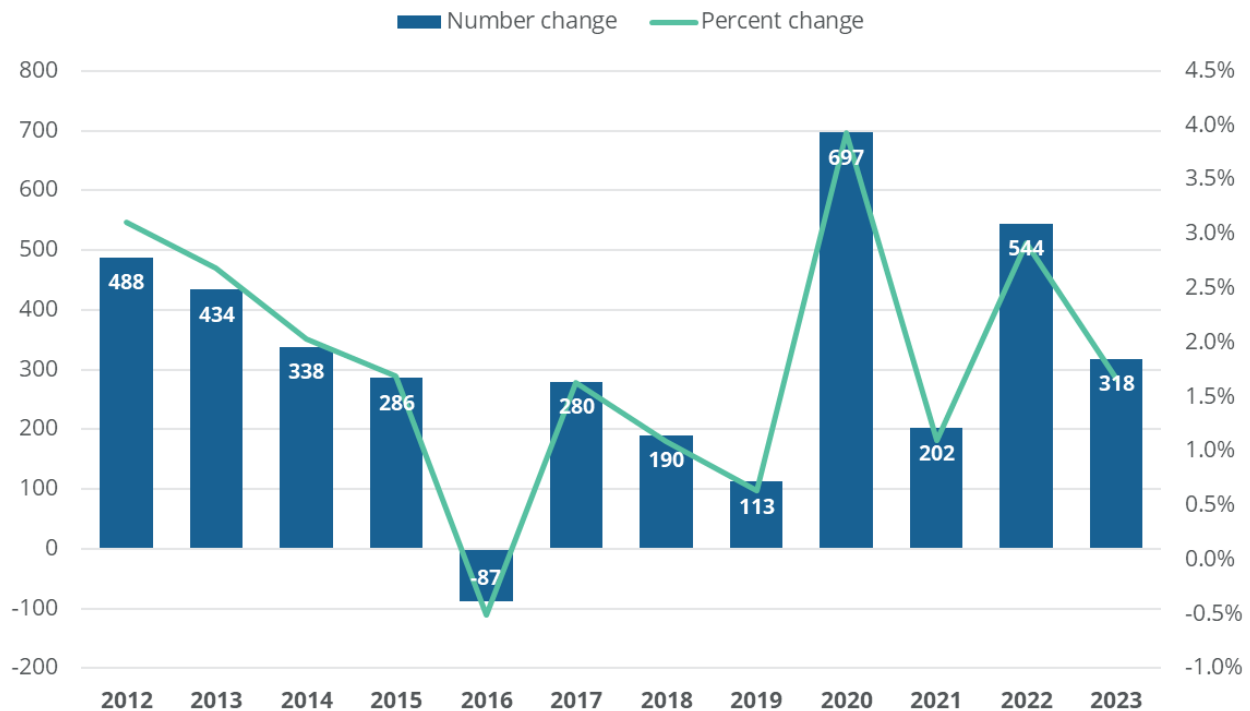
MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides a broad overview of the types of residential units available in Lincoln, including those that target low-income residents.

Lincoln has experienced substantial growth in its housing stock since 2011. The number of units rose from 15,678 in 2011 to 19,481 in 2023— a 24% increase overall. Figure 4 shows that housing production consistently declined from 2012 to 2016, resulting in an actual loss of units. This was most likely due to ongoing effects of the Great Recession. Peak production during this time frame occurred between 2019 and 2020, when 697 units were added to the city’s housing stock. Housing unit growth over the next few years was inconsistent.

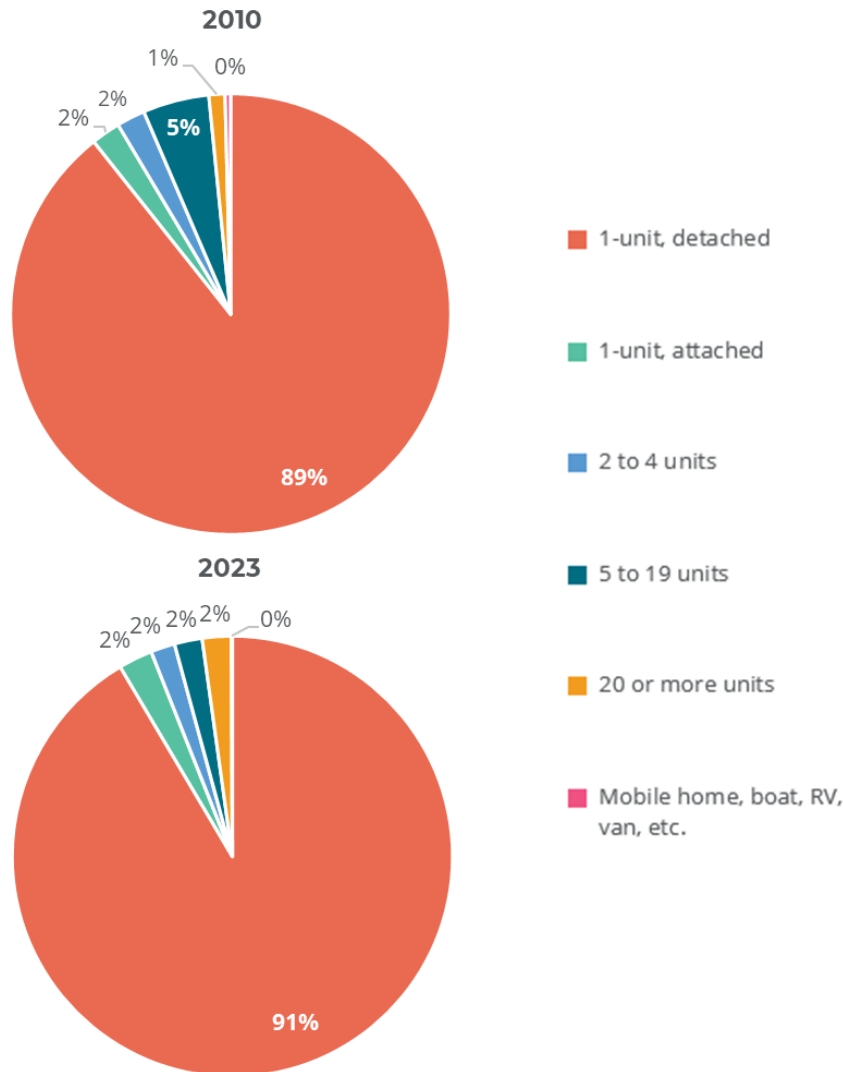
Figure 4.
Number of Housing Units Built by Year, City of Lincoln, 2012-2023



Source: HUD State of the Cities Data Systems (SOCDS) Building Permit Database and Root Policy Research.

Figure 5 shows that 91% of all housing units in Lincoln are single-family detached—an increase of two percentage points since 2010. Structures with 5 to 19 units made up 5% of all units in 2010, decreasing to 2% of all units in 2023. Structure with more than 20 units increased from 1% all units in 2010 to 2% in 2023.

Figure 5.
Housing Units by Type, City of Lincoln, 2010 and 2023

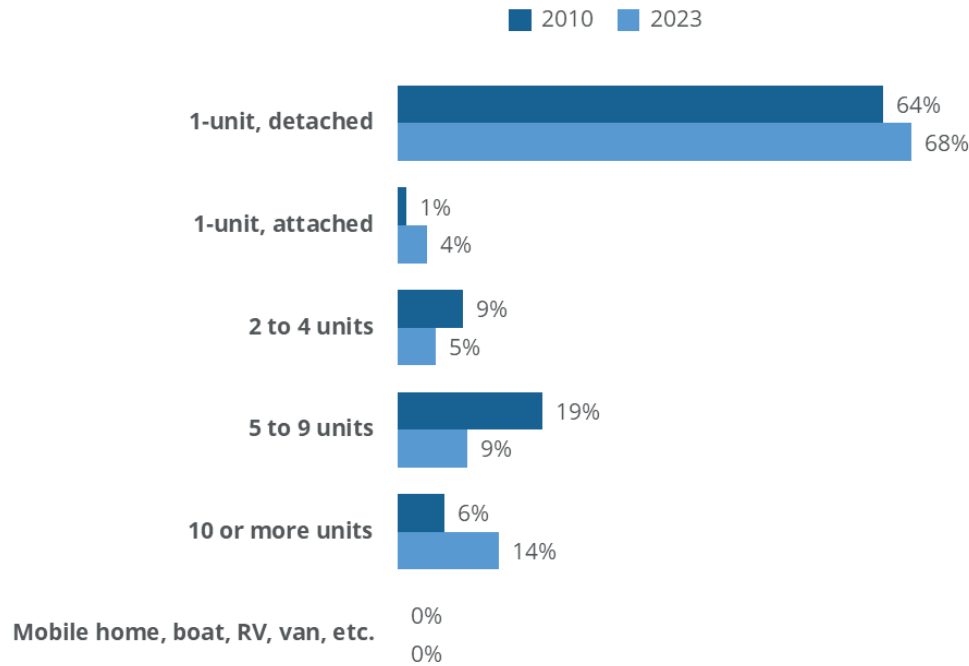


Source: 2010 to 2023 5-year ACS and Root Policy Research.

Figure 6 shows that in 2023, 68% of renters lived in single-family detached units—a four-percentage point increase since 2010. Additionally, the proportion of renter households living in structures with 5 to 9 units declined by more than half (19% in 2010, 9% in 2023) while the number of renter households living in units with more than 10 units doubled over the same time period (14% in 2023, 6% in 2010), followed by 14% who live in complexes with more than 10 units.

Figure 6.

Proportion of Renter Households by Housing Type, City of Lincoln, 2010 and 2023



Source: 2010 and 2023 5-year ACS and Root Policy Research.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,392	91%
1-unit, attached structure	502	2%
2-4 units	356	2%
5-19 units	410	2%
20 or more units	429	2%
Mobile Home, boat, RV, van, etc	13	0%
Total	20,102	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	14	<1%	16	<1%
1 bedroom	183	1%	260	8%
2 bedrooms	4,460	27%	1,457	45%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	11,603	71%	1,488	46%
Total	16,260	100%	3,221	100%

Table 27 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the National Historic Preservation Database (NHPD), there are seven properties in Lincoln currently utilizing federal subsidies, primarily 4% LIHTC. Overall, there are approximately 565 federally subsidized units. Because all of the developments are utilizing a LIHTC subsidy, at least 40% of all the units in these developments must be occupied by tenants with an income of 60% of Area Median Income (AMI), or 20% must be occupied by tenants with an income of 50% of AMI adjusted for family size. Figure 7 shows a breakdown of the number of units and type of family via each property.

**Figure 7.
Housing Characteristics of Federally Subsidized Housing Units, City of Lincoln, January 2026**

Property name	Type of family served	Studio/ 1 BD	2 BD	3BD+	Total Assisted Units
Golden Village	Family	-	100%	-	49
Oaks at Joiner Ranch II	Family	12%	38%	50%	119
Parkway Village Apts.	Family	14%	33%	53%	119
Lincoln Terrace Apts.	Family	-	50%	50%	79
Valle Vista Apts.	Elderly/disabled	55%	45%	-	49
Lincoln Senior Citizens Apts.	Elderly/disabled	88%	12%	-	70
Parkview Apts.	Family	35%	40%	25%	80

Source: National Housing Preservation Database (NHPD), most recently updated January 2026

Additionally, based on January 2026 data from the Placer County Housing Authority (PCHA), there are 79 households in Lincoln utilizing some type of federal housing choice voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households

- Port-in HCV's that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the 2021 City of Lincoln Housing Element, 40 units are set to expire in 2036 in Parkview Apartments II. This is the earliest date subsidized units are set to expire.

Does the availability of housing units meet the needs of the population?

No, the current availability of housing units does not meet the needs of the population in Lincoln, particularly for extremely low-income and very low-income renters. The gaps analysis conducted for the city showed that over one-third of renters (1,137 households) living in the city earned less than \$50,000 per year. These renters need units that cost less than \$1,250 per month to avoid being cost burdened. Currently, just 7% of rental units (254 units) in the area rent for less than \$1,250 per month. This leaves a “gap,” or shortage, of 883 units for these extremely low-income and low-income households. Stakeholders serving these populations described that more recently, they are aware of more households “doubling up” (e.g., two households living in one unit) due to the lack of affordable housing in the city.

In sum, the private rental market in Lincoln largely serves renters with income over \$50,000 per year—92% of rental units are priced within that group's affordability range. The market fails to adequately serve the 35% of renters earning less than \$50,000 per year—even when accounting for subsidized housing programs.

According to the HUD data tables in the Needs Assessment, 500 low- to moderate-income renter households (24% of all low- to moderate-income renters) experience cost burden and 800 low- to moderate-income renter households (38% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-homeowners, 29% experience cost burden and another 25% experience severe cost burden.

It is important to note that this does not include residents who are unhoused. At the time of the last homeless Point-in-Time (PIT) count in 2025, 711 people were experiencing homelessness in Placer County. Nearly 60% of those counted, or 418 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). While this data was not available at the jurisdictional level, stakeholders in Lincoln have noted that over the last couple of years, there are an estimated 10-20 people experiencing homelessness consistently in the city.

Stakeholders who work with low- to moderate-income populations in the city shared that in the short-term, rental and utility assistance are the most needed types of assistance. In the long term, the availability of more affordable housing options was identified as a critical need.

