

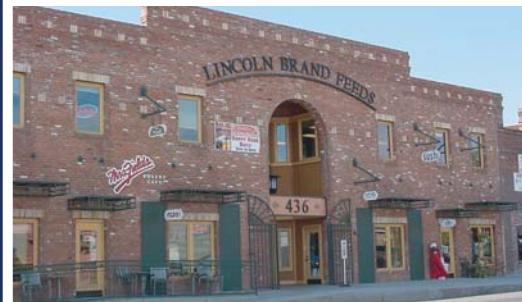
CITY OF
LINCOLN

POLICY DOCUMENT

2013-2021 HOUSING ELEMENT

PUBLIC REVIEW DRAFT, JULY 2013

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INTRODUCTION

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

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

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

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

The Policy Document is divided into the following sections:

Evaluation of the 2008–2013 Housing Element

This section reviews and evaluates the implementation of programs from the 2008–2013 Housing Element. The analysis examines the progress the City has made in meeting the City's housing needs and provides direction for updated policies, programs, and objectives.

Goals, Policies, and Program Actions

The City's Housing Element is based on the following five goals:

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

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- 5) Evaluate the progress in implementing the City's housing programs.

Under each goal statement, the element sets out policies that amplify the goal statement. Following the policies are a number of actions to be taken to carry out the policies. Additionally, the responsible parties are identified along with the potential funding source, and timing to accomplish the action.

City Housing Programs

This section identifies the housing programs available in the city.

Quantified Objectives

This section identifies the number of housing units that the City expects to be constructed, preserved, conserved, or rehabilitated, or the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the planning period (2013–2021).

Public Participation

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

Consistency with the General Plan

This section describes the internal coordination between the new Housing Element and the other elements of the Lincoln 2050 General Plan.

EVALUATION OF THE 2008–2013 HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and whether or not these programs continue to be relevant in addressing the current and future housing needs in Lincoln. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

Following is a summary of the City's major achievements under the 2008–2013 Housing Element. A full analysis and evaluation of the program actions and objectives is included in the Background Report.

MAJOR ACHIEVEMENTS

- **Affordable Units.** From 2008 to 2012, the City approved the construction of 73 affordable units. All of the units were sized to be appropriate for families (three bedrooms or more).
- **Homebuyer Assistance.** Between 2008 and 2011, the City assisted 18 lower-income households purchase a home through the First-Time Homebuyer Program.
- **Village 1 and Village 7.** The City adopted the Village 1 and Village 7 Specific Plans, General Development Plans, and Environmental Impact Reports in 2012 and 2010 respectively. The plans call for a total of 8,111 new units in a wide range of styles and densities in walkable mixed-use communities.
- **Density Bonus.** The City updated the Density Bonus Ordinance in April 2013 to allow a bonus of up to 35 percent, in keeping with state law.
- **Second Units.** The City approved four new secondary housing units during the planning period.
- **Units Preserved.** Prior to its dissolution, the City's redevelopment agency provided a \$400,000 loan for the rehabilitation of 49 affordable units in Golden Village. As a condition of the loan, the units are income-restricted for affordability to lower-income housing for a 55-year period.
- **Zoning Amendments.** The City updated the Zoning Ordinance to better provide for a variety of housing types including single-room occupancy units, group homes and boarding houses, transitional and supportive housing, and emergency shelters.
- **Reasonable Accommodation.** The City adopted a Reasonable Accommodations Ordinance in April 2013 to promote equal access to housing. The ordinance provides policies and procedures to provide for variations in the application of zoning, land use, building standards, and other regulations in order to accommodate persons with disabilities.

GOALS, POLICIES, AND PROGRAM ACTIONS

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

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

Policy: Specific statement guiding action and implying clear commitment.

Action: The carrying out of a policy.

Responsible Agency: Identification of the party responsible for implementation.

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

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

While this Housing Element addresses property outside of the current city limits, absent successful annexation of these areas, the City has no jurisdictional authority to require implementation of specific program actions for development of those properties. However, Section 5, Quantified Objectives, Table 3, does identify the number of dwelling units, per income category, which could be achieved if the City's program actions were to be implemented for the properties located in the City's Sphere of Influence.

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

Policy 1

Provide sufficient land zoned for a variety of housing types to accommodate the City's regional housing needs allocation under the **January 1, 2013–October 31, 2021** Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan.

Action 1.1

Village 1: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report in 2012. The adoption of the General Development Plan effectively “prezoned” the project area. The City is working with the applicant on the annexation application; however, progress has been delayed due to pending litigation on the project involving the developer and school district. Following the decision on the current litigation, the City will continue to work with the developer on the annexation application.

Village 7: The City adopted the Specific Plan, General Development Plan, and Environmental Impact Report for Village 7 in 2010. The adoption of the General Development Plan effectively “prezoned” the project area. The annexation application was submitted to the Local Agency Formation Commission in

February 2012 and is still pending due to a lack of agreement between the City and Placer County on the tax revenue-sharing agreement. The City is continuing to work toward an agreement with Placer County.

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

Potential Funding Source: Developer Funded

Proposed Timing: Pending litigation and annexation development on these sites remains viable through the 2021 planning period.

Policy 2

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

Action 2.1

Continue to permit Planned Development District zoning that promotes a variety of housing types in the city through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Action 2.2

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

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: Update the Subdivision Ordinance as needed.

Action 2.3

Continue to allow and promote the use of density bonuses to provide affordable housing (Lincoln Municipal Code Section 18.59).

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

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Action 2.4

Continue to allow for the development of second dwelling units in residential districts in accordance with Section 65852.2 of the California Government Code.

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Action 2.5

Continue to allow mobile home parks as a permitted use in the City's Multiple Residential (R-3) Districts.

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

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Action 2.6

Facilitate the development of market-rate rental housing through the following:

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

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

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Action 2.7

Continue to allow for the location of single-room occupancy uses as a conditional use in Multiple Residential (R-3) districts to provide additional housing opportunities for extremely low-income households.

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

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Policy 3

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

Action 3.1

Continue to enforce the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations), and continue to require 15-gallon shade trees in all new residential developments (Subdivision Ordinance, Section 17.40.070 (F)).

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

Potential Funding Source: Application and permit fees

Proposed Timing: 2013–2021

Action 3.2

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

- The City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach efforts.
- The City will continue to complete the Green Building Program encouraging new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation.
- The City promotes the reduction of energy consumption through the implementation of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts), and incorporation of bicycle lanes throughout the city.
- The City further requires the use of recycled water for new large residential and commercial landscaping projects, as a funding participant for mandatory recycling through the Western Placer Waste Management Authority.

Additionally, given the rural character of the City of Lincoln, limiting trips between commercial and residential land uses is more practical than developing transit-oriented developments which require densities of over 40 dwelling units per acre and multi-story buildings. Rather, the City's General Plan includes a mixed-use land use designation: "The purpose of this designation is to provide for a mixed use commercial core that is applicable to the City's Downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office, or recreational uses with residential units. This category allows for both

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vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities.”

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

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

Potential Funding Source: CDBG for the Rehabilitation Program and General Fund for the implementing the General Plan policies.

Proposed Timing: 2013–2021

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

Policy 4

Assist in the rehabilitation of substandard housing.

Action 4.1

The City will annually continue to apply for HOME and CDBG funds for the City’s Owner-Occupied Housing Rehabilitation Program. Due to several unsuccessful applications this program is not currently available. These grants would potentially be available for all extremely low-, very low- and low-income owner households and rental property owners with extremely low-, very low- and low-income tenants, seniors, and persons with disabilities.

As funding becomes available, eligible repairs include (listed by priority): health and safety repairs, energy conservation, repairs that extend the useful life of the property, and converting to current Uniform Building Code standards.

When funds become available, interested homeowners and other applicable parties can acquire information about this program through fliers at the Development Services Department’s counter, the City’s website (www.ci.lincoln.ca.us), and on the local community access television channel.

The code enforcement efforts identified in Action 5.1 will be used to assist in the identification of needed repairs as part of the City’s Owner-Occupied Housing Rehabilitation Program.

Responsible Agency: City of Lincoln Housing Coordinator

Potential Funding Source: CDBG and Home Grants

Proposed Timing: Apply for funding annually, 2013–2021

Action 4.2

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

Responsible Agency: City of Lincoln housing coordinator

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Policy 5

Assist in the conservation and improvement of residential neighborhoods.

Action 5.1

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

Responsible Agency: Development Services Department

Potential Funding Source: General Fund and Development Services Fund

Proposed Timing: 2013–2021

Action 5.2

City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.

Responsible Agency: City of Lincoln housing coordinator

Potential Funding Source: General Fund

Proposed Timing: Annually, 2013–2021

Policy 6

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

Action 6.1

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

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

Potential Funding Source: Application and permit fees

Proposed Timing: 2013–2021

GOAL 3 - ADDRESS SPECIAL HOUSING NEEDS IN LINCOLN

Policy 7

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

Action 7.1

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

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

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

- Regulatory incentives, such as expediting permit processing, deferred fees, and/or parking requirements based on the bedroom mix of the project.
- A 35 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households.
- Accessing State and/or federal subsidies or tax credit programs for new construction.

Responsible Agency: Development Services Department

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

Proposed Timing: 2013–2021

Policy 8

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

Action 8.1

Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the physical and supportive service needs of persons with disabilities, as well as developmental disabilities, such as:

- Handicapped accessibility.
- On-site supportive services and/or daily living assistance.
- Transportation.

The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Development Services Department and in all general development application packets.

Responsible Agency: Development Services Department

Potential Funding Source: State and federal tax credits

Proposed Timing: 2013–2021

Action 8.2

As provided for in Chapter 18.47 if the Municipal Code, the City has a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. These procedures include provisions for clear rules that allow for a ministerial review process and identify who may request a reasonable accommodation (e.g., persons with disabilities, family members, landlords), time frames for decision-making, and provision for relief from the various land use, zoning, or building regulations that may constrain the housing for persons of disabilities.

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

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Policy 9

Address the special housing needs of large families to alleviate overcrowding in the city.

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Action 9.1

Facilitate the construction of housing that includes three- and four-bedroom units affordable to extremely low-, very low-, and low-income families.

The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes three- and four-bedroom affordable units by providing informational fliers at the Development Services Department and in all general development application packets.

Responsible Agencies: Development Services Department and Redevelopment Agency

Potential Funding Source: State tax credits, federal tax credits, CDBG, and CHDOs

Proposed Timing: 2013–2021

Policy 10

Address the financial, physical, and supportive service needs of female-headed households in the city.

Action 10.1

Continue to support female-headed households in the city with the permitting of child day-care facilities as outlined in Chapter 18.61 of the Municipal Code.

Responsible Agency: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Policy 11

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

Action 11.1

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

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

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

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

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

Potential Funding Source: HOME Program, CalHome Program, and CDBG (\$1,000,000 in 2011 CalHome funds & \$38,000 in HOME recaptured funds)

Proposed Timing: 2013–2021

Policy 12

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

Action 12.1

Continue to allow for the development of transitional and supportive housing to be permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements (Lincoln Municipal Code Sections 18.12.010, 18.14.010, 18.16.010).

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

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

Action 12.2

Continue to allow for the development of emergency shelters by right in the City's Light Industrial (LI) Zone District without any discretionary action. Sufficient land is available for at least one emergency shelter and objective standards will be drafted to regulate emergency shelters as provided for under Senate Bill 2.

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

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

GOAL 4 - PROMOTE EQUAL HOUSING OPPORTUNITIES

Policy 13

Support equal housing opportunities for all city residents.

Action 13.1

The Development Services Department shall refer fair housing complaints to the District Office of Fair Employment Housing and Legal Services of Northern California. The City shall continue to distribute fair housing brochures and booklets indicating what the fair housing laws are and where advice, assistance, and enforcement activities can be obtained. The City shall provide this information to any person who feels they have been discriminated against in acquiring housing within the city and to any housing provider who requests such information.

Responsible Agencies: Development Services Department

Potential Funding Source: General Fund

Proposed Timing: 2013–2021

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

Policy 14

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

Action 14.1

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

- 1) Documented achievements of the implementation of goals, policies, and actions within the Housing Element.
- 2) An evaluation of the City's performance in relation to the quantified objectives within the Housing Element.
- 3) If needed, recommendations for appropriate refinement or revision as a result of the documented achievements and evaluation.

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

Responsible Agencies: Development Services Department and City Council

Potential Funding Source: General Fund

Proposed Timing: Annually, 2013–2021

Action 14.2

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

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

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

Responsible Agencies: Development Services Department, and City Council

Potential Funding Source: General Fund

Proposed Timing: Ongoing, 2013–2021

CITY HOUSING PROGRAMS

Lincoln utilizes local, state, and federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources. During the reporting period, Lincoln has received \$1,000,000 in CalHome funds.

The CDBG Housing Rehabilitation Program was started in March 1999 to offer eligible households low-interest loans with flexible financing terms to make the necessary repairs to their homes. To be eligible, the property to be improved must be within the city's designated target area, and the gross household income must be at or below 80 percent of the countywide median income. Eligible repairs include roof repair or replacement; electrical and plumbing work; kitchen and bathroom repairs; energy conservation measures; heating and cooling system installation; water, sewer, and electrical connections; bedroom additions to relieve overcrowding; and any other code-related improvements. **The City will continue to apply for rehabilitation program funding but as of 2013 no funding is available.**

The First-Time Homebuyer Program has been awarded \$1,000,000 from a CalHome grant. Eligibility requirement for participation include:

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

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

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

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

In most cases other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee for low-income tax credits. The City of Lincoln does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources.

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The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP program, to which the City applies directly. Finally, there are a few programs, such as the US Department of Agriculture's Rural Development Loans and Grants, or the Lease Purchase Program, to which individual households apply directly.

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

QUANTIFIED OBJECTIVES

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

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

Table 1 provides a summary of the unit capacity on land available for housing in compared to the City's RHNA. As shown, Lincoln has a total residential capacity of 8,174 units in excess of its allocation.