Describe the need for specific types of housing:

As discussed above, deeply affordable housing to rent is the most critical need of extremely low- and low-income households, especially for residents on a fixed income.

Ninety-one percent of Lincoln’s housing stock is single-family homes. The lack of more diverse housing types may make it more difficult for residents with lower incomes to find affordable options that best meet their housing needs. Stakeholders identified the need for smaller units that accommodate older adults, people living with disabilities, or single person households. Housing navigators have struggled to find units with less than two bedrooms for individuals experiencing homelessness. Stakeholders also advocated for more incentives to build ADUs to support family members and in-home care workers.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section investigates housing costs in the Lincoln housing market and its impact on low- to moderate-income households. Figure 8 compares the changes in rent and median home value in the county and Lincoln. Compared to Placer County overall, Lincoln has higher median rent but the rate of increase over this time period was slower compared to the county (48% increase in the city, 73% at the county level). Conversely, the median home value in Lincoln is slightly lower than Placer County but grew at a faster rate (59% at the city level, 51% at the county level) between 2010 and 2023.

Figure 8.
Median Rent and Median Home Value, Placer County and Lincoln, 2010 and 2023

	Median Rent			Median Home Value		
	2010	2023	% Change 2010-2023	2010	2023	% Change 2010-2023
Placer County	\$1,151	\$1,991	73%	\$437,600	\$658,800	51%
Lincoln	\$1,402	\$2,081	48%	\$395,000	\$628,500	59%

Note: Reflects median gross rent, which includes the average monthly cost of utilities and fuels.

Source: 2010 and 2023 5-year ACS and Root Policy Research.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	\$395,500	\$628,500	59%
Median Contract Rent	\$1,270	\$1,755	38%

Table 28 – Cost of Housing

Data Source: 2010 5-year ACS (base year) and 2023 5-year ACS

Rent Paid	Number	%
Less than \$500	113	3.83%
\$500-999	53	1.80%
\$1,000-1,499	864	29.32%
\$1,500-1,999	871	29.56%
\$2,000 or more	1,046	35.49%
Total	2,947	100.00%

Table 29 - Rent Paid

Data Source: 2023 5-year ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	160	No Data
50% HAMFI	495	105
80% HAMFI	1,175	403
100% HAMFI	No Data	1,092
Total	1,830	1,600

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,679	1,777	2,206	2,992	3,455
High HOME Rent	1,444	1,548	1,859	2,140	2,368
Low HOME Rent	1,126	1,206	1,447	1,671	1,865

Table 31 – Monthly Rent

Data Source: 2025 HUD FMR and HOME Rents; Sacramento-Roseville-Arden-Arcade HUD Metro FMR Area

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for households at all income levels in Lincoln. As described above in MA-10, there is an estimated gap of 883 affordable units available for extremely low-income and low-income households.

The Livability Poll, an annual poll conducted by Sacramento State that includes Placer County, found that 68% of residents identified the cost of housing as a top concern. As one stakeholder shared, “people insist that Lincoln has a lot of affordable housing... they don’t. Many communities have been co-living because of the cost in Lincoln and Placer County. Rent is competing with food, transportation, and other household needs.”

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the State of California’s Department of Finance, Placer County is projected to grow by 3%, about 16,371 individuals, from 2025 to 2030. Given the projected increase in population and if current trends continue, those with higher incomes who move into the area or existing homeowners who choose to downsize or move, will exert increased pressure on the for-sale market. On the rental side, units costing more than \$2,500 increased from 1% of the rental stock in 2018 to 14% in 2023, signaling a steep trend upwards in the cost of available units. If demand for higher market-rate units continues, there will be little incentive for the private market to expand the affordable housing market.

In addition to increased population projections, stakeholders noted that the changing policies on remote work have also influenced the overall affordability of housing in Lincoln. Continuing the trend from COVID-19, stakeholders noted that people who were required to work in Sacramento now have more flexibility (e.g., can work remotely) and accordingly, are looking to live further from the city of

Sacramento. Stakeholders highlighted that these residents are bringing “more purchasing power” with them and can find larger homes at more affordable rates compared to areas in Sacramento County. However, this has put increased pressure on communities in Placer County. Moreover, stakeholders shared that with sustained increases in rent, there has been more demand for housing choice vouchers. As a result, Placer County Housing Authority is not able to serve all households requesting a housing choice voucher.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Lincoln in 2023 was \$1,755—in between the Fair Market Rent and High HOME Rent for 1-bedroom units. The low HOME rent for 2-bedroom units was lower than the median contract rent at \$1,447.

Median contract rents for Lincoln and comparable jurisdictions in 2010 and 2023:

- Lincoln = **\$1,755**, 38% increase from 2010 (\$1,270)
- Citrus Heights = **\$1,569**, 78% increase from 2010 (\$880)
- Rocklin = **\$1,883**, 65% increase from 2010 (\$1,144)
- Roseville = **\$1,905**, 81% increase from 2010 (\$1,054)
- Yuba City = **\$1,787**, 71% increase from 2010 (\$1,044)
- Auburn = **\$1,252**, 52% increase from 2010 (\$825)

In addition to Roseville, Rocklin, and Yuba City, Lincoln is among cities in Placer County with relatively high median rents. Market-rate rental housing is not adequately meeting the needs of low-income renters, therefore affordable options through Placer County Housing Authority Vouchers and properties utilizing other public subsidies will need to be expanded and preserved to prevent displacement of current low- to moderate-income residents from the community.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overview of the condition of Lincoln’s housing stock. Much of these data are from HUD’s 2016-2020 CHAS and the 2023 5-year ACS, which are the most recent data available.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A dwelling unit which meets HUD Section 8 Housing Quality Standards (HQS) with no major defects in the structure and only minor maintenance is required. Such a dwelling will have the following characteristics: reliable roofs, sound foundations, adequate and stable floors, walls, and ceilings, surfaces and woodwork that are not seriously damaged nor have paint deterioration, sound windows and doors, adequate heating, plumbing and electrical systems, adequate insulation and adequate water and sewer systems and are not overcrowded as defined by local code.

Substandard condition: A dwelling unit that does not meet HUD Section 8 HQS includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

Substandard but suitable for rehabilitation: A dwelling unit, at a minimum, does not meet HQS with some of the same features as a “substandard condition” dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A “substandard but suitable” dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.

Overall, approximately two-thirds of Lincoln’s current housing stock have no condition issues. However, there are 6,370 units with one selected condition, 305 units with two selected conditions, and three units with three selected conditions. Overall, 30% of owner-occupied units and 56% of renter-occupied units have at least one substandard condition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,800	30%	1,570	49%
With two selected Conditions	64	0%	241	7%
With three selected Conditions	2	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,394	70%	1,410	44%
Total	16,260	100%	3,221	100%

Table 32 - Condition of Units

Data Source: 2023 5-year ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	13,634	84%	1,518	47%
1980-1999	1,734	11%	1,002	31%
1950-1979	629	4%	524	16%
Before 1950	263	2%	177	5%
Total	16,260	100%	3,221	100%

Table 33 – Year Unit Built

Data Source: 2023 5-year ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	892	5%	701	22%
Housing Units built before 1980 with children present	2,280	15%	1,795	51%

Table 34 – Risk of Lead-Based Paint

Data Source: 2023 5-year ACS (Total Units) 2016-2020 CHAS (Units with Children present). Note that prepopulated CHAS data incorrectly reports number and percentage of units with children present

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	456	No data	456
Abandoned Vacant Units	No data	No data	
REO Properties	No data	No data	
Abandoned REO Properties	No data	No data	

Table 35 - Vacant Units

In the 2021-2029 Housing Element, there are 456 vacant, non-entitled sites with realistic capacity to accommodate residential uses. These sites are close to roads, sewer, water, and other dry utilities.

Need for Owner and Rental Rehabilitation

Overall, Lincoln’s housing stock is newer than many older cities in other parts of the nation—only 8% was built before 1980 and 78% was built after 2000. Geographically, homes built prior to 1980 are almost exclusively located in the north and east quadrant of Lincoln, with newer homes more likely to be built in the southern areas of the city. One stakeholder who serves populations that primarily reside in the north and east parts of the city shared that they conduct home visits in these areas and that a lot of the renter-occupied apartments are in need of rehabilitation, describing one complex as “actively rotting.”

Currently, rates of substandard housing are very low in Lincoln. According to 2016 to 2020 CHAS data, only 2% of renters with income less than 100% AMI and no owners with income less than 100% AMI

reported substandard conditions. Figure 9 shows that in Lincoln, there were 449 applications for home improvement loans with only two-thirds successfully originated, indicating an unmet need for home rehabilitation.

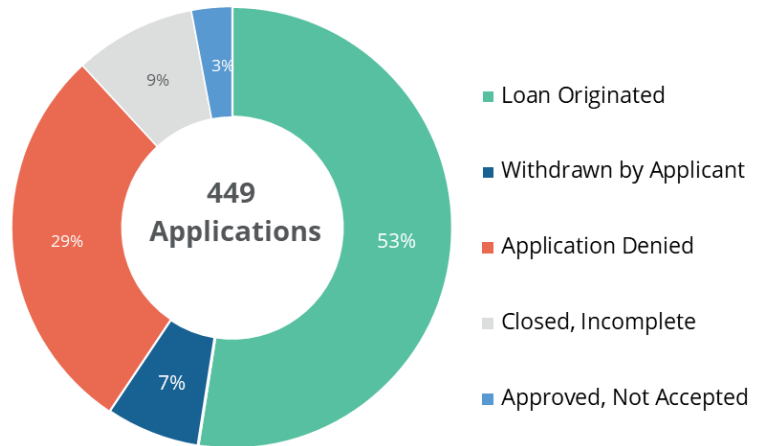
Figure 9.
Home Improvement Loan
Applications, Action
Taken, Lincoln

Note:

All liens, all occupancy types, all housing types. All census tracts completely or partially within the City of Lincoln.

Source:

HMDA Raw Data 2024 and Root Policy Research



Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to 2023 5-year ACS data, 892 owners and 701 renters are living in homes built before 1980, which have increased risk of lead-based paint exposure. Applying Lincoln’s poverty rate to these households, there are an estimated 71 low- to moderate-income owner families and 56 low- to moderate-income renter families in homes built before 1980 who may struggle to afford lead remediation on their own. A couple stakeholders noted that because newer housing is generally unaffordable to low- or moderate-income families, households at these income levels are more likely to reside in older homes, which can increase exposure to lead-based paint.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section discusses subsidized housing programs in Lincoln, including public housing and voucher programs. Residents of Lincoln are served by the Placer County Housing Authority (PCHA). PCHA administers the Housing Choice Voucher program, Family Unification Program (designated housing support for families with an imminent placement of children in out of home care), and supports the HUD Veterans Affairs Supportive Housing (HUD-VASH) program. PCHA only has one Project-Based property—a 79-unit apartment and townhome development in Auburn. Two vendors were selected in 2023 for two Project-Based projects. According to HUD’s Picture of Subsidized Housing, PCHA currently has 417 HCVs. The waiting list for Housing Choice Vouchers is currently closed, except for applicants referred through the Family Unification Program for families with children in imminent placement in out-of-home care due to lack of housing and youth exiting foster care.

According to their 2025 Administrative Plan, PCHA’s mission is to “provide safe, decent, sanitary, and affordable housing conditions for very low-income families and manage resources efficiently. PCHA strives to promote personal, economic, and social upward mobility, and provide families the opportunity to make the transition from subsidized to non-subsidized housing.”

Based on data from PCHA, 79 households in Lincoln utilize some type of voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households
- Port-in HCV’s that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

N/A; there are no public housing units located in Lincoln or Placer County. The Placer County Housing Authority does administer roughly 450 housing vouchers—of which approximately 79 are utilized in the city of Lincoln. There are over 120 people on the waiting list for units throughout Placer County.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A; there are no public housing units in the city of Lincoln.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A; there are no public housing units in the city of Lincoln.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

While there are no public housing units in the city of Lincoln, Placer County Housing Authority administers a Family Self Sufficiency (FSS) program, a voluntary, five-year program designed to assist eligible families achieve economic independence. Open to families participating in the Housing Choice Voucher and Project-Based Voucher programs, the FSS program provides households with an FSS coordinator that helps to connect them to supportive services, including education, specialized training, job readiness, and job placement activities.

As the family’s income increases, their rent is adjusted and a portion of the increase is credited into an interest-bearing escrow savings account monthly. When the FSS Contract of Participation is completed, the family is then eligible to receive those escrow savings funds. In September 2024, Placer County Housing Authority announced that as a result of receiving a new grant, they increased their capacity in the FSS program to serve up to 25 families at a time, up from just a handful prior to receiving the grant.³

A stakeholder voiced the success of the FSS program and hoped to continue and grow the program. They also hoped to obtain more vouchers, particularly for people with disabilities and youth transitioning out of foster care. They added that having additional funding for more staff capacity and landlord incentives would help get those in need into housing more quickly.

Discussion:

See above.