TABLE 1
LINCOLN RHNA ANALYSIS 2013–2021

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2013–2021 RHNA	477	477	668	705	1,464	3,790
Land Inventory						
<i>Vacant Unentitled</i>	151		350		501	
<i>Underutilized</i>	26		229		255	
<i>Planned/Entitled</i>	3,171		8,037		11,208	
Sites Capacity	3,348		8,616		11,964	
Remaining Need	■	■	■	■	■	■

Source: City of Lincoln 2013; SACOG 2012

Table 2 provides a summary of anticipated new construction, rehabilitation, conservation, and preservation for this planning period. As shown, Lincoln projects 1,816 units through new construction, 93 units through rehabilitation, and 209 units through conservation/preservation.

TABLE 2
QUANTIFIED OBJECTIVES

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	243	24	112
Very Low	243	24	42
Low	803	45	55
Moderate	267	0	0
Above Moderate	260	0	0
TOTAL	1,816	93	209

PUBLIC PARTICIPATION

State law requires cities and counties to make a “diligent effort” to achieve participation by all segments of the community in preparing a housing element (Government Code Section 65583(c)(6)). State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households.

The following meetings were held or will be held to garner public input:

January 28, 2013:	Stakeholder/Service Provider Study Session
June 13, 2013	Placer Consortium on Homelessness Presentation/Feedback Session
	Public Workshop
TBD, 2013:	Planning Commission public hearing
TBD, 2013:	City Council public hearing

These meetings were formally noticed in the local newspaper, the *Lincoln News Messenger*, notices and announcements were mailed to interested individuals, and organizations were contacted. These included public officials, nonprofit and for-profit housing developers, housing advocates, and HCD. Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element. See Appendix A of the Background Report for a list of persons and organizations contacted regarding the Housing Element update.

WORKSHOP SUMMARY

The City held two public meetings. The first meeting was an afternoon stakeholder/service provider study session on January 28, 2013 at 3 p.m. at City Hall. The meeting was noticed in the paper and on the City’s website, and a letter inviting stakeholders and service providers in the region was also sent out.

The City staff as well as several service providers and land owners were in attendance (see list of attendees). The meeting started out with a brief presentation made by the consultant. The presentation included a summary of Housing Element state law requirements, identification of new laws that affect this Housing Element update, a summary of demographic information from the 2010 Census, and a listing of the City’s current Housing Element goals, policies, and programs.

The discussion following the presentation focused on the RHNA process, deadlines for Housing Element compliance and a status update on some of the Specific Plans from the landowners/developers in attendance.

The second meeting was an evening public workshop on January 28, 2013 at 6 p.m. at City Hall. The meeting was also noticed in the paper and on the City’s website.

City staff, a planning commissioner, a representative from the local paper, several real estate agents, and residents were in attendance. After the presentation was completed, the group engaged in a roundtable discussion of housing needs in the community.

Some of the comments and community needs identified were:

- Residents would like to see an increase in smaller single-family homes, more single-story, single-family homes, and mixed-use opportunities in the downtown.

CITY OF LINCOLN 2013–2021 HOUSING ELEMENT

Policy Document

- Residents would like to see loft and condominiums created in the downtown, and more options for single people. This might create a little more traffic in the downtown and bring more restaurants and businesses.
- The combination of Mello-Roos and Homeowner Association dues is deal breaker for people to get into ownership opportunities.
- Beale Air Force Base employees are looking for housing in Lincoln.

PUBLIC HEARINGS

Upon completion of the draft Housing Element, the City circulated a Notice of Availability to a variety of interested organizations. The Notice identifies a 30-day review and comment period, and identifies locations for review of the draft document including the Lincoln library, the Senior Center, City Hall, and the Development Services Department. In addition the draft Housing Element was placed on the City's website prior to being submitted to HCD. The draft was also submitted to HCD for review and comment.

Public hearings were held on the housing element before the Planning Commission (DATE) and the City Council (DATE). Notification was published in the local newspaper in advance of each hearing, and direct notices were mailed to interested groups and individuals. Public hearings were televised, allowing greater access to individuals unable to attend in person.

CONSISTENCY WITH THE GENERAL PLAN

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

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

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

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

Policy ED-3.3 Provide for a Diversity of Housing Choices

The City shall provide for a range of housing choices for current and future residents through land use designations and zoning ordinances.

Policy ED-3.4 Provide Live/Work Environments

The City will look to provide for live/work environments in its historic downtown and in Village centers.

Policy ED-6.4 Infill and Replacement Housing in Downtown

The City will promote housing opportunities in the downtown through infill projects and replacement housing.

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

CITY OF
LINCOLN

BACKGROUND REPORT

2013-2021 HOUSING ELEMENT

PUBLIC REVIEW DRAFT, JULY 2013

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INTRODUCTION

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

By 2000, Lincoln was still a fairly small community of 11,205 people. However, the population grew rapidly in subsequent years due to the overall expansion of the Sacramento metropolitan area. By 2010, Lincoln's population rose to 42,819, an increase of 282 percent. Lincoln's population growth during that period was faster than any other place in the United States and made the city one of only four places in the country that saw its population more than triple between 2000 and 2010. Since its beginnings as a rail town, Lincoln has grown into an attractive and affordable suburb complete with the Lincoln Hills retirement community and a world-class golf resort development. Figure 1 shows the Orchard Creek Lodge, which is part of the Lincoln Hills retirement community.

FIGURE A-1: ORCHARD CREEK LODGE



State housing law (Government Code Section 65583) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Housing Element provides a plan for meeting the needs of the growing Lincoln community for the period between 2013 and 2021.

THE BACKGROUND REPORT

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

CITY OF LINCOLN 2013-2021 HOUSING ELEMENT BACKGROUND REPORT

The Background Report is organized into the following five sections:

- Housing Needs Assessment
- Resource Inventory
- Potential Housing Constraints
- Evaluation of the 2008–2013 Housing Element
- General Plan Consistency

The Housing Needs Assessment (Section 1) focuses on demographic information including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section outlines the characteristics of the community, and identifies those characteristics that may impact housing need and availability.

The Resource Inventory (Section 2) describes the City's housing resources, historic development patterns, and housing opportunities as well as the City's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households may be able to afford adequate housing.

The Housing Constraints section (Section 3), analyzes potential governmental and non-governmental constraints to housing development in Lincoln. This includes the City's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (some examples are home building, finance, real estate, and rental housing that impact housing cost and availability).

The fourth section of the Background Report evaluates the achievements of the 2008–2013 Housing Element.

The final section discusses consistency of the Housing Element with the General Plan and its relationship to other plans and policies.

DATA SOURCES

The US Census is completed every ten years and is an important source of information for the Housing Needs Assessment. The data in these sections comes largely from the 2010 US Census and the Census' 2006–2010 American Community Survey (ACS). Additional figures are from other American Community Surveys and the California Department of Finance. Because of the difference in data sources, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

SUMMARY FINDINGS

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

Population

Lincoln's population grew 282 percent from 11,205 in 2000 to 42,819 in 2010, making it the fastest-growing place in the United States for that time period. While growth slowed from 2010 to 2012, the City is expected to see significant growth in the future.

As of 2010, the majority of the city's population (approximately 71 percent) was non-Hispanic white. Approximately 6 percent of Lincoln residents were Asian and 18 percent were Hispanic or Latino.

The median age of Lincoln residents was 40.5. Approximately 23 percent of Lincoln residents were seniors aged 65 and older, 26 percent were of family-forming age (between 25 and 44), and 21 percent were children under age 15.

The average household size was 2.59 people. Approximately 74 percent of Lincoln households were family households.

Income and Employment

According to the California Department of Housing and Community Development (HCD), the 2012 median income for a four-person household in Placer County was \$76,100. In 2010, the median household income in Lincoln was \$73,375, slightly below Placer County's median income of \$74,447.

According to the 2006–2010 ACS, 7 percent of Lincoln residents were living below the poverty level. Approximately 5 percent of families and 4 percent of seniors were living in poverty. For female-headed households with no husbands present, the poverty rate was approximately 17 percent.

As of 2010, the education, health, and social services sector was the largest employer of Lincoln residents. Other major economic sectors included retail trade, public administration, and professional/scientific/administrative jobs. In future years, employment is expected to remain concentrated in these fields.

Special Needs

As noted above, approximately 23 percent of the Lincoln population was seniors aged 65 and older, as of 2010. The housing needs among older adults in Lincoln are: 1) financial support for low-income seniors who do not own their homes; 2) financial assistance for home maintenance and repairs among low-income senior homeowners; 3) assisted care living facilities for those who have self-care and mobility limitations; 4) affordable independent living rental housing; and 5) financial assistance for home modifications for those with minor self-care or mobility concerns.

Approximately 11 percent of Lincoln residents over the age of five have a disability. Individuals of all ages with disabilities also have financial and physical needs, and may require special housing accommodations and supportive services. Special needs relate primarily to access and safety considerations; but given the limited income potential for many disabled persons, housing affordability is also a concern.

CITY OF LINCOLN 2013-2021 HOUSING ELEMENT BACKGROUND REPORT

Of Lincolns' female-headed households, approximately 17 percent lived below the poverty level (including 30 percent of female-headed households with children under 18 years old), above the numbers for Placer County. As these figures demonstrate, many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with minor children face additional challenges in finding affordable family housing of suitable size.

The 2006–2010 ACS found that approximately 2 percent of households in Lincoln lived in overcrowded (1.01 to 1.5 people per room) or severely overcrowded (more than 1.5 people per room) conditions. In all of Placer County, approximately 1 percent of households were overcrowded and less than 1 percent were severely overcrowded. Overcrowding is a more significant issue among renters; 6 percent of rental households in Lincoln were overcrowded or severely overcrowded, compared to less than 1 percent for owner-occupied households.

Based on the 2010 US Census, there were an estimated 1,865 large-family households (five or more people) living in Lincoln (11 percent of all households). By comparison, 10 percent of all households in Placer County were large-family households. Nine percent of owner-occupied households were large-family households, compared to 20 percent of rental households.

Housing Characteristics

The 2006–2010 ACS reported that 94 percent of Lincoln's 15,547 housing units were occupied. By comparison, only 87 percent of homes in Placer County were occupied. According to the California Department of Finance, as of 2010, the majority of dwelling units in Lincoln (16,592, approximately 93 percent) were single-family homes. There were 1,166 units (6 percent of all housing units) in multifamily buildings and 93 mobile homes.

Due to Lincoln's significant recent population growth, most of the houses in the community are new. As of 2010, 11,570 (75 percent) of houses in Lincoln were constructed in 2000 or later and 91 percent have been built since 1980. Based on the age of the housing stock, it is likely that less than 10 percent of the housing units in Lincoln have deferred maintenance or are in need of rehabilitation.

Housing Costs and Affordability

As of 2012, the median home price in Lincoln was \$259,500. The median price is down significantly from the peak in 2006 but has been stable since 2009.

As of December 2012, the least expensive home for sale in Lincoln (aside from foreclosures and pending sales) had a listing price of \$145,000, which is out of the affordable range for extremely and very low-income households. There is a limited supply of housing affordable to low-income households, and an ample supply of houses affordable to moderate-income and above moderate-income households.

Opportunities and Constraints

The Sacramento Area Council of Governments (SACOG) has determined that Lincoln has a total housing need of 3,790 units for the 2013 to 2021 planning period. Among these, 477 units should be affordable to extremely low-income households, another 477 units to very low-income households, 668 to low-income households, 705 units to moderate-income households, and 1,464 units to above moderate-income households.

CITY OF LINCOLN 2013–2021 HOUSING ELEMENT BACKGROUND REPORT

Land zoned for residential development can accommodate 11,857 units, well in excess of the City's Regional Housing Needs Allocation. Sites are available at a range of densities and in a variety of styles to meet the needs and preferences to of Lincoln households

Lincoln's zoning regulations and development permit processes do not create unreasonable restrictions to the City's ability to accommodate affordable housing. This is evident by affordable housing constructed over the past several years. The City permits a range of residential densities that should be sufficient to accommodate all income groups.

I. HOUSING NEEDS ASSESSMENT

A. GENERAL DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

Population

According to the California Department of Finance, the Lincoln population was estimated at 43,572 as of 2012. For much of its history, the population of Lincoln grew at a fairly slow rate; however, the City's population surged between 2000 and 2010. Lincoln was the fastest-growing place in the United States in the 2000s, and one of only four places to see its population more than triple. While the growth rate has slowed significantly over the past two years, SACOG projected continued population growth through 2035. In contrast, Placer County's growth rate has been steady since the 1970s. Refer to Table A-1 for population growth figures for the City and Placer County from 1970 to 2010.

TABLE A-1
LINCOLN AND PLACER COUNTY POPULATION GROWTH

	1970	1980	1990	2000	2010
Lincoln	3,176	4,132	7,248	11,205	42,819
Annual Percentage Change	--	3%	8%	6%	282%
Placer County	77,632	117,247	172,796	248,399	348,432
Annual Percentage Change	--	5%	5%	4%	4%

Source: US Census, 1970, 1980, 1990, 2000, 2010

Table A-2 shows household growth projections from 2010 to 2035 for Lincoln and Placer County. In 2007, SACOG projected that the household population would increase 116 percent in Lincoln and 70 percent in Placer County. The number of households was projected to grow 108 percent in Lincoln and 64 percent in Placer County for the same period. Note that growth projections have not been updated to reflect the economic slowdown and recent decline in population growth.

TABLE A-2
HOUSEHOLD GROWTH IN LINCOLN AND PLACER COUNTY 2010 TO 2035

	2010	2035	Percentage Change
Household Population			
Lincoln	42,704	92,350	116%
Placer County	344,625	585,216	70%
Households			
Lincoln	16,479	34,202	108%
Placer County	132,627	217,838	64%

Sources: US Census, 2010; SAGOG Draft 2035 Projections, January 7, 2007

CITY OF LINCOLN 2013-2021 HOUSING ELEMENT BACKGROUND REPORT

Race and Ethnicity

Table A-3 compares the population of racial and ethnic composition of Lincoln and Placer County residents. Both the city and county remained predominantly white; in Lincoln, the percentage of white residents increased slightly from 70 to 71 percent, while the percentage of white residents in the county declined from 83 percent to 76 percent. The percentage of Asian residents increased in both the city and the county. The percentage of Hispanic or Latino residents decreased in Lincoln, and increased slightly in the county as a whole.