³ <https://www.placer.ca.gov/9968/County-expands-Family-Self-Sufficiency-p>

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are no homeless shelters within Lincoln—facilities are located elsewhere in Placer County. Table 43 captures information from the HUD 2024 Housing Inventory Count (HIC) Report for the Roseville, Rocklin, and Placer County Continuum of Care (“Homeless Resource Council of the Sierras”), which covers the city of Lincoln. According to the HIC Count for the Placer County CoC there are:

- 354 year-round emergency, safe haven, and transitional housing beds
 - 251 emergency shelter beds—175 adult beds and 76 family beds
 - 103 transitional housing beds—70 adult beds and 33 family beds
- 286 year-round permanent supportive housing, rapid re-housing, and other permanent housing beds
 - 180 Permanent Supportive Housing beds—171 adult beds and 9 family beds
 - 86 Rapid-Rehousing beds—23 adult beds and 63 family beds
 - 20 beds of other permanent housing—all adult only beds

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	109	-	33	9	-
Households with Only Adults	245	2	70	171	-
Chronically Homeless Households	-	-	-	93	-
Veterans	-	-	-	0	-
Unaccompanied Youth	-	-	4	0	-

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Although there are no emergency shelters in Lincoln, several local agencies provide referrals to resources throughout the County and in Sacramento for people experiencing homelessness. Local organizations providing services targeted to people experiencing homelessness include:

- **Salt Mine** provides food, clothing, and other emergency resources to Lincoln residents. Salt Mine provides referrals and transportation to emergency shelters in Sacramento.
- **Lighthouse Counseling and Family Resource Center** provides no-to-low cost counseling, health services, referrals, an after-school program for children, and evening meal for students. One stakeholder pointed out that Lighthouse can assist with mental health support and help people navigate employment applications, including obtaining needed identification and documents and connecting them with local employers.
- **Food Closet Programs** is a faith-based network of support for food assistance for homeless people.
- **Stand Up Placer** provides 24-hour crisis line, emergency shelter for children and pets, hospital accompaniment, counseling, emergency food, clothing, and transportation to Placer County residents who are survivors of domestic violence, sexual assault, and human trafficking. They also offer transitional housing for women with substance abuse issues who are survivors of domestic violence. PEACE for Families has up to 25 beds for survivors and their children and Stand Up Placer County has a scattered site operation for residents escaping domestic violence and human trafficking.
- **Seniors First** has programs and services for seniors to maintain independence, such as food, transportation, day programs, and home modification. Also provides referrals for legal issues, support groups, housing, and governmental services.
- **Lincoln Public Library** offers adult and family literacy classes, English classes, free WiFi, public computers, and computer help.

Stakeholders added that several organizations, including the Homeless Resource Council of the Sierras, Placer Collaborative Network, and Sierra Jobs First are working to connect economic development opportunities with affordable housing. Another pointed to the Placer County Business Advantage Network as a resource for workforce development professionals and those in need of hiring assistance. The Network also offers financial literacy workshops and networking events for job seekers.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are no emergency facilities for individuals experiencing homelessness in Lincoln. However, there are services and referrals beyond emergency beds for chronically homeless individuals and families, families with children, veterans, and unaccompanied youth in Lincoln or in nearby communities.

Chronically homeless individuals. Within Lincoln, the Salt Mine provides food, clothing, and referrals to any individuals or families in need, including people experiencing chronic homelessness.

Families with children. The Lighthouse Counseling and Family Resource Center in Lincoln provides referrals to housing, food, emergency shelter, transportation, and childcare resources, assists with Medi-Cal and WIC enrollment, and case management to coordinate care with other community-based organizations.

Domestic violence is among the most common reasons for family homelessness. Stand Up Placer County provides emergency shelter and scattered site safe houses throughout the county. Everyone Matters Ministries offers transitional housing, mentorship programs, credit repair programs, job readiness and budgeting classes, and case management to families in the Sacramento region.

Stakeholders who work with families fleeing domestic violence also desired more emergency shelter facilities. One stakeholder shared that there is only one domestic violence shelter in the county and that “it is almost always full.” Families are frequently referred to shelters outside of Placer County. They explained that it usually takes upwards of three months for their residents to begin an employment and housing search while dealing with trauma, legal issues, and child custody disputes. Rapid Rehousing is a critical resource used to extend housing support for this population and can be utilized for up to a year for participants who are in vocational programs.

Veterans. County Veteran Service Offices in Placer County are located in Auburn, Carnelian Bay, and Rocklin, assisting veterans with accessing VA benefits, receiving grants for accessibility modifications, referrals to substance use disorder recovery services, and health care services. The HUD-VASH program administered by the Placer County Housing Authority provides long-term case management and permanent housing support. PCHA administers eight (8) HUD-VASH vouchers to veteran households in the city.

Unaccompanied youth. The Placer County Crisis and Emergency Services for Children is a hotline for children in emergency and crisis situations that can be used to be connected to emergency housing and other resources. Wind Youth Services in Sacramento, Rosemont, and Oak Park is the closest resource for unaccompanied youth experiencing homelessness and provides drop-in resources, emergency shelter, and housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section summarizes the facilities and services that assist special populations who need enhanced housing resources and supportive services. These populations include people living with HIV/AIDS, those with disabilities, people with alcohol or drug addictions, and frail elderly residents—those who are over the age of 65 and need assistance with at least three activities of daily living (ADLs).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly. In Lincoln, seniors are much more likely to have a disability than non-seniors—30% of residents 65 and older have a disability compared to 7% of residents under the age of 65. As such, the supportive needs and housing needs of older residents are generally similar to those living with disabilities. In addition, seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modifications, home repairs, and assistance with maintenance. An estimated 7% of elderly and frail elderly (elderly person who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework), or 1,056 elderly residents and 62 frail elderly residents in Lincoln, are estimated to have a housing or service need as defined by the senior poverty rate.

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services' Community Care Licensing Division, there are approximately 25 licensed residential elder care facilities and 7 licensed adult residential care facilities in Lincoln. The Community Care Licensing Division serves the most vulnerable people of California, and its mission is to promote the health, safety, and quality of life of each person in community care through the administration of an effective and collaborative regulatory enforcement system.

Persons with Disabilities. Supportive services are a critical component of creating equitable opportunities in the community for people living with disabilities. These services are particularly important for residents transitioning out of institutional care.

In typical housing markets, people living with disabilities have difficulty finding housing that accommodates their needs. Regulatory barriers impacting group living arrangements, lack of transit access, lack of accessible housing options, and lack of proximity to health services, are just some of the access to opportunity challenges people living with disabilities face.

According to the 2023 5-year ACS, 6,901 residents of Lincoln have a disability. Those aged 65 and older have the highest rate of reported disability at 30%, while the reported rate for children under 18 with disabilities is 3%. In Lincoln, an estimated 12.5% of residents living with disabilities, or 863 people, are in need of housing or supportive services based on the disability poverty rate for Placer County (poverty rate by disability status is not available for the City of Lincoln). Additionally, 34% of people experiencing homelessness in Placer County reported a physical disability and more than half (52%) have a disabling condition.

Persons with alcohol or other drug addictions. Alcohol or other drug addiction supportive services are needed to provide a safe and stable environment that facilitates recovery. According to the 2025 Point-in-Time (PIT) Count, more than a third (36%) of people experiencing homelessness in Placer County reported that they experience a substance use issue. An estimated 2,435 people experiencing addiction to drugs or alcohol in Lincoln are in need of housing or supportive services. This is based on the estimated national rate of people over 18 with a substance use disorder in need of treatment reported in the 2021 National Survey on Drug Use and Health (NSDUH)—the most recent data available.

Persons with HIV/AIDS and their families. The 2023 California HIV Surveillance Report estimates that there are 424 persons living with HIV/AIDS (PLWHA) in Placer County. The National AIDS Housing Coalition reports that approximately 25% of PLWHA in California need housing assistance. Therefore, there are an estimated 106 PLWHA in Placer County who need additional housing support. Challenges to housing for those with HIV/AIDS include securing stable employment and income, rental history, criminal history, and co-occurring circumstances, such as mental health or substance use disorder challenges. It is difficult for people with HIV/AIDS to retain employment due to their health and the side effects of drug treatment therapies. Given the high medical costs associated with HIV/AIDS, it is critical that facilities, rental assistance, and mortgage assistance remain available for these residents. The two primary housing resources for PLWHA are:

- **Housing Opportunities for Persons with AIDS (HOPWA)**, which provides housing and supportive services to low-income people living with HIV/AIDS and their families; and
- the **Ryan White HIV/AIDS Program**, which provides comprehensive primary medical care, medications, and essential support services, including housing assistance (hotel/motel vouchers) for low-income, uninsured, and underinsured people living with HIV/AIDS.

Placer County receives funding for both programs directly. The Sierra Foothills AIDS Foundation provides case management, emergency financial assistance, and counseling to people living with HIV/AIDS in Placer County. Offices for Ryan White case managers are located in Auburn.

Veterans. The HUD Veterans Assistance and Supportive Housing (VASH) Program offers housing vouchers with wraparound supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. According to the 2025 Point-in-Time (PIT) Count, 6% of the population experiencing homelessness in Placer County are homeless veterans (approximately 43 residents). Veterans often suffer from specific service-related disabilities and, as such, have specific special needs for housing (e.g., a unit in a development with fewer people, unit located in a quieter area).

Youth exiting foster care. Youth exiting foster care often need specific housing support that is accompanied by employment, education, and counseling services. Fourteen percent of Placer County PIT survey respondents shared they have been in the foster care system, indicating the high risk of experiencing homelessness for this population. Wind Youth Services in Sacramento, Rosemont, and Oak Park is the closest resource for unaccompanied youth experiencing homelessness and provides drop-in resources, emergency shelter, and housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs for those leaving medical institutions are available to those 60 and over and/or people with disabilities. The California Department of Aging administers the Multipurpose Senior Services Program (MSSP), a Medi-Cal waiver program that offers social and health care management for older adults who need skilled/intermediate nursing home care but who prefer to live at home. Other specific services provided through the program include on-going care coordination with health care institutions, respite care, supplemental in-home personal care and chore services, counseling, meal services, and transportation services following hospitalization. Home Health Care Management Inc. provides registered nurses to help patients and caregivers administer medication and conduct follow-up assessments.

Stakeholders also highlighted Lighthouse as a critical resource for mental health support and case management that can assist people in navigating the interim period between institutional care and a more permanent housing and employment solution. One stakeholder emphasized that “housing during this transitional time period is difficult to secure.”

The Placer Re-Entry Program (PREP) provides reentry support for people leaving the criminal justice system. PREP provides a case manager to help carry out individualized plans. Available services with the program include life skills, education, employment, substance abuse programming, child support workshops, and benefit screening.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Special populations, such as people living with disabilities, older adults, youth exiting foster care, and other low-income renters are particularly vulnerable to increasing housing costs. Given that median rent has increased 48% from 2010 to 2023, the City’s focus and goals surrounding the prevention of displacement overlap with the needs of special populations. The following housing-related goals are outlined in the City of Lincoln’s Housing Element to prevent displacement that disproportionately impacts special populations:

- Encourage development of housing for extremely low-income households;
- Consider adoption of an inclusionary housing program;
- Facilitate construction of affordable housing for seniors;
- Facilitate construction of subsidized rental housing;
- Assist homeowners with rehabilitating their unit to meet their needs; and
- Meet with developers to identify opportunities for larger housing units.

One of the City’s Consolidated Plan goals to address the needs of low- to moderate-income populations is to increase the availability and access to critical community services. Over the Consolidated Plan period, the City will utilize its CDBG resources for activities that support this goal.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies and regulatory requirements in the City of Lincoln, while intended to manage growth and ensure adequate public services, can impact the development of affordable housing and residential investment. According to Lincoln’s 2021-2029 Housing Element, the lack of affordable housing is the most common issue reported to Legal Services of Northern California, the county’s only civil legal aid provider. Stakeholders reinforced this finding, noting that urban areas in the County, including Lincoln, face significant shortages of affordable housing. Limited availability of affordable units restricts neighborhood choice for low-income households and increases vulnerability to housing instability and discriminatory practices. Several stakeholders emphasized that the lack of transit access, walkability, and nearby services in Lincoln complicates the siting of affordable housing developments.

Land use regulations and development standards contribute to cost pressures that affect the feasibility of affordable housing development. Height limitations that restrict development to two stories in most residential zones can limit density and reduce economies of scale, making it more difficult to offset rising development costs. Additionally, uniform parking requirements, such as two spaces per unit for single-family homes, duplexes, and apartments, along with guest parking requirements, can increase project costs and land consumption, particularly for affordable and multifamily housing, even when demand for parking may be lower. Stakeholders noted that jurisdictions with strong site inventories, publicly owned land in high-resource areas, and efficient approval processes for affordable housing are better positioned to facilitate development. One stakeholder highlighted Roseville as an example of a jurisdiction that has been more effective in supporting affordable housing production compared to others in the county.

Permitting and approval processes also affect residential investment. Lengthy and complex review timelines increase carrying and financing costs, which can undermine the feasibility of affordable housing projects. Stakeholders described county-level paperwork and administrative requirements as daunting and cited the need for greater streamlining and coordination among agencies. Development impact fees, while necessary to fund public facilities and services, further increase upfront costs for housing development and may discourage investment in lower-cost housing types. Stakeholders also pointed to community opposition as an ongoing challenge, describing a strain of affordable housing pushback in parts of Placer County that can delay or derail projects. In addition, site-specific constraints, such as environmental remediation needs, can significantly increase project costs. One stakeholder noted that soil remediation for a proposed affordable housing site near the County government center would cost approximately \$1.6 million and advocated for County participation in offsetting these costs.