**TABLE A-3
RACE AND ETHNICITY, LINCOLN AND PLACER COUNTY, 2000 AND 2010**

Race/Ethnicity	Lincoln		Placer County	
	2000	2010	2000	2010
Non-Hispanic White	70%	71%	83%	76%
Black	<1%	1%	1%	1%
Native American	1%	1%	1%	1%
Asian	1%	6%	3%	6%
Pacific Islander	<1%	<1%	<1%	<1%
Other race	<1%	<1%	<1%	<1%
Two or more races	2%	3%	2%	3%
Hispanic or Latino*	26%	18%	10%	13%

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

Source: US Census, 2000 and 2010

Age of Population

The median age of Lincoln residents was 40.5 as of 2010, nearly identical to the countywide median of 40.3. Approximately 21 percent of Lincoln's population was under the age of 15, similar to Placer County as a whole, where 20 percent of the population was under 15. The percentage of the population that is of family-raising age (25 to 44) was 26 percent for both Lincoln and the county.

Lincoln had a higher percentage of seniors (persons aged 65 or older) than Placer County. Seniors made up 23 percent of the Lincoln population and 15 percent of the county population. Refer to Table A-4 for detailed age distribution data for the city and county.

**CITY OF LINCOLN 2013–2021 HOUSING ELEMENT
BACKGROUND REPORT**

**TABLE A-4
AGE DISTRIBUTION, LINCOLN AND PLACER COUNTY 2010**

Age Group	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Under 15 years	8,998	21%	69,441	20%
15 to 24 years	3,744	9%	42,234	12%
25 to 34 years	5,459	13%	39,173	11%
35 to 44 years	5,403	13%	46,565	13%
45 to 54 years	4,053	10%	53,339	15%
55 to 64 years	5,113	12%	44,118	13%
65 years and over	10,049	23%	53,562	15%
Total	42,819	100%	348,432	100%
Median age	40.5		40.3	

Source: US Census 2010

Household Size and Composition

Household size and composition are often interrelated and can indicate the type of housing appropriate for Lincoln residents. The US Census defines a household as all persons living in a single housing unit, whether or not they are related. As of 2010, Lincoln had 16,479 households and an average household size of 2.59 people. The average household size for Placer County was nearly identical at 2.60.

Table A-5 shows the number of persons per household in the city, according to the 2010 US Census. Two-person households were the most common, making up a respective 42 percent of all households. Approximately 12 percent of Lincoln households were large households of five or more persons.

**TABLE A-5
PERSONS PER HOUSEHOLD, LINCOLN 2010**

Persons	Number	Percentage
1	3,518	21%
2	6,834	42%
3	2,150	13%
4	2,112	13%
5	1,110	7%
6	464	3%
7+	291	2%
Total	16,479	100%

Source: US Census 2010

CITY OF LINCOLN 2013-2021 HOUSING ELEMENT BACKGROUND REPORT

As of 2010, approximately 74 percent of Lincoln households were family households, among which 85 percent were married couples. Among all families in Lincoln, approximately 29 percent had their own children under the age of 18, similar to Placer County where 32 percent of family households had their own children under 18. Among all households in Lincoln, 13 percent were individuals age 65 and over living alone, compared to 10 percent for all of Placer County.

The US Census records persons living within group quarters separately and considers them to be non-family households. As of 2010, there were 115 persons living within group quarters in Lincoln, 85 of whom were institutionalized. Refer to Table A-6 for additional data regarding household composition in Lincoln and Placer County.

TABLE A-6
HOUSEHOLD COMPOSITION BY TYPE, 2010

Household Type	Number of Households	
	Lincoln	Placer County
Family Households	12,153	93,536
Married Couple Family Households	10,365	75,509
With children under 18	3,848	32,342
Without children	6,517	43,167
Other Family Households	1,788	18,027
With children under 18	964	9,968
Without children	824	8,059
Non-family Households	4,326	39,091
Living Alone	3,518	30,496
Householders 65 and over	2,128	13,180
Householders under 65	1,390	17,316
Group Quarters (Non-Family Households)	115	3,808
Institutionalized persons	85	1,718
Other persons in group quarters	30	2,090
Total Households	16,479	132,627

Source: US Census, 2010

Income Characteristics

According to HCD, the 2012 median family income for a family of four in Placer County was \$76,100. In 2010, the median household income in Lincoln was \$73,375, slightly below the countywide household median of \$74,447.

According to the 2006–2010 ACS, approximately 30 percent of Lincoln households and 35 percent of Placer County households earned \$100,000 or more. Approximately 13 percent of Lincoln households and 14 percent of Placer County households earned less than \$25,000. Refer to Table A-7 for the distribution of incomes for Lincoln and the county.

**CITY OF LINCOLN 2013–2021 HOUSING ELEMENT
BACKGROUND REPORT**

**TABLE A-7
HOUSEHOLD INCOME, 2010**

Income Range	Lincoln		Placer County	
	Number of Households	Percentage	Number of Households	Percentage
Less than \$24,999	1,866	13%	18,212	14%
\$25,000 to \$49,999	3,032	21%	24,564	19%
\$50,000 to \$74,999	2,601	18%	22,236	17%
\$75,000 to \$99,999	2,708	19%	19,509	15%
\$100,000 or more	4,457	30%	44,632	35%
Total	14,664	100%	129,153	100%

Source: 2006–2010 American Community Survey

The standard HCD income category definitions are as follows:

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

Table A-8 shows income limits for each category for Placer County for 2012.

**TABLE A-8
PLACER COUNTY INCOME LIMITS, 2012**

Income Category	Household Size							
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	\$16,000	\$18,300	\$20,600	\$22,850	\$24,700	\$26,550	\$28,350	\$30,200
Very Low	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250
Low	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400
Moderate	\$63,900	\$73,050	\$82,150	\$91,300	\$98,600	\$105,900	\$113,200	\$120,500

Source: HCD 2012

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Poverty

According to the 2006–2010 ACS, approximately 7 percent of the city's population 18 to 64 years of age earned an income below the poverty level, the same percentage as the rate countywide (Table A-9). In Lincoln, 4 percent of persons age 65 and over and 10 percent of children under age 18 were under the poverty level.

TABLE A-9
LINCOLN AND PLACER COUNTY 2010 POVERTY RATES

Group	Number Below Poverty Level		Percentage Below Poverty Level	
	Lincoln	Placer County	Lincoln	Placer County
65 and Over	356	3,145	4%	6%
Under 18	893	5,704	10%	7%
18-64	1,276	13,241	7%	7%
Female-Headed Households	170	1,695	17%	14%
Female-Headed Households with Children	143	1,452	30%	19%
Married Couple Families	336	1,877	3%	3%

Source: 2006–2010 American Community Survey

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

Poverty levels vary widely depending on a number of factors, including the type of family and number of children. Table A-10 provides the 2010 poverty thresholds for several types of households.