The City has taken steps to mitigate some of these barriers, such as expediting reasonable accommodation requests and allowing parking variations for senior housing. Stakeholders emphasized that additional local financial resources, such as gap financing, support for project-based vouchers, or funds to improve competitiveness for state tax credits, would further support affordable housing development, particularly given the limited availability of state funding. Lincoln will continue to evaluate land use policies, parking standards, permitting processes, and opportunities for interjurisdictional collaboration to reduce constraints on affordable housing development and encourage residential investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an overview of employment, workforce characteristics, and earnings in Lincoln.

Economic Development Market Analysis

The City of Lincoln is a member of the Greater Sacramento Economic Council, which identifies workforce needs around the region’s strongest industry clusters including agri-food tech, life science, fintech, semiconductors, mobility and tech. Housing both the capital of California and abundant higher education resources including UC Davis, a tier 1 research university, the greater Sacramento region is uniquely poised to meet the evolving technical needs of the region’s strongest and growing industries but gaps in the local workforce to fulfill the technical needs exist, especially for lower income residents.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	220	14	1.1%	0.2%	-0.9%
Arts, Entertainment, Accommodations	2,099	1,341	10.3%	15.5%	5.2%
Construction	1,527	912	7.5%	10.6%	3.1%
Education and Health Care Services	4,834	2,214	23.8%	25.6%	1.9%
Finance, Insurance, and Real Estate	1,166	225	5.7%	2.6%	-3.1%
Information	411	14	2.0%	0.2%	-1.9%
Manufacturing	945	972	4.6%	11.3%	6.6%
Other Services	673	447	3.3%	5.2%	1.9%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,941	515	9.6%	6.0%	-3.6%
Administration & Support, Waste Management	1,015	145	5.0%	1.7%	-3.3%
Public Administration	1,939	227	9.5%	2.6%	-6.9%
Retail Trade	2,033	1,171	10.0%	13.6%	3.6%
Transportation & Warehousing	814	328	4.0%	3.8%	-0.2%
Wholesale Trade	707	107	3.5%	1.2%	-2.2%
Grand Total	20,324	8,632	100.0%	100.0%	0.0%

Table 39 - Business Activity

Data Source: 2023 Longitudinal Employer-Household Dynamics

Labor Force

Total Population in the Civilian Labor Force	21,751
Civilian Employed Population 16 years and over	20,819
Unemployment Rate	4.28%
Unemployment Rate for Ages 16-24	7.55%
Unemployment Rate for Ages 25-65	3.94%

Table 40 - Labor Force

Data Source: 2023 5-year ACS

Occupations by Sector	Number of People
Management, business and financial	4,063
Farming, fisheries and forestry occupations	36
Service	3,537
Sales and office	4,427
Construction, extraction, maintenance and repair	1,423
Production, transportation and material moving	1,610

Table 41 – Occupations by Sector

Data Source: 2023 5-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,484	56%
30-59 Minutes	5,602	33%
60 or More Minutes	1,822	11%
Total	16,908	100%

Table 42 - Travel Time

Data Source: 2023 5-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	821	19	500

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,627	264	918
Some college or Associate's degree	6,464	256	1,781
Bachelor's degree or higher	7,287	162	984

Table 43 - Educational Attainment by Employment Status

Data Source: 2023 5-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	43	99	211	500	369
9th to 12th grade, no diploma	199	73	197	260	456
High school graduate, GED, or alternative	1,187	826	1,137	1,851	2,573
Some college, no degree	945	1,266	1,450	3,093	3,516
Associate's degree	147	649	993	1,133	1,755
Bachelor's degree	270	1,292	1,785	2,764	3,008
Graduate or professional degree	10	575	893	1,288	2,353

Table 44 - Educational Attainment by Age

Data Source: 2023 5-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$28,958
High school graduate (includes equivalency)	\$55,844
Some college or Associate's degree	\$54,307
Bachelor's degree	\$87,169
Graduate or professional degree	\$105,361

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2023 5-year ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Within the City of Lincoln, Education and Healthcare Services account for the highest proportion of jobs (25.6%), followed by Arts, Entertainment, and Accommodation (15.5%), Retail Trade (13.6%), Manufacturing (11.3%), and Construction (10.6%). Education and Health Care Services also accounts for the highest proportion of workers in Lincoln (23.8%).

Describe the workforce and infrastructure needs of the business community:

The City of Lincoln's 2024 to 2029 Economic Development Action Plan outlines three strategic initiatives to address economic development needs in Lincoln:

Business support and job creation through simplifying permitting and licensing procedures, implementing public infrastructure improvements, creating inventory of opportunity sites and community assets, leveraging relationships with regional job training resources, building community and collaborating with existing businesses, partnering with regional partners and business organizations, and advocating for development of city-owned property by the municipal airport;

Revitalization of downtown Lincoln through growing attendance to the Lincoln Performing Arts Center and Carnegie Library, highlighting history and culture through the creating of an artist-inspired Gateway, open a marketplace for artisans and local small businesses, develop more lodging and hospitality services for visitors, expand public parking, and creating a strategic plan specific to downtown Lincoln; and

Strengthen communication and outreach efforts to market achievements, build awareness of existing businesses, maintain regional presence, collaborate with existing tourism promotion offices like Placer Valley Tourism and Placer County Visitor's Bureau, and collaborate with local organizations to sponsor events.

On the regional level, the Sacramento region's workforce and infrastructure needs and challenges for the business community include:

Digital skills. Significant gaps in technical skills in Sacramento's workforce prevent lower income and younger workers from taking advantage of opportunities in growing industries in the region and provide more economic stability and wealth generation. Outreach to students from lower income communities and more intentional programming to inform high school students of the multitude of career opportunities that exist in the 21st century economy and specific pathways to pursue them would provide growing firms with more homegrown and diverse talent.

The region has clear strengths within the early stages of innovation because of research heavy institutions like UC Davis. For example, the University enabled nine new startups in 2021 alone and 50% of UC Davis students are engaged in research and creative projects. Continuing to build a pipeline of creative and technically proficient workers not only through universities but also through technical programs, high school technical certifications, public workforce development, and community colleges will contribute to the growth of innovative industries in the region.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As the technology industry expands out of Silicon Valley, the Sacramento region's relatively lower cost of living and proximity to the state government makes it an increasingly desirable place for industry leaders to relocate or co-locate to. For example, in January 2024, Samsung opened a Research and Development

office in the greater Sacramento area with an advanced computer lab and controller development team who will focus on artificial intelligence and automotive chips. Well-known memory chip manufacturers are now in the Sacramento region, including Micron, Kioxia, Western Digital, and Solidigm. The Greater Sacramento Economic Council (GSEC) is also eyeing the expansion of the electric vehicle industry. GSEC submitted an application in August 2023 for the Economic Development Administration Tech Hub program that would establish a zero-emission vehicle innovation lab at the campus of Sacramento State University. This partnership includes Tesla, Bosch, Rivian, Lion Electric Co, Siemens, and Volekra.

Stakeholders shared that Sierra College in Rocklin has become a source for workforce and education within the high-tech, precision manufacturing space. One stakeholder shared that a “biomanufacturing innovation corridor” along I-80 is beginning to develop, which will necessitate “significant training opportunities” to ensure the corridor is successful and people have access to livable wage jobs. Another stakeholder shared that there needs to be more of a focus on “middle skills development...we need to build up the infrastructure to ensure we can support skill development across a wide variety of sectors.”

Some expressed concern that the region’s economic development was accelerating without consideration of its impact on housing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As shown in Table 50, more than a quarter of Lincoln residents have some college but no degree (26%)—the greatest proportion of residents in the city overall. Additionally:

- 25% of residents aged 18 and older have up to a high school degree or equivalent;
- 23% have a bachelor’s degree;
- 19% have a high school degree or equivalent;
- 13% have a graduate or professional degree;
- 12% have an associate’s degree; and
- 6% did not graduate from high school.

The high proportion of well-educated workers is likely driven by the proximity to a variety of higher educational institutions, including but not limited to, UC Davis, Sacramento State, and the University of the Pacific.

Figure 10 shows educational attainment for those 25 years and older in Placer County and Lincoln in 2010 and 2023. The proportion of residents with less than a high school degree has declined by one percentage point in both Placer County and in Lincoln. Those with some college or associate’s degree experienced the largest percentage-point decrease in Lincoln, from 44% in 2010 to 38% in 2023, while those with a bachelor’s degree or higher increased from 29% in 2010 to 59% in 2023.

Table 51 shows that those with some college or associate’s degree have significantly less median earnings (\$54,307) compared to those with a bachelor’s degree (median earnings of \$87,169). It is possible that those with less education are becoming priced out of Lincoln by those with higher levels of education or most likely remain housing cost burdened and vulnerable to displacement in order to keep their current job.

For the *Education and Healthcare, Public Administration, and Professional/Scientific/Management Services* sectors, the rise in those with higher levels of education corresponds to the growing

employment opportunities in these industries. However, the decline in workers with less education can lead to strained employment levels in the *Retail Trade, Arts, Entertainment, and Accommodation* sectors. Lincoln’s minimum wage is \$16.50/hour, which aligns with the state of California. However, MIT’s living wage calculator estimates that an individual would need to earn \$30.06 in Placer County and \$26.76 in Sacramento County to support themselves.⁴ California Housing Partnership estimates a much higher income required for renters in Placer County at \$39.02 per hour—2.26 times the state minimum wage—to afford the average monthly asking rent in 2024 of \$2,029. One stakeholder articulated that, “you can really only have ‘livable wages’ if at least two or three people in your household are bringing in an income.”

Stakeholders also described a need for more financial literacy assistance/classes in Lincoln. One stakeholder described a program that integrates lessons on how to manage money, credit, etc. within the traditional school curriculum so that younger people have financial knowledge and skills coming out of school. Another stakeholder wanted to see more apprenticeship programs available for people entering the workforce who weren’t planning to go to college, adding that, “we should want people to ‘earn while they learn’, especially for low-income populations.”

⁴ [Living Wage Calculator - Counties and Metropolitan Statistical Areas in California](#)

Educational Attainment, Placer County and Lincoln, 2010 and 2023

	Less than high school graduate		High school graduate (including GED)		Some college or associate's degree		Bachelor's degree or higher	
	2010	2023	2010	2023	2010	2023	2010	2023
	Placer County	6%	5%	19%	16%	39%	34%	36%
Lincoln	7%	6%	20%	17%	44%	38%	29%	59%

Note: Reflects those 25 years and older.

Source: 2010 and 2023 5-year ACS and Root Policy Research.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

On a macro level, the infrastructure needs of businesses are largely met with the Sacramento region's very attractive location at the hub of several major highways, connectivity to national and global markets, good commercial and freight air connections, affordable housing options relative to other areas of California, and lifestyle and leisure activities attractive to the workforce. There is also the proximity to numerous universities and medical centers in the region, such as UC Davis and UC Davis Medical School, Sacramento State University, and the University of the Pacific, among others.

However, stakeholders described a continual need for infrastructure improvements along major commercial corridors, job-skills training (especially digital literacy), increased geographic reach of rapid transit, parks and youth facilities and services, community facilities and accessibility improvements.

The city of Roseville is home to the Lincoln Training Center and is in close proximity to serve Lincoln residents with a specific focus on people with disabilities and veterans. Training and job opportunities are provided in light manufacturing and community job roles including janitorial, landscaping, inventory control, packaging, retail, and clerical positions. Additionally, the Placer School for Adults, which is located in Auburn, offers GED preparation, English language classes, computer literacy, finance courses and technical skill training programs. Lastly, Twelve Bridges and Lincoln High Schools both offer a wide variety of Career and Technical Education (CTE) programs that can be completed in conjunction with the traditional high school diploma.

In 2024, Sierra College launched the Sierra Workforce Summit, an event meant to strengthen collaboration between education, business, government, and community partners to break down siloes and create the synergy necessary to build a stronger, more coordinated regional workforce. Specific efforts being pushed forward by Sierra College include:

- The **Bosch Employee Upskilling Program**, a customized Mechatronics certificate designed with Bosch to prepare workers for the company's advanced silicon carbide chip manufacturing facility opening in 2026.
- The **Surgical Technologist Program**, a program developed with healthcare employers to address critical workforce shortages and provide in-demand training for local healthcare careers.
- Custom training partnerships with employers, delivering flexible, hands-on education tailored to specific business needs.

Small Business / Entrepreneurial Development. The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees through Sacramento Works which comprises a board of 27 members representing the business community. Sacramento Works connects employers with services, resources and training programs also provided through the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

The Digital Upskill Sacramento program was a pilot upskilling program in 2020. The Greater Sacramento Economic Commission (GSEC) is working to scale this model throughout the six-county Greater Sacramento region. Using CARES Act funding from the City of Sacramento, GSEC worked with the Greater Sacramento Urban League, Merit America and General Assembly to launch the Digital Upskill program, an innovative workforce development initiative that quickly and cost-effectively trained people from underrepresented communities for lucrative careers in tech. The Digital Upskill program was hugely successful with graduation and placement rates over 90% at wages 50% higher than traditional job placement. Students have been placed at companies like Accenture, HCL Technologies, VSP and Centene.