TABLE A-10
POVERTY THRESHOLDS, 2010

Single Person 65+	\$10,458	Two Adults, One Child	\$17,552
Single Person Under 65	\$11,344	One Adult, Three Children	\$22,190
Two Persons, Householder 65+	\$13,194	Two Adults, Two Children	\$22,859
Two Persons, Householder Under 65	\$14,676	One Adult, Four Children	\$25,625
One Adult, Two Children	\$17,568	Two Adults, Three Children	\$26,023

Source: US Census 2010

Employment Trends

As of 2010, the education, health, and social services economic sector was the largest employer of Lincoln residents, providing 2,602 jobs. The second largest sector was retail trade, which employed 1,887 Lincoln residents, or 13 percent of the workforce. Other large economic sectors include professional/scientific/administrative (1,766 people, or 12 percent), public administration (1,410 people, or 10 percent), and construction (1,282 people, or 9 percent). The major economic sectors for all of Placer County are similar, but not identical. Table A-11 shows employment by sector in Lincoln in 2010.

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**TABLE A-11
EMPLOYMENT BY SECTOR IN LINCOLN, 2010**

Economic Sector	Number of People	Percent of Workforce
Agriculture, forestry, fishing, and hunting	154	1%
Construction	1,282	9%
Manufacturing	1,080	8%
Wholesale trade	456	3%
Retail trade	1,887	13%
Transportation, warehousing, and utilities	610	4%
Information	370	3%
Finance, insurance, real estate, and rental and leasing	1,232	9%
Professional, scientific, management, administrative, and waste management services	1,766	12%
Educational, health, and social services	2,602	18%
Arts, entertainment, recreation, accommodation, and food services	993	7%
Other services (except public administration)	631	4%
Public administration	1,410	10%
Total employed population	14,473	100%

Source: American Community Survey, 2006–2010

Area Employment Profile

Table A-12 shows California Employment Development Department employment projections from 2008 to 2018 for the Sacramento–Arden-Arcade–Roseville Metropolitan Statistical Area, which includes Placer, El Dorado, Sacramento, and Yolo Counties. The occupation groups that are expected to see the most growth are healthcare practitioners and related technical work (a 25 percent increase), healthcare support (a 27 percent increase), and personal care and services (a 29 percent increase). While the healthcare practitioner group is fairly high-paying, many jobs in the other two growing occupation categories are likely to pay wages in the low- and moderate-income ranges.

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TABLE A-12
SACRAMENTO–ARDEN-ARCADE–ROSEVILLE METROPOLITAN STATISTICAL AREA
PROJECTIONS OF EMPLOYMENT (2008–2018)

Occupation Group	Annual Average Employment		Change		Annual Salary
	2008	2018	Numeric	Percentage	
Management	67,020	70,350	3,330	5%	\$96,346
Business and Financial Operations	63,850	71,050	7,200	11%	\$59,762
Computer and Mathematical	29,220	33,430	4,210	14%	\$76,177
Architecture and Engineering	18,720	20,760	2,040	11%	\$82,718
Life, Physical, and Social Sciences	14,560	17,280	2,720	19%	\$67,419
Community and Social Services	15,120	17,410	2,290	15%	\$49,332
Legal	10,490	11,670	1,180	11%	\$82,703
Education, Training, and Library	73,690	84,850	11,160	15%	\$50,420
Art Design, Entertainment, Sports, and Media	15,480	17,230	1,750	11%	\$45,519
Healthcare Practitioners and Technical	41,230	51,440	10,210	25%	\$81,557
Healthcare Support	20,550	26,100	5,550	27%	\$29,645
Protective Services	22,410	24,990	2,580	12%	\$48,749
Food Preparation and Serving	73,910	83,560	9,650	13%	\$19,446
Building and Grounds Cleaning and Maintenance	30,490	32,760	2,270	7%	\$24,692
Personal Care and Service	44,980	57,970	12,990	29%	\$22,491
Sales	94,370	100,690	6,320	7%	\$25,492
Office and Administrative Support	173,970	183,180	9,210	5%	\$35,655
Farming, Fishing, and Forestry	7,690	7,790	100	1%	\$19,155
Construction and Extraction	57,030	61,160	4,130	7%	\$48,353
Installation, Maintenance, and Repair	30,720	33,140	2,420	8%	\$46,730
Production	29,630	29,360	-270	-1%	\$30,814
Transportation and Material Moving	50,110	52,360	2,250	5%	\$30,337

Source: California Employment Development Department 2010

SPECIAL NEEDS

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

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Elderly

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

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

Table A-13 compares the percentages of older adults in Lincoln and Placer County as a whole. In 2000, Placer County had a larger proportion of seniors than Lincoln, but now seniors make up a larger proportion of Lincoln's population than that of Placer County. Thirty-five percent of Lincoln's population is at least 55 years old, and 24 percent is at least 65 years old. According to the 2010 U.S. Census, 43 percent of homeowners and 21 percent of renters in Lincoln are at least 65 years old.

TABLE A-13
SENIOR POPULATION COMPARISON, 2010

	Lincoln		Placer County	
	Population	Percentage	Population	Percentage
Total Population	42,819	100%	348,432	100%
55+	15,162	35%	97,680	28%
65+	10,049	24%	53,562	15%

Source: US Census 2010

A portion of the population age 65 years and over need assisted living facilities that combine meal, medical, and daily living assistance within a residential environment. Table A-14 identifies the California Department of Social Services-licensed elderly care facilities which provide services in Lincoln to residents age 65 years and over. One such establishment is Villa Del Rey Manor which offers assisted living services in a residential home setting with 52 units that can accommodate up to 99 beds.

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TABLE A-14
LICENSED ELDERLY CARE FACILITIES

Name	Address	License Status	Capacity
A VIP Senior Care	2728 Westview Drive	Licensed	6
Brookview	2061 Butterfield Lane	Licensed	6
Davemore House	1177 Davemore Lane	Licensed	6
Ferrari	1462 Eaglesfield Lane	Pending License	6
Floradale Villa	2688 Floradale Way	Licensed	6
Happy Life Villa	2233 Donavan Drive	Licensed	6
Lincoln Country Living	1380 Pintail Way	Pending License	4
Lincoln Manor	1550 Third Street	N/A	75
Lincoln Residence	1408 Alder Creek Court	Licensed	56
Lincoln Senior Care Home	519 Wheatley Lane	Licensed	6
Lincoln Villa	2121 First Street	Licensed	6
Lincoln Villa	2544 Floradale Way	Licensed	6
Sunset Villa	2135 Larkflower Way	Licensed	6
Sunshine Senior Care	501 Heathmore Court	Licensed	6
Villa Del Ray Manor	1660 Third Street	Licensed	99

Source: California Department of Social Services, 2012

Another community is Sun City Lincoln Hills which is an active adult community. Sun City is age-restricted to require that at least one resident of each dwelling unit be 55 years of age or older, and no one under 45 years of age may be a resident in any dwelling unit. As of 2012, this community had approximately 11,100 residents and a total of 6,783 homes including 6,703 single-family units and 80 condominiums.