Stakeholders added that there are several initiatives related to green energy and technology. There are initiatives to install electric vehicle chargers that provide training and education to participants, and Sierra College is working to advance training in green technology and manufacturing jobs. The Golden Sierra Job Training Agency was another resource highlighted by stakeholders that assists job seekers and employers. The closest job center to Lincoln is in Roseville.

The workforce development opportunities and initiatives described above are intended to simultaneously grow the region's economy and provide training and skills development to the greater Sacramento region, including low- to moderate-income and underrepresented populations. These efforts support the aims of the City of Lincoln to ensure that the community has access to opportunity, including housing choice and employment opportunities that offer livable wages.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Greater Sacramento Region's Comprehensive Economic Development Strategy (CEDS) is known as the Prosperity Strategy, inclusive of the city of Lincoln, and builds upon the foundation of the Next Economy CEDS from 2013-2018. The Greater Sacramento Region Prosperity Strategy (CEDS) is focused on three principal goals: improve business, support people, and develop place. The Prosperity Strategy is a triple bottom line approach that will ensure a strong economy for the six-county Sacramento region. It serves as the region's CEDS.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purposes of this Consolidated Plan, consistent with HUD's guidelines for the definition in fair housing analyses, "concentration" is defined as any neighborhood or Census tract in which:

- The percentage of households in a particular identified group is at least 20 percentage points higher than the percentage of that group for the housing market area overall;
- The total percentage of persons is at least 20 percentage points higher than the total percentage of all in the housing market areas as a whole; or
- If a metropolitan area, the total percentage exceeds 50% of its population.

As discussed in the Needs Assessment, the most common housing problems in Lincoln are cost burden and severe cost burden. In Lincoln, approximately 500 renter households below 100% AMI (21%) and 1,710 low-income homeowners (29%) experience cost burden.

Cost burden exists throughout the city, with the highest concentration of cost burden experienced among households in Census Tract 237. This census tract overlaps with the Sun City area, and the higher rate of cost burden is most likely due to the higher population of seniors living on fixed income. More than half of households living in Census Tract 214.03, which overlaps with the central/downtown area of Lincoln, experience severe cost burden. This area has a concentration of lower income households and higher-priced units—half of rental units are priced between \$1,000 and \$1,500 and 39% exceed \$1,500.

A significant proportion of high cost rentals are located in the following census tracts:

- Census Tract 232 (West of State Highway 65 and south of Ferrari Ranch Rd, includes Nathan Dubin and Aldo Pineschi Jr. Parks): 94% of rentals cost more than \$2,000;
- Census Tract 236 (East of E Joiner Parkway, south of Del Webb Blvd. and Stoneridge Blvd., and north of Twelve Bridges Drive): 94% of rentals cost more than \$2,500 and 44% are more than \$3,000; and
- Census Tract 239 (west of Joiner Parkway, south of Nicolaus Road, and north of Moore Road): 80% of units are priced above \$1,500.

While these census tracts generally have higher income households compared to the city overall, the considerable number of households experiencing cost burden indicates that more moderately-priced units aren't available or renting a higher-priced unit is financially viable, even if they are technically experiencing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As discussed in NA-30, downtown/central Lincoln is the most diverse area of the city. The highest concentration of Hispanic residents in Lincoln is in the city center. In Census Tract 214.03 (west of G Street, south of Nicolaus Road and 9th Street, and east of Joiner Parkway), 41% of residents are Hispanic, qualifying as a concentration (19% of Lincoln in 2023 identified as Hispanic, therefore any tract exceeding 39% Hispanic meets this definition). East of this census tract, Census Tract 214.01 (east of G Street, south of Ashwood Way and Silver Spur Circle, east of Liberty Lane, and north of Gateway Drive) is 32% Hispanic and 11% Asian, missing the definition of concentration but still more diverse than the city as a whole.

What are the characteristics of the market in these areas/neighborhoods?

According to Lincoln's Housing Element, homes in central Lincoln and in the historic downtown area are smaller, older, and generally more affordable than newer housing stock in other areas of the city. The area in north central Lincoln, between 9th Street and Auburn Ravine and west of Lincoln Boulevard and Joiner Parkway, has the highest concentration of poverty in the city and the highest rate of non-English speaking households.

The Sun City development in south Lincoln has the highest concentration of single-person households, those aged 65 and over, and the highest disability rate (positively correlated with age). This neighborhood also has a high concentration of cost-burdened homeowners. Sun City is a senior community with housing, trails, spa amenities, interest groups, and fitness classes for residents.

Are there any community assets in these areas/neighborhoods?

Historic downtown Lincoln has many restaurants, businesses, and cultural assets, like the Lincoln Area Archives Museum. One of the City of Lincoln's priorities in the 2024 to 2029 Economic Development Action Plan is revitalizing downtown Lincoln through strengthening the following:

- Lincoln Performing Arts Center: Ensure straightforward and transparent process for all performing arts organizations interested in using the Civic Auditorium, offer variety of events, offer affordable tickets to students and lower-income households, renovate Civic Auditorium to draw quality events
- Carnegie Library: Highlight the library as a center point of the community and to support tourism in the area, explore feasibility of establishing visual art center in the library for clay and ceramic arts, and explore options for funding to renovate the library
- Downtown Lincoln Gateway and Wayfinding: Construct new gateway that represents Lincoln's historic and cultural heritage, help businesses install pedestrian-friendly street elements like seating and planter boxes, explore funding opportunities for capital improvements
- Lincoln Marketplace: Open a marketplace for local artists and restaurateurs, look into space for year-round farmer's market
- Lodging and Hospitality: Seek developers to convert historic structures to boutique hotels, use city's hotel incentive program to attract investment, develop two traditional hotels with access to Highway 65 and downtown
- Public Parking: Work with Downtown Lincoln Association to address parking supply and understand where to improve it

- Provide Input on Downtown Strategic Plan: Work with consultants to understand challenges in historic downtown and how the downtown area can successfully assist businesses and nonprofits

Sun City, where there is high owner cost burden and disability rate, is an enriching senior community with support groups, indoor and outdoor recreational activities, and supportive services to help older adults live independently.

Are there other strategic opportunities in any of these areas?

As outlined in the City’s Economic Development Action Plan, Lincoln has identified opportunities for business development, renovations to existing cultural assets, and development of lodging and hospitality industries in these areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to broadband has increasingly become a necessity. Yet, according to the Federal Communications Commission (FCC), in December 2023, 24 million Americans still lacked broadband internet access (defined as a minimum of a 100 Mbps download). People who lack access are increasingly unable to take advantage of the same economic and educational opportunities as those who do have access.

According to 2023 ACS 5-year estimates, 1,354 Lincoln households (7%), and 19% of households making less than \$20,000 per year do not have a broadband subscription. Nearly all households in Lincoln, however, have some type of device. The lack of broadband subscription could be a function of age given the high percentage of people over 65+ in the city, but presents a considerable barrier for accessing services, paying bills, banking and general connectivity to resources and opportunities that improve quality of life.

The City of Lincoln has recently launched a Broadband Master Plan for 2025-2029 as part of an overall economic development strategy. The two-phase plan will evaluate current broadband accessibility and reliability across the city, identify gaps in services and infrastructure and develop a strategy to address them. The master plan goals identified by the city of Lincoln include:

- **Reducing the Digital Divide:** We want to ensure everyone in our community, including underserved and unserved areas, can access reliable and affordable internet.
- **Improving Fiber Infrastructure:** Enacting our plan will expand high-speed internet connections in commercial areas to foster economic development and job creation.
- **Enhancing Public Services:** Public facilities and businesses need access to high-speed internet access to operate efficiently.
- **Supporting Community Growth:** High-speed, reliable internet access is essential for Lincoln's economic development, education, healthcare, and public safety.

A stakeholder with knowledge and expertise in broadband in the region explained that 97% of Lincoln is covered by fiber networks. The only areas not covered are in high income neighborhoods with large homes. They explained there are limited grants to provide internet assistance, but they have initiated an effort to provide lower internet cost rates for lower income areas in Lincoln. In the near future, this stakeholder shared that the City is trying to position broadband as critical infrastructure and is looking at expanding more opportunities for digital literacy courses.

Additionally, at the regional level, the Digital Upskill Sacramento program was a pilot upskilling program in 2020. The Greater Sacramento Economic Commission (GSEC) is working to scale this model throughout the six-county Greater Sacramento region including Placer County. Using CARES Act funding from the City of Sacramento, GSEC worked with the Greater Sacramento Urban League, Merit America and General Assembly to launch the Digital Upskill program, an innovative workforce development initiative that

quickly and cost-effectively trained people from underrepresented communities for lucrative careers in tech. The Digital Upskill program was hugely successful with graduation and placement rates over 90% at wages 50% higher than traditional job placement. Students have been placed at companies like Accenture, HCL Technologies, VSP and Centene.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission database, Lincoln is served by more than five broadband providers. EchoStar Corporation, Space Exploration Technologies Corporation, and Viasat, Inc. serve all units in Lincoln. A stakeholder also added that AT&T, Estound, Comcast, and Verizon provide internet services. Verizon also offers hot spots for people working from home. They noted that there are no discounts for income-qualified residents yet with these companies. The stakeholder observed that some areas in Lincoln have “patchy coverage,” but they are hoping to coordinate coverage with existing companies for a strong signal throughout the city.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2021 Placer County Local Hazard Mitigation Plan Update for Lincoln identified the following limited and critical hazard risks and climate change influences that impact the city:

- **Drought and water shortage:** Rated extensive geographic extent, likely future occurrence with limited magnitude/ severity, high significance, and high influence of climate change;
- **Earthquake:** Rated extensive geographic extent, occasional future occurrence with limited magnitude/ severity, medium significance, and low influence of climate change;
- **Floods from localized stormwater:** Rated limited geographic extent, highly likely future occurrence with limited magnitude/ severity, medium significance, and medium influence of climate change;
- **Levee failure:** Rated limited geographic extent, unlikely future occurrence with limited magnitude/ severity, low significance, and medium influence of climate change;
- **Pandemic:** Rated extensive geographic extent, occasional future occurrence with critical magnitude/ severity, medium significance, and medium influence of climate change;
- **Severe weather from extreme heat:** Rated extensive geographic extent, likely future occurrence with critical magnitude/ severity, medium significance, and high influence of climate change;
- **Severe weather from freeze and snow:** Rated extensive geographic extent, likely future occurrence with limited magnitude/ severity, medium significance, and medium influence of climate change;
- **Severe weather from high winds and tornadoes:** Rated limited geographic extent, unlikely future occurrence with limited magnitude/ severity, low significance, and low influence of climate change;
- **Tree mortality:** Rated significant geographic extent, highly likely future occurrence with limited magnitude/ severity, low significance, and high influence of climate change; and
- **Wildfire:** Rated significant geographic extent, highly likely future occurrence with limited magnitude/ severity, medium significance, and high influence of climate change.

Drought and water shortages, extreme heat, tree mortality, and wildfires were identified as hazards with the potential for high widespread impact. Lincoln is part of the North Sierra region for the California Adaptation Planning Guide that provides support for local governments in response to hazard risk impacts. They predict that temperature increases, reduced snowpack, decreased precipitation, ecosystem changes, sensitive species stress, and increased wildfire will impact tourism and other economic development goals.

Of note, while drought and water shortages are highlighted as a high-impact hazard for the city, the City's Water Shortage Contingency Plan found that the City has sufficient water supplies to meet project demands through 2045 during all evaluated hydrologic year types, including normal, single dry, and multiple dry years. These projections consider the effects of a growing population and new development within the city.

Stakeholders within economic development fields added that they would like to see rural economic opportunities within forest management that both create jobs and prevent the strength and severity of wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Based on analysis of the 2021 Placer County Local Hazard Mitigation Plan Update for Lincoln, low and moderate income households are vulnerable to several natural hazards due to the location of hazard-prone areas, characteristics of housing stock, and limited capacity to mitigate or recover financially from impacts. The Hazard Mitigation Plan uses floodplain mapping, parcel-level assessor data, GIS spatial analysis, and qualitative population vulnerability assessments to evaluate risks associated with flooding, extreme heat, droughts, wildfires, and earthquakes.

Flooding represents one of the most significant risks to housing occupied by LMI households. The Hazard Mitigation Report identifies Auburn Ravine, Markham Ravine, and Coon Creek as areas subject to annual chance flooding and localized stormwater flooding from clay soils, incomplete drainage infrastructure, and physical barriers like rail lines and State Route 65. Moreover, the Placer County Flood Control District flood prone properties map shows that most of the properties at a higher risk of flooding are located along the Markham and Auburn Ravines. LMI households are more likely to reside in older neighborhoods near the city's historic downtown core, where aging infrastructure and limited flood protection increase the potential for property damage, displacement, and long-term housing instability following flood events.

Extreme heat and drought are also identified as high-significance, citywide hazards that disproportionately affect LMI households. These households are more likely to occupy housing with inadequate insulation, limited tree canopy, and inefficient cooling systems, increasing exposure to heat-related health risks and higher utility costs. Individuals experiencing unsheltered homelessness are also at greater risk for health impacts related to heat without proper hydration and cooling centers.

When it comes to earthquake-related risks, older housing stock can also be more vulnerable to damage from earthquakes and LMI residents may have less financial resources to retrofit homes or recover from damage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan for the City of Lincoln's 2026-30 Consolidated Plan identifies the priority needs and goals that will help guide the City's utilization of Community Development Block Grant (CDBG) resources over the next five years. The City used the findings from the Needs Assessment (NA) and Market Analysis (MA) sections of the Consolidated Plan, as well as the findings and feedback collected through the community engagement process, to identify the city's most significant housing, community development, and economic development needs and develop goals to address those needs. These goals were also developed to align and reinforce other goals, strategies, and recommendations articulated in other existing City plans.

Priority needs identified include:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of \$50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.

- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Most activities funded by the Community Development Block Grant (CDBG) program are designed to benefit low- to moderate-income persons. CDBG funding can be used on activities that will benefit all residents of a primarily residential area where at least 51% of the residents have low or moderate incomes. However, some communities have no or very few areas in which 51% of the residents are low- and moderate-income. For these communities, an exception is allowed to enable grantees to undertake area benefit activities. These communities are known as “Exception Grantees,” and are allowed to provide area-benefit activities when “the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income.”

In FY2024, the latest data available, the City of Lincoln was designated as an “Exception Grantee.” The data show that 28.07% of the population is considered low- to moderate-income and the top quartile is 39.7%. This means that any block group with more than 39.7% of those considered low- to moderate income are eligible to benefit from CDBG area-benefit activities. Specifically, these block groups are:

- Census Tract 214.03, Block Group 1—76.6%
- Census Tract 214,03, Block Group 2—64.1%
- Census Tract 236, Block Group 3—57.2%
- Census Tract 237, Block Group 1—45.4%
- Census Tract 236, Block Group 2—43.6%
- Census Tract 237, Block Group 2—41.5%
- Census Tract 238, Block Group 2—41%
- Census Tract 214.03, Block Group 4—39.7%

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As identified above, as an Exception Grantee, the City of Lincoln is allowed to provide area-benefit activities when “the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income.” As such, the City will prioritize funding for area-benefit activities in the block groups identified above.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Public Infrastructure and Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Support community and economic development revitalization
	Description	Stakeholders highlighted several public infrastructure improvements needed in the community, including but not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting. Stakeholders identified that areas in and around downtown had the greatest public infrastructure needs compared to the city overall. The City will look for opportunities to enhance public infrastructure in areas of the city that predominantly serve low- to moderate-income populations.
	Basis for Relative Priority	Public infrastructure and improvements was designated as a high need by the City of Lincoln. Stakeholders emphasized the need for improved infrastructure in areas that predominantly serve low- to moderate-income populations to ensure that all Lincoln residents can benefit and access community resources and amenities.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Elderly Residents living with disabilities

	Geographic Areas Affected	Citywide
	Associated Goals	n/a
	Description	Stakeholders described a significant need for more affordable and accessible rental housing in Lincoln, particularly for aging populations on fixed incomes. The gaps analysis produced for the Plan found that 35% of renter households in the city had household income at or less than \$50,000; however, just 8% of rental units in the city are affordable to households at this income level.
	Basis for Relative Priority	Affordable rental housing was identified as a high priority by the City of Lincoln. The need for more affordable rental housing options in the community for low-to moderate-income populations was identified as a significant need throughout the community engagement process. Additionally, data show that there is a gap in the availability of affordable rental units to households with lower incomes in Lincoln.
3	Priority Need Name	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Increase the availability and access to critical community services
	Description	Stakeholders described that while organizations in the community that currently provide services to low- to moderate-income and special needs populations are impactful for the individuals and families they assist, demand for these services far outweighs the capacity of these organizations. Specific services identified during the community engagement process that are needed in the Lincoln community include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence). The City of Lincoln will look to improve and increase access to services throughout the community, primarily those serving low- to moderate-income and special needs populations.
	Basis for Relative Priority	Community services was designated as a high need by the City of Lincoln. With rising housing costs, the provision of additional community services to support low-to moderate-income and other vulnerable populations is greatly needed. Moreover, for some populations, service provision is critical in supporting the housing stability of certain populations (e.g., populations experiencing mental health challenges).
4	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	n/a
	Description	Stakeholders emphasized the need to preserve existing affordable housing options in the city. In the census tract covering the downtown area of Lincoln, approximately 63% of renter households live in units with at least one physical condition issue. Approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.

	Basis for Relative Priority	Housing rehabilitation was identified as a high priority by the City of Lincoln. The need to preserve affordable rental housing options in the community for low- to moderate-income populations was identified as a significant need throughout the community engagement process. Additionally, data show that there are significant housing rehabilitation needs in areas of the city that have high rates of poverty.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Support community and economic development revitalization
	Description	Stakeholders identified that as housing prices continue to rise throughout Lincoln and Placer County, making it increasingly challenging for low- to moderate-income households to stay housed in the area, it's critical to support efforts that increase economic well-being and jobs that offer livable wages. The City will look to increase economic opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.
	Basis for Relative Priority	Economic development was designated as a high priority need by the City of Lincoln. Stakeholders shared that as cost of living continues to rise, low- to moderate-income residents will continue to feel those burdens most acutely. In addition to providing more affordable housing options and increasing access to community services, the City also wants to expand employment, workforce, and training opportunities for more households to have increased access to jobs with living wages.

Table 46 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

The City’s Consolidated Plan goals provide flexibility for the City of Lincoln to implement the most effective strategies to address housing and other community needs. The City understands and recognizes that these needs can change with economic and housing market conditions. The table below summarizes the City’s anticipated response to market conditions that will influence the use of its entitlement funds.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While rental assistance was identified as a significant need for low- to moderate-income households in Lincoln, ongoing rental assistance is not an eligible use of CDBG funding; therefore, the City will not use its entitlement resources for TBRA.
TBRA for Non-Homeless Special Needs	While rental assistance was identified as a significant need for low- to moderate-income households in Lincoln, ongoing rental assistance is not an eligible use of CDBG funding; therefore, the City will not use its entitlement resources for TBRA.
New Unit Production	The gaps analysis produced for this Consolidated Plan found that 35% of renter households in the city had household income at or less than \$50,000; however, just 8% of rental units in the city are affordable to households at this income level. As such, there is an ongoing gap between affordability needs and current housing supply.
Rehabilitation	Housing rehabilitation needs are significant for renter households living in the census tract covering the downtown area of Lincoln, with approximately 63% of renter households living in units with at least one physical condition issue. Approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
Acquisition, including preservation	As described above, rehabilitation needs and the development of new affordable rental housing units are significant housing needs for the city. The City will consider opportunities for acquisition of land or existing housing to preserve affordable housing options for low-income residents and special needs populations.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$272,325	n/a	n/a	\$272,325	\$1,089,300	Expected amount for the remainder of the Con Plan is estimated as the annual allocation multiplied by four.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will look for opportunities to leverage additional resources (e.g., local gas tax funding) to support implementing the goals of the Consolidated Plan.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A; the City has not identified any publicly owned land or property located within the city to address needs identified in the Consolidated Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lincoln	Government	CDBG Administrator	Citywide

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Stakeholders identified that current organizations providing housing and support services to low- to moderate-income households and other vulnerable populations are a strength of the City’s institutional delivery system. Organizations include:

- **Lincoln CA CARES** is the City’s non-profit organization serving people experiencing homelessness.
- **Granite Wellness Center** provides outpatient treatment for young and older adults experiencing substance use disorders, including anger management, relapse prevention, and SUD counseling.
- The **Salt Mine Food Closet** is a faith-based nonprofit organization that provides fresh food boxes and pantry boxes to Lincoln individuals and households in need. Additionally, they also provide a variety of services for people experiencing homelessness, including daypacks, laundry services, and showers.
- The **Lighthouse Counseling & Family Resource Center** provides intensive case management, individual and group counseling, educational classes, and community resources to individuals and families impacted by child abuse, domestic violence, anxiety, depression, and suicidal ideation.

Other organizations serving Lincoln residents located elsewhere in the county include:

- **StandUp Placer** is an organization serving survivors of domestic violence, sexual assault, and trafficking in Placer County.
- **St. Vincent de Paul** offers basic human services and programs to prevent hunger and homelessness, including rental, utility, and food assistance.
- **Placer County Health & Human Services** department offers a variety of programs that help children, families, and older adults access basic needs, including housing, food, medical care, and other services.

While the organizations listed above provide critical services to the Lincoln community, stakeholders did describe gaps in the city’s institutional delivery structure. One stakeholder felt there was a lack of overall services and resources in Lincoln, sharing that “if people need something, they have to go to Roseville or Sacramento...[for services] like medical appointments, childcare, utility assistance, etc.” For example, one stakeholder that there is a growing prevalence of people with untreated mental illness and drug addiction and that the availability of services and capacity of existing organizations to help this population is significantly outweighed by the number of people in need. Another stakeholder shared that a local organization that provides mental health services to the Lincoln community currently has a 3-6 month waitlist. As such, the lack of funding and existing organizational capacity to address the spectrum of community needs were identified as institutional delivery system gaps.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
Street Outreach Services			
Law Enforcement		x	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	x		
Employment and Employment Training	x		
Healthcare	x		
HIV/AIDS			
Life Skills			
Mental Health Counseling	x		
Transportation	x		
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As described above, there are a handful of organizations and service providers located within the city of Lincoln that provide services to people experiencing homelessness or those at risk of experiencing homelessness. However, the wide full spectrum of available services that serve these populations extend beyond the city’s boundaries. Some of the primary organizations/entities serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth include:

- **The Placer County Health & Human Services Department** offers a variety of services for individuals experiencing or at-risk of homelessness, including prevention, outreach/engagement, emergency shelter, interim and transitional housing, permanent supportive housing, and supportive services, including:
 - Public assistance programs, including CalFresh, General Relief, Medi-Cal and CalWORKs

- Rapid rehousing services, including CalWORKs Housing Support Program. Stand Up Placer, Kid’s First, Volunteers of America, and Advocates for Mentally Ill Housing (AMIH).
- Home Safe, a program supporting victims of elder abuse or neglect in stabilizing housing.
- The County’s Homeless Liaison Team works with Probation and Law Enforcement in multiple jurisdictions to help keep the community safe and provide resources to individuals and families experiencing homelessness
- Managing the County’s Coordinated Entry screening process through 211, which helps find shelter and other housing options for populations experiencing homelessness.
- **Homeless Resource Council of the Sierras (HRCS)** aims to reduce homelessness in both Placer and Nevada counties. The Continuum of Care for the area, HRCS manages a system of outreach, assessment, and prevention for determining needs and conditions for individuals and families experiencing homelessness.
- The **Placer County Housing Authority** manages the Housing Choice Voucher (HCV) program in Placer County.
- **211 Placer** provides a comprehensive list of organizations that provide a variety of resources for populations in need, including resources for/related to children and youth, education, employment, food, housing, legal assistance, behavioral health, health and dental, veterans, and senior services, among others.
- **St. Vincent de Paul** offers basic human services and programs to prevent hunger and homelessness, including rental, utility, and food assistance.
- **Placer County Veterans Services** office provides veterans, their dependents, and survivors with access to local, state, and federal benefits, including assistance filing VA claims and appeals, referrals for education/employment/housing/and mental health services, and help accessing CalVet and federal VA programs.
- Placer County’s **Children’s System of Care** offers comprehensive services for children and youth who may be at risk in the county, including for transition aged youth.
- Placer County’s **Adult System of Care** provides mental health care, substance abuse treatment, and in-home support for older and dependent adults in Placer County.
- **StandUp Placer** is an organization serving survivors of domestic violence, sexual assault, and trafficking in Placer County.
- Placer County **Children’s Mental Health Crisis Services** provides behavioral services for children.
- **Placer County Office of Education** plays a significant role in the education delivery system for Placer County students.
- **Victory Village Veteran’s Center** provides support services for veterans, service members, and their families to ease the transition from military to civilian life, including with employment and benefits assistance, housing search assistance, rental, deposit, and utility assistance, and assistance with the VA.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the significant strengths of the service delivery system in Lincoln and Placer County is the variety of organizations that offer specialized services for certain populations, including older adults, people living with disabilities, survivors of domestic violence, veterans, and other vulnerable populations— including those experiencing homelessness or at risk of experiencing homelessness. However,

stakeholders shared that while a lot of these organizations are doing “more with less,” the demand for these services far exceeds the capacity of many of these organizations. Moreover, people who need these services generally have more successful outcomes when services are coordinated or paired together (e.g., securing a housing unit while also receiving food assistance and mental health services).

However, one stakeholder who provides services to vulnerable populations shared that while housing insecure residents benefit from their services, “currently, the minimum wait time for supportive housing in Placer County is two years...there’s no place for these individuals or families to live.” Another Lincoln stakeholder shared the story of an individual living in transitional housing who had difficulty finding a job due to their housing situation. This stakeholder felt that it was important for their organization in the future to reach out to businesses and other employers to create relationships so that employment more opportunities for housing insecure individuals would be available. Stakeholders described this lack of coordination among organizations, directly impacted by the current lack of staff capacity for many of them, as a major challenge in helping clients achieve their goals and help them toward self-sufficiency.