Persons with Disabilities

According to the 2008–2010 ACS, 4,390 Lincoln residents have at least one recognized disability. For some of these individuals, their conditions may affect their ability to live independently in conventional residential settings. Approximately 59 percent of the disabled population five years and older (2,538 persons) had ambulatory difficulties, 19 percent (821 persons) had self-care difficulties, and 38 percent (1,510 persons) had independent living difficulties. Approximately 64 percent (2,803 persons) of the disabled population was 65 years of age or older. Special needs relate primarily to access and safety considerations; but given the limited income potential for many disabled persons, housing affordability is also a concern. Persons with mobility impairments, self-care limitations, and/or other conditions may require special housing accommodations including financial assistance.

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

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

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

Persons with Developmental Disabilities

SB 812 requires the City to analyze the needs of individuals with developmental disabilities. A developmental disability, defined in Section 4512 of the Welfare and Institutions Code, is a disability that originates before an individual is 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual, including mental retardation, cerebral palsy, epilepsy, and autism. This includes disabling conditions closely related to mental retardation, or requiring treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are entirely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment, although more severely disabled individuals may require a supervised group living environment. The most severely affected individuals may require an institutional environment where

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medical attention and physical therapy are available. Because developmental disabilities appear during childhood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 243,000 individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Placer County, including the City of Lincoln, is serviced by the Alta California Regional Center in Sacramento, which provides point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. The Alta California Regional Center provided services to 17,570 people as of July 2012; 2,175 people, or 12 percent, were residents of Placer County.

TABLE A-15
DEVELOPMENTALLY DISABLED PERSONS ASSISTED BY AGE

Age Group	Number	Percentage
0–2 years old	1,350	8%
3–17 years old	6,402	36%
18–40 years old	6,290	36%
41–60 years old	2,842	16%
61–80 years old	644	4%
81 years old and over	42	<1%
Total	17,570	100%

Source: Alta California Regional Center Consumer Statistics 2012

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

Extremely Low-Income Households

Lower-income households generally have a higher incidence of housing problems and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Extremely low-income households are those that earn 30 percent or less of the median household income. According to 2005–2009 ACS-based Comprehensive Housing Affordability Strategy data, approximately 8 percent of Lincoln households (1,210 households) had extremely low incomes.

Among these households, approximately 60 percent were homeowners. Approximately 83 percent of extremely low-income homeowner households and 90 percent of renter households were overpaying for housing.

Female-Headed Households

Female-headed households are considered to be a special needs group due to the comparatively low rates of home ownership, lower income levels, and disproportionately high poverty rates experienced by this group. According to the 2006–2010 ACS, 1,202 families (10 percent of families) in Lincoln were headed by females. Among these households, 60 percent had children under the age of 18 and 17 percent were living below the poverty level.

Large Families

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

According to the 2010 US Census, 1,865 households in Lincoln (11 percent of all households) were made up of at least five people. Sixty-four percent, or 1,188 large households, own their homes, while the remaining 36 percent (677 households) are renters. The 2006–2010 ACS reports that there are 7,751 owner-occupied homes and 1,454 renter-occupied homes with at least three bedrooms, suggesting that Lincoln does not presently have a shortage of housing for large families.

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

Farm Workers

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

Lincoln contains limited farmland. According to the 2006–2010 ACS, 154 residents (approximately one percent of the city workforce) were employed in farming, fishing, and forestry. Due to the relative absence of farm workers in Lincoln, there is no farm worker housing.

Homeless

The City is a member of the Placer Consortium on Homelessness (PCOH). While there are no homeless shelters in Lincoln, the City participates in the provision of housing for the homeless through its membership with the PCOH. The PCOH monitors the homeless population throughout Placer County and conducted a point-in-time survey of homeless persons throughout the county on January 30, 2012. The survey counted 275 homeless persons in 177 households, as shown in Table A-16. Among persons counted 85 were sheltered in emergency housing and 190 were sheltered in transitional housing.

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TABLE A-16
PLACER COUNTY CONSORTIUM POINT-IN-TIME HOMELESS POPULATION SURVEY, 2012

Identification Group	Number of Persons
Total Homeless Persons Counted (adults and children)	275
Persons in households with children	140
Chronically homeless	17
Persons with a severe mental illness	99
Persons with chronic substance abuse	109
US military veterans	15
Victims of domestic violence	58
In transitional housing	190
In emergency housing	85

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

Source: Placer County Consortium 2012

A 2011 point-in-time count by the Placer County Continuum of Care identified 821 homeless persons in Placer County, of which approximately 43 percent were unsheltered. Among homeless persons counted, 34 percent were members of households with children, 12 percent were chronically homeless, and 9 percent were military veterans.

Table A-17 lists emergency housing for the homeless throughout Placer County. There are 63 year-round beds (12 family units), 50 seasonal beds, and 14 overflow/voucher beds countywide. As shown in the first two columns of the table, Placer County Health and Human Services and the Salvation Army in Roseville and Auburn distribute motel vouchers. Vouchers can be used throughout Placer County.

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

Provider Name	Type	Year-Round Beds				Other Beds		Location
		Family Units	Family Beds	Individual Beds	Total Beds	Seasonal	Overflow/Voucher	
PEACE for Families	Emergency Shelter	0	12	5	17	0	6	Auburn
	Domestic Violence Shelter	12	28	0	40	0	0	Auburn
Placer County Health and Human Services	Motel Vouchers	0	0	0	0	0	1	Unknown
Tahoe Women's Services	Safe House	0	6	0	6	0	0	County
The Gathering Inn	Shelter/Vouchers	0	0	0	0	50	5	Unknown
Salvation Army Auburn	Motel Vouchers	0	0	0	0	0	1	Unknown
Salvation Army Roseville	Motel Vouchers	0	0	0	0	0	1	Unknown
Total		12	46	5	63	50	14	

Source: Placer Consortium on Homelessness 2007

Table A-18 identifies the transitional housing opportunities within Placer County. Placer County has a total of 429 beds for people who are transitioning from being homeless to living in housing. Transitional housing usually has a specified period of time of six months to a year before recipients need to find permanent housing. Countywide there are 93 units that provide families with 272 beds.

**TABLE A-18
PLACER COUNTY TRANSITIONAL HOUSING**

Provider Name	Facility Name	Year-Round Beds				Location
		Family Units	Family Beds	Individual Beds	Total	
Acres of Hope	Acres of Hope	11	33	0	33	Unincorporated
Adult System of Care (ASOC)-AMIH	Transitional Housing—Roseville	0	0	10	10	Roseville
	Transitional Housing—Auburn	0	0	21	21	Auburn and Rocklin
	Transitional Housing—Auburn	0	0	6	6	Auburn