Another contributing factor to the lack of coordination among organizations serving people experiencing homelessness and other special needs populations is the reduction in available state and federal funding, which has had the effect of de-emphasizing coordination and collaboration among service providers with similar aims, values, and missions. One stakeholder shared that, “right now, organizations are competing for more and more limited pots of funding...we’ve operating as ‘frenemies’ when we should be coordinating all of our efforts.” They emphasized that both organizations and the populations they serve would be better off coordinating service delivery efforts.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City benefits from a strong network of organizations located within Lincoln and throughout the county that serve low- to moderate-income and special needs populations; however, capacity of these organizations is outweighed by how much need exists for these services. Contributing directly to the lack of capacity at these organizations is the significant lack of funding to address the spectrum of needs that exist. However, with its entitlement funding, the City of Lincoln will look for opportunities to support local organizations that are addressing the needs of low- to moderate-income and special needs residents. A couple stakeholders noted that within the context of funding gaps, more concerted efforts among existing organizations to coordinate existing services could help with service delivery and reducing the duplication of services.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support community and economic development revitalization	2026	2030	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Public Infrastructure and Improvements Economic Development	CDBG: \$925,905	Estimated number of public facilities improved or constructed: 5
2	Increase the availability and access to critical community services	2026	2030	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Community Services	CDBG: \$163,395	Estimated number of persons assisted: 160
3	CDBG Administration	2026	2030	Affordable Housing Non-Housing Community Development Non-Homeless Special Needs	Citywide	Affordable & Accessible Rental Housing Housing Rehabilitation Public Infrastructure and Improvements Economic Development Community Services	CDBG: \$272,325	Other: 1

Table 51 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Support community and economic development revitalization	The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities that primarily benefit low- to moderate-income and special needs populations.
Increase the availability and access to critical community services	The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
CDBG Administration	The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program and support the implementation of the three goals articulated above.

While affordable and accessible rental housing and housing rehabilitation were identified as priority needs, the City decided to address those needs with other funding sources (e.g., CalHOME funds). As such, there is not a housing-related goal reflected in the Consolidated Plan.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

N/A.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A; the City of Lincoln does not have any public housing units.

Activities to Increase Resident Involvements

N/A.

Is the public housing agency designated as troubled under 24 CFR part 902?

Placer County Housing Authority is not designated as troubled under 24 CFR part 902.

Plan to remove the ‘troubled’ designation

N/A.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies and regulatory requirements in the city of Lincoln, while intended to manage growth and ensure adequate public services, can impact the development of affordable housing and residential investment. According to Lincoln’s 2021-2029 Housing Element, the lack of affordable housing is the most common issue reported to Legal Services of Northern California, the county’s only civil legal aid provider. Stakeholders reinforced this finding, noting that urban areas in the County, including Lincoln, face significant shortages of affordable housing. Limited availability of affordable units restricts neighborhood choice for low-income households and increases vulnerability to housing instability and discriminatory practices. Several stakeholders emphasized that the lack of transit access, walkability, and nearby services in Lincoln complicates the siting of affordable housing developments.

Land use regulations and development standards contribute to cost pressures that affect the feasibility of affordable housing development. Height limitations that restrict development to two stories in most residential zones can limit density and reduce economies of scale, making it more difficult to offset rising development costs. Additionally, uniform parking requirements, such as two spaces per unit for single-family homes, duplexes, and apartments, along with guest parking requirements, can increase project costs and land consumption, particularly for affordable and multifamily housing, even when demand for parking may be lower. Stakeholders noted that jurisdictions with strong site inventories, publicly owned land in high-resource areas, and efficient approval processes for affordable housing are better positioned to facilitate development.

Permitting and approval processes also affect residential investment. Lengthy and complex review timelines increase carrying and financing costs, which can undermine the feasibility of affordable housing projects. Development impact fees, while necessary to fund public facilities and services, further increase upfront costs for housing development and may discourage investment in lower-cost housing types. Stakeholders also pointed to community opposition as an ongoing challenge, describing a strain of affordable housing pushback in parts of Placer County that can delay or derail projects. In addition, site-specific constraints, such as environmental remediation needs, can significantly increase project costs.

The City has taken steps to mitigate some of these barriers, such as expediting reasonable accommodation requests and allowing parking variations for senior housing. Stakeholders emphasized that additional local financial resources, such as gap financing, support for project-based vouchers, or funds to improve competitiveness for state tax credits, would further support affordable housing development, particularly given the limited availability of state funding. Lincoln will continue to evaluate land use policies, parking standards, permitting processes, and opportunities for interjurisdictional collaboration to reduce constraints on affordable housing development and encourage residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City’s 2021-2029 Housing Element identifies several goals, policies and actions that aim to reduce affordable housing barriers in the city. A summary of those efforts are below.

Goal 1—Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.

Policy 2. Facilitate the construction of a variety of housing types affordable to all income levels.

- *Action 2.3.* Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing **(implemented)**
- *Action 2.4.* Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADUs) in accordance with Assembly Bill 2299 and Senate Bill 1069 **(implemented)**
- *Action 2.6.* Encourage the development of affordable housing for extremely low-income households by conducting outreach to housing developers on an annual basis, providing financial and in-kind technical assistance, expediting processing, and offering additional incentives beyond the density bonus, among other actions.
- *Action 2.7.* Encourage and facilitate the development of affordable housing to lower-income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project basis, including deferred development fees, reduce parking requirements, expedited application review and processing, and technical assistance.
- *Action 2.9.* Explore the adoption of a local inclusionary program.

In addition to the actions identified above that aim to remove barriers to affordable housing, the City of Lincoln also articulates a goal and specific actions to support affordable housing development for low-income and special needs populations in the city.

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.

Policy 8. Address the physical, financial, and lifestyle needs of older adults in the city.

- *Action 8.1.* Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the needs of all special needs groups including seniors, homeless, female headed households, persons with disabilities, and persons with developmental disabilities.

SP-60 Homelessness Strategy – 91.215(d)

The City of Lincoln established Lincoln CA CARES in 2018, a nonprofit organization aimed at supporting people experiencing homelessness by providing transitional housing and connecting them to services to support their pursuit for permanent housing and self-sufficiency. The City works with Grace Lutheran Church, which sites two trailers on their property, to provide housing for program participants. Additionally, the City works with other local organizations to provide a variety of services, including those who provide mental health services, food, clothing, and employment opportunities. The City is actively pursuing options to expand their capacity; however, currently, the City is only able to assist two people at a time.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Lincoln does not have a current mechanism to reach out to people experiencing homelessness to assess their individual needs. However, stakeholders shared that the City's code enforcement team and the Lincoln Police Department are most likely to make contact with people experiencing homelessness. One stakeholder shared that if this happens, code enforcement staff or Lincoln Police Department will reach out to the Lincoln CA CARES team, who will then connect the person/people experiencing homelessness to a third party organization to assess their needs and connect them to appropriate resources. The Salt Mine, a faith-based nonprofit located in Lincoln, provides food and clothing to local residents in need.

Additionally, the Placer County Health & Human Services (HHS) Department's Homeless Liaison Team collaborates with Probation and Law Enforcement in multiple jurisdictions to connect with people experiencing homelessness with services. HHS also manages the contract for coordinated entry screening through 211, which places individuals on a list for shelter and housing options.

Addressing the emergency and transitional housing needs of homeless persons

Currently, there are no emergency shelters or transitional homes located in the city; however, options are available in other areas of the county.

There are three emergency shelters currently operating in the county—one congregate shelter in Auburn, one nomadic emergency shelter in Roseville, and another temporary shelter, also located in Auburn. In addition to the County's Homeless Liaison Team, a group of community providers in Placer County who serve individuals and families experiencing homelessness launched the Homeless Resource Helpline. Those in need of housing and other support are instructed to call the helpline for an Emergency Housing referral and to get put on a centralized housing list. Additionally, 211 Placer is an available resource to help connect people and families experiencing homelessness with information on housing and service resources.

The Adult System of Care Division of Placer County's Health & Human Services Department manages the county's transitional housing and permanent supportive housing programs. Both programs are oriented to serve those with a diagnosed mental illness and/or other co-morbid disabilities. In collaboration with Advocates for Mentally Ill Housing (AMIH), the Adult System of Care manages and supports four transitional homes that provide housing and supportive services to eligible county adults. Each of the four homes can house up to six residents and are located in Auburn, Rocklin, and Roseville.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In addition to the programs and services already identified, other available housing and service support provided by the County for residents and families experiencing homelessness include:

- **Housing vouchers** are administered by the Placer County Housing Authority, including regular housing choice vouchers, Family Unification Program (FUP) vouchers, Mainstream vouchers (serving non-elderly persons with disabilities), and Veterans Affairs Supportive Housing (VASH) vouchers.
- **Permanent supportive housing (PSH)**, which is managed by the County's Adult System of Care Division. In collaboration with trusted providers, the County has purchased PSH units or full homes in 19 different locations throughout the county.
- **Housing coordinators** are also available through Placer County via multiple programs. These coordinators support landlord recruitment, housing counseling, and the *Built for Zero* initiative, a data-driven, national movement aimed to measurably ending homelessness.
- The **Housing Support Program** helps provide permanent housing for homeless CalWORKs families.
- **Bringing Families Home** is a collaboration between the Human Services and Children's System of Care divisions that supports families involved in the child welfare system and currently in the reunification process. The program assists those experiencing homelessness or at risk of experiencing homelessness to find housing to increase the ability of families to stay together and decrease the likelihood of a foster placement.
- **Mental health and substance use treatment** is provided by the County's Adult System of Care and largely serves the county's Medi-Cal population, including those experiencing homelessness.
- The **Housing and Disability Advocacy Program (HDAP)** assist people experiencing or at risk of experiencing homelessness who are likely eligible for disability benefits by advocating for disability benefits and housing support, including outreach, case management, disability benefits advocacy, and housing assistance, including wraparound supportive services.
- **Full Services Partnerships (FSP)** provides comprehensive care management for those experiencing homelessness by connecting them with healthcare, mental healthcare, housing, and benefit programs.
- **Transitional Aged Youth (TAY)** assists youth transitioning out of the foster care system with specialized support and services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

There are two divisions within the Placer County Health & Human Services Department that provide support to these populations—the Children System of Care and Adult System of Care.

- The Children System of Care division provides a wide range of services, including behavioral health services, to at-risk children and youth (and their families).
- The Adult System of Care division provides support for adults and seniors with mental health care, substance abuse treatment, and in-home supports.

Additionally, a variety of services for individuals and households at risk of experiencing homelessness are offered through these divisions, as well as the Health & Human Services Department, including:

- **CalFresh** helps families and individuals access healthy and nutritious food.
- **General Relief** provides temporary cash aid for single adults or couples with no dependent children who are not eligible for federal or state programs or other assistance programs. This county-funded program provides financial assistance for eligible county residents with no other means of support.
- **MediCal** offers medical, dental, vision and mental health care to eligible individuals and families at no or limited costs.
- **CalWORKs** provides monetary assistance for families in need for eligible adults with dependent children. CalWORKs may refer eligible individuals to employment services that may provide:
 - Child care, work expense assistance, transportation, and counseling;
 - Education, employment and training programs through Employment Services;
 - Families with children financial assistance to meet their basic needs; and
 - Support for families moving toward self-sufficiency.

Additionally, some CalWORKs families might also be eligible for the CalWORKs Housing Support Program (HSP), which assists homeless families in quickly obtaining permanent housing.

- **Rapid rehousing (RRH)** provides homeless individuals and families assistance in applying for rental housing and paying for move-in costs and rental subsidies. Local organizations that provide RRH assistance include Stand Up Placer, Kid’s First, Volunteers of America, and Advocates for Mentally Ill Housing (AMIH).
- Additionally, the county runs **Home Safe**, a homelessness prevention program serving Adult Protective Services clients who have been victims of elder and dependent abuse or neglect.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As discussed in section MA-20, there is a correlation between low- to moderate-income households and lead-based paint (LBP) hazards. Lead-based paint was banned for housing use in 1978. While over three quarters of Lincoln's housing stock was built after 2000, it is estimated that approximately 1,600 households live in homes built before 1980 (a proxy for the proportion of homes estimated to have lead-based paint). As such, the City will plan to develop policies and procedures to address lead-based paint hazards in housing built before 1978 that are compliant with regulations regarding the use of Community Development Block Grant (CDBG) funding during this upcoming program year.

Additionally, Placer County's Health & Human Services Department administers the County's Childhood Lead Poisoning Prevention Program, which provides information and guidelines on reducing lead exposure. The program also partners with local businesses and community-based organizations like WIC and Head Start to promote awareness of lead poisoning.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City's development of policies and procedures related to lead-based paint hazards will include guidance on lead-based paint screenings, mitigation actions, when necessary, and information for homeowners and tenants regarding the hazards of lead-based paint and actions that will help reduce the likelihood of lead poisoning events.

How are the actions listed above integrated into housing policies and procedures?

The City will ensure that all CDBG contracts entered into between the City and Subrecipients of CDBG funding will include language that stipulates that Subrecipients must comply with lead-based paint regulations and policies as established by the City, State of California, and other applicable Federal laws and regulations, including specific policies related to lead-based paint in the CDBG program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Guided by the economic development goals established in the City of Lincoln’s General Plan and the City Council’s 2016 Strategic Plan, the City’s 2024-29 Economic Development Action Plan incorporates ongoing community input and builds on prior economic development plans and initiatives. This Plan is informed by the economic development initiatives of the Placer County Economic Development Board, the 2021-2024 Strategic Plan of the Greater Sacramento Economic Council (GSEC), and the Greater Sacramento Region’s Economic Development Strategy (CEDS) 2020-2025.

The Plan articulates the following vision:

“Lincoln is a city of opportunity that is recognized for its authentic community character, excellent quality of life, and supportive environment for business investment and growth.”

Related to anti-poverty efforts, one of the strategies the City is looking to implement through this plan is to *support the growth and expansion of existing businesses, recruit new businesses that provide family-supporting jobs, and attract new community-serving retail.* Specific actions the City will be taking to reduce the number of poverty-level families include:

Priority 1—Business Support and Job Creation

2. Implement key public infrastructure improvements

- (a) Identify and prioritize infrastructure projects that attract private sector investment
- (b) Seek County, State, and federal support and funding for vital infrastructure projects.
- (c) Track progress and address impediments that prevent projects from moving forward.
- (e) Underscore and promote the need for affordable housing to accommodate new and existing employers’ requirements for local workforce.

3. Inventory opportunity sites and community assets

- (b) Consult with the Placer County Economic Development Department and Greater Sacramento Economic Council (GSEC) to identify tradeable industry sectors that are a good fit for the Lincoln area.
- (c) Outreach to cutting-edge industry sectors that offer family-supporting jobs such as Advanced Manufacturing, Agricultural Tech and Life Sciences. Explore opportunities to partner with Western Placer Unified School District Agricultural and Robotics departments.

4. Leverage relationships with regional job training resources and higher education

- (a) Encourage businesses to access job training resources from regional workforce training organizations such as the Golden Sierra Job Training Agency
- (b) Ensure workforce training needs are addressed in the development of educational programs for local and regional institutions.
- (c) Seek Placer County support to offer tailored job training programs to attract new companies to Lincoln.

6. Engage business organizations and key regional partners

- (b) Partner with Small Business Development Corporations and other economic development organizations that provide technical and financial assistance and access to regional workforce training programs.
- (c) Coordinate and collaborate with Placer County and neighboring municipalities on economic development initiatives of mutual benefit.

8. Business support

- (a) Research options for the development of a small business retention and expansion program to support the success of local enterprises and grow jobs and tax base.
- (b) Consider options for focusing on key industry sectors with the greatest potential for growth and success.
- (c) Research County, State, and federal funding opportunities to support small businesses.
- (d) Identify resources including technical assistance and mentorship opportunities that help local businesses achieve success.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Several specific actions outlined in the City's 2024-29 Economic Development Action Plan align with the goals of the City's Consolidated Plan, including improving public infrastructure, supporting affordable housing development, and improving access to workforce development opportunities and training programs that will lead to jobs that pay family wages.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As a first-time CDBG entitlement community, the City of Lincoln has not yet developed standards or procedures to monitor activities and ensure compliance in accordance with CDBG regulations. Nonetheless, the City is responsible for ensuring that all regulations and requirements governing the administrative, financial, and programmatic operations of the CDBG program are followed. This includes ensuring that performance goals are achieved within the scheduled timeframe and budget, as well as ensuring that the City and/or Subrecipient of the City's CDBG funding are taking appropriate actions when performance problems arise. If the City decides to allocate its entitlement funding to Subrecipients, monitoring of the Subrecipients will continue over the course of the project.

Monitoring Plan

Because this is the City's first Consolidated Plan, a Subrecipient Monitoring Plan has not yet been created. However, the City will utilize HUD's *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight* and will develop a Monitoring Plan over the next program year. Specifically, the City's Monitoring Plan will include:

- A statement about the importance of Subrecipient monitoring;
- Regulatory requirements related to Uniform Administrative Requirements, Cost Principles, Audit Requirements for Federal Awards, and grant administration responsibilities related to the Community Development Block Grant (CDBG) program;
- The City's Risk Analysis assessment and process to determine a Subrecipient's technical assistance needs, how often Subrecipients should be monitored, and how the City's monitoring of Subrecipients will be structured;
- Development of a monitoring strategy, which might include remote review of Subrecipient documents, pre-monitoring, and formal monitoring visits;
- Establishment of a monitoring schedule;
- Creation of a monitoring checklist and workbook;
- A list of monitoring questions to help determine whether Subrecipients are complying with federal requirements.
- How to conduct a monitoring; and
- How to notify a Subrecipient about concerns and findings, corrective actions, and sanctions; and
- How to address any findings of noncompliance.

The City will also plan to include a list of monitoring resources to ensure City staff have the knowledge and information needed to conduct monitoring of Subrecipients in an efficient and thorough manner. The City will work with its local HUD office to ensure its Monitoring Plan includes all necessary information and applicable federal regulations and requirements. The City will also ensure that its Monitoring Plan includes information related to outreach to minority businesses and organizations, as well as compliance with comprehensive planning requirements.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$272,325	-	-	\$272,325	\$1,089,300	Expected amount for the remainder of the Con Plan is estimated as the annual allocation multiplied by four.

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will look for opportunities to leverage additional resources (e.g., local gas tax funding) to support implementing the goals of the Consolidated Plan.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A; the City has not identified any publicly owned land or property located within the city to address needs identified in the Consolidated Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support community and economic development revitalization	2026	2026	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Public Infrastructure and Improvements Economic Development	CDBG: \$217,860	Estimated number of public facilities improved or constructed: 1
2	Increase the availability and access to critical community services	2026	2026	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Community Services	CDBG: \$0	n/a
3	CDBG Administration	2026	2026	Affordable Housing Non-Housing Community Development Non-Homeless Special Needs	Citywide	Affordable & Accessible Rental Housing Housing Rehabilitation Public Infrastructure and Improvements Economic Development Community Services	CDBG: \$54,465	Other: 1

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Support community and economic development revitalization	The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities that primarily benefit low- to moderate-income and special needs populations.
Increase the availability and access to critical community services	The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
CDBG Administration	The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program and support the implementation of the three goals articulated above.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following sections provide an overview of how the City of Lincoln will utilize its CDBG resources during Program Year 2026.

Projects

#	Project Name
1	McBean Park Accessible Improvements
2	CDBG Administration

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

N/A; the City of Lincoln will utilize its CDBG resources to primarily address the needs of underserved populations in the community.

AP-38 Project Summary
Project Summary Information

Project Name	McBean Park Accessible Improvements
Target Area	n/a
Goals Supported	Support community and economic development revitalization
Needs Addressed	Public Infrastructure and Improvements; Economic Development
Funding	\$217,860
Description	Improvements to playground equipment at McBean Park to make fully accessible for children with disabilities
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	One park improvement project benefitting children living with disabilities (presumed benefit limited clientele).
Location Description	McBean Park, 65 McBean Park Drive, Lincoln, CA 95648
Planned Activities	Improvements to playground equipment at McBean Park to make fully accessible for children with disabilities
Project Name	CDBG Administration
Target Area	n/a
Goals Supported	CDBG Administration
Needs Addressed	Public Infrastructure and Improvements; Economic Development; Community Services
Funding	\$54,465

Description	Administration of the City's CDBG program.
Target Date	06/30/2027
Estimate the number and type of families that will benefit from the proposed activities	n/a
Location Description	n/a
Planned Activities	Administration of the City's CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In FY2024, the latest data available, the City of Lincoln was designated as an “Exception Grantee.” The data show that 28.07% of the population is considered low- to moderate-income and the top quartile is 39.7%. This means that any block group with more than 39.7% of those considered low- to moderate income are eligible to benefit from CDBG area-benefit activities. Specifically, these block groups are:

- Census Tract 214.03, Block Group 1—76.6% of block group population is LMI
- Census Tract 214.03, Block Group 2—64.1%
- Census Tract 236, Block Group 3—57.2%
- Census Tract 237, Block Group 1—45.4%
- Census Tract 236, Block Group 2—43.6%
- Census Tract 237, Block Group 2—41.5%
- Census Tract 238, Block Group 2—41%
- Census Tract 214.03, Block Group 4—39.7%

Geographic Distribution

Target Area	Percentage of Funds
Census block groups identified above	75%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs of public housing

N/A; the City of Lincoln does not have any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A; Placer County Housing Authority is not designated as troubled under 24 CFR part 902.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Lincoln established Lincoln CA CARES in 2018, a nonprofit organization aimed at supporting people experiencing homelessness by providing transitional housing and connecting them to services to support their pursuit for permanent housing and self-sufficiency. In collaboration with its current partners, the City will continue actively pursuing options to expand the capacity of this effort and the number of people it can serve over the next year.

Describe the jurisdiction’s one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Lincoln will continue to rely on the City’s code enforcement team and the Lincoln Police Department to make contact with people experiencing homelessness. When contact is made, the City will reach out to partner organizations that are equipped to connect people experiencing homelessness with resources and services. Additionally, the Placer County Health & Human Services (HHS) Department’s Homeless Liaison Team collaborates with Probation and Law Enforcement in multiple jurisdictions to connect with people experiencing homelessness with services. HHS also manages the contract for coordinated entry screening through 211, which places individuals on a list for shelter and housing options.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently, there are no emergency shelters or transitional homes located in the city; however, options are available in other areas of the county. The City will look to connect people experiencing homelessness with organizations that do provide emergency shelter and transitional housing options, such as the Placer County Health & Human Services Department.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Lincoln will strive to connect people experiencing homelessness with organizations that provide housing resources in service of finding permanent housing solutions for those in need. Primary organizations that provide these services include the County’s Health & Human Services department and the Placer County Housing Authority (PCHA). In addition to PCHA administering the Housing Choice Voucher (HCV) program, the County’s Health & Human Services department offers several housing-related programs and services for people and families experiencing homelessness, as well as several special needs populations, including families/children in the child welfare system, older adults, people

living with disabilities, and people experiencing mental health challenges, among others.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

For the populations identified above, the City of Lincoln will look to connect individuals and families at risk of experiencing homelessness with organizations best equipped to assist them, such as the County's Children System of Care and Adult System of Care divisions. Additionally, the Placer County Health & Human Services Department offers a variety of services targeted at this population, including fresh food assistance, financial assistance, medical/dental/vision/and mental health services, and employment and childcare support in addition to providing a variety of housing resources.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue its efforts to implement the actions identified in the 2021-2029 Housing Element that look to reduce affordable housing barriers in the city. Specific actions include:

- Encouraging the development of affordable housing for extremely low-income households by conducting outreach to housing developers on an annual basis, providing financial and in-kind technical assistance, expediting processing, and offering additional incentives beyond the density bonus, among other actions.
- Encouraging and facilitating the development of affordable housing to lower-income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project basis, including deferred development fees, reduce parking requirements, expedited application review and processing, and technical assistance.
- Exploring the adoption of a local inclusionary program.

In addition to the actions identified above that aim to remove barriers to affordable housing, the City of Lincoln also will look to support affordable housing development opportunities for low-income and special needs populations in the city, including:

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

As articulated in the Strategic Plan, the 2026-30 Consolidated Plan goals, which include *increasing and preserving affordable housing options, supporting community and economic development revitalization, and increasing the availability and access to critical community services*, were developed to address the needs of low- to moderate-income and special needs populations. As such, the City will be utilizing its entitlement funding over the next program year to address the needs of these populations.

Actions planned to foster and maintain affordable housing

As articulated in the Strategic Plan, the City of Lincoln will pursue opportunities that increase the availability of affordable rental housing options, preserve existing affordable housing options for low-income homeowners, and/or improve access to accessible housing for low- to moderate-income households and special needs populations in the community.

Actions planned to reduce lead-based paint hazards

The City's development of policies and procedures related to lead-based paint hazards will include guidance on lead-based paint screenings, mitigation actions, when necessary, and information for homeowners and tenants regarding the hazards of lead-based paint and actions that will help reduce the likelihood of lead poisoning events. The City will ensure that all CDBG contracts entered into between the City and Subrecipients of CDBG funding will include language that stipulates that Subrecipients must comply with lead-based paint regulations and policies as established by the City, State of California, and other applicable Federal laws and regulations, including specific policies related to lead-based paint in the CDBG program

Actions planned to reduce the number of poverty-level families

In addition to addressing the economic development needs identified in this plan, the City will continue to pursue opportunities to implement the specific actions outlined in the 2024-29 Economic Development Action Plan that looks to improve public infrastructure, support affordable housing development, and improve access to workforce development opportunities and training programs that will lead to jobs that pay family wages.

Actions planned to develop institutional structure

The City benefits from a strong network of organizations located within Lincoln and throughout the county that serve low- to moderate-income and special needs populations; however, capacity of these organizations is outweighed by how much need exists for these services. Contributing directly to the lack of capacity at these organizations is the significant lack of funding to address the spectrum of needs that exist. However, with its entitlement funding, the City of Lincoln will look for opportunities to support local organizations that are addressing the needs of low- to moderate-income and special needs residents.

Actions planned to enhance coordination between public and private housing and social

service agencies

Related to actions that develop institutional structure, the City of Lincoln will look for opportunities to use its entitlement funding to support enhanced coordination among local organizations that are addressing the housing and service needs of low- to moderate-income and special needs residents.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

- | | |
|---|-----------------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70% (2026-2028) |