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TABLE A-18
PLACER COUNTY TRANSITIONAL HOUSING

Provider Name	Facility Name	Year-Round Beds				Location
		Family Units	Family Beds	Individual Beds	Total	
	Agape House	0	0	6	6	Unincorporated Auburn
	Cornerstone House	0	0	6	6	Unincorporated Auburn
	Foundation House	0	0	6	6	Unincorporated Auburn
	Salvation House	0	0	6	6	Unincorporated Auburn
	True Step	0	0	6	6	Unincorporated Auburn
New Leaf Counseling	Courage House: Byron Street	4	12	3	15	-
	Courage House: College Way	1	3	5	8	-
	Courage House: Garfield A	1	4	0	4	-
	Courage House: Garfield B	1	4	0	4	-
	Courage House: Forest Hill	4	10	4	14	-
	Courage House: Lincoln Way	4	9	3	12	-
PEACE for Families	Battered Women's Recovery Program	0	2	8	10	-
	Permanent Housing Program	14	32	2	34	-
Re-Entry Program	Ranch 1	0	0	6	6	Unincorporated
	Ranch 2	0	0	6	6	Unincorporated
	Ranch 3	0	0	6	6	Unincorporated
	Ranch 4	0	0	6	6	Unincorporated
	Roseville	0	0	6	6	Unincorporated
	Roundhouse	0	0	10	10	Unincorporated
	Square House	0	0	6	6	Unincorporated
	Roseville Home Start	15	47	0	47	Roseville
Roseville Home Start	Roseville Home Start Expansion	13	52	0	52	Roseville
	New Beginnings: B Street Apartments	24	60	0	60	-

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**TABLE A-18
PLACER COUNTY TRANSITIONAL HOUSING**

Provider Name	Facility Name	Year-Round Beds				Location
		Family Units	Family Beds	Individual Beds	Total	
St. Vincent de Paul	New Beginnings: Cherry Street	0	0	1	1	-
	New Beginnings: Wildwood	1	4	0	4	-
The Lazarus Project	Schiele House	0	0	6	6	Roseville
	Sierra House	0	0	6	6	Unincorporated Roseville
	Somers House	0	0	6	6	Roseville
Total		93	272	157	429	

Source: Placer Consortium on Homelessness 2007

Locations are not included due to confidentiality concerns

The permanent supportive housing discussed in Table A-19 is usually meant for people with disabilities that want to remain as independent as possible while still living on their own. These people may receive some form of support such as that offered from In-Home Supportive Services, which assists the disabled by providing cleaning, cooking, and transportation services.

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

Provider /Notes	Year-Round Beds			
	Family Units	Family Beds	Individual Beds	Total Beds
Adult System of Care/Boardman	0	0	6	6
Adult System of Care/Edna's Place	0	0	2	2
Adult System of Care	7	14	22	43
Adult System of Care/Shelter + Care 2003	2	4	7	13
Adult System of Care/Shelter + Care 2004	2	7	3	12
Adult System of Care/AB 2034 Scattered Sites	6	12	27	45
Roseville Home Start/Permanent Housing	30	120	120	270
Total	47	157	187	391

Source: Placer Consortium on Homelessness 2007

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B. EXISTING HOUSING NEEDS

Housing Stock Characteristics and Conditions

Housing Composition

Tables A-20 and A-21 show the housing stock for Lincoln and Placer County in 2010, according to the California Department of Finance. The majority of dwelling units in Lincoln, approximately 93 percent, were single-family homes. By comparison, approximately 82 percent of Placer County housing units were single-family. Approximately 6 percent of Lincoln housing units were multifamily and approximately 1 percent were mobile homes.

**TABLE A-20
HOUSING TYPES IN LINCOLN AND PLACER COUNTY, 2010**

Housing Type	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Single-family, detached	16,297	91%	117,728	78%
Single-family, attached	295	2%	4,839	3%
Multifamily (2–4 units)	327	2%	6,301	4%
Multifamily (5 units or more)	789	4%	17,063	11%
Mobile homes	96	1%	4,751	3%
Total	17,804	100%	150,682	100%

Source: California Department of Finance 2010

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

Housing Vacancy

Vacancy rates are an indicator of housing supply and demand. Low vacancy rates influence greater upward price pressures and higher vacancy rates indicate downward price pressures. A five to six percent vacancy rate is generally considered healthy. According to the 2010 US Census, approximately 6 percent of Lincoln housing units (883 units) were vacant (Table A-21). The vacancy rate in Lincoln was lower than that of Placer County as a whole, which had a vacancy rate of 13 percent. Among vacant units in Lincoln, approximately 26 percent were for sale and 14 percent were for rent.

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**TABLE A-21
HOUSING VACANCY IN LINCOLN, 2010**

	Lincoln		Placer County	
	Number	Percentage	Number	Percentage
Occupied housing units	14,664	94%	129,153	87%
Vacant housing units	883	6%	20,035	13%
Total housing units	15,547	100%	149,188	100%
Vacant units by type				
For rent only	124	14%	2,331	12%
Rented, not occupied	0	0%	432	2%
For sale only	226	26%	2,036	10%
Sold, not occupied	66	8%	399	2%
For seasonal, recreational, or occasional use	103	12%	12,454	62%
For migrant workers	0	0%	17	<1%
Other vacant	364	41%	2,366	12%

Source: US Census 2010

Homeownership

Table A-22 shows homeownership rates among racial and ethnic groups as identified by the US Census in 2010. Non-Hispanic whites, who comprised 80 percent of Lincoln's population, made up 82 percent of the community's homeowners and 69 percent of its renters. The opposite pattern was seen among Lincoln's Hispanic/Latino population; Hispanic/Latino peoples made up 18 percent of Lincoln's population, and while they are only 9 percent of the community's homeowners, they are 23 percent of the householders for renter-occupied houses.

**TABLE A-22
LINCOLN HOMEOWNERSHIP AND RENTAL RATES, 2010**

Race	Owners		Renters	
	Number	Percent	Number	Percent
Non-Hispanic white	10,702	82%	2,315	69%
Black	166	1%	60	2%
Native American	66	<1%	30	1%
Asian	692	5%	124	4%
Pacific Islander	21	<1%	6	<1%
Hispanic/Latino	1,233	9%	770	23%
Other race	17	<1%	3	<1%
Two or more races	218	2%	56	2 %
Total	13,115	--	3,364	--

Source: US Census 2010

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The largest number of homeowners in Lincoln were those aged 65 to 74 years, comprising 25 percent of all homeowners. Approximately 17 percent of homeowners were aged 55 to 64 years. The 65 and older population comprised 43 percent of all homeowners. Renters tended to be younger; approximately 23 percent of renters were aged 25 to 34 years and another 22 percent were 35 to 44 years old, as shown in Table A-23.

TABLE A-23
LINCOLN HOUSEHOLDER TENURE BY AGE, 2010

Age	Owners		Renters	
	Number	Percentage	Number	Percentage
15 to 24 years	98	1%	178	5%
25 to 34 years	1,572	12%	753	23%
35 to 44 years	2,041	16%	746	22%
45 to 54 years	1,647	13%	517	15%
55 to 64 years	2,187	17%	466	14%
65 to 74 years	3,274	25%	341	10%
75 to 84 years	1,912	15%	238	7%
85 years and over	384	3%	125	4%
Total	13,115	100%	3,364	100%

Source: US Census 2010

Age and Condition of Housing Stock

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

The Lincoln housing stock reflects the City's rapid population growth in the early 2000s. As shown in Table A-24, 13,673 housing units, or 77 percent of Lincoln's total housing stock, were constructed since 2000. Based on the age of the housing stock, the City estimates that less than ten percent of the housing units in Lincoln have deferred maintenance or need rehabilitation.

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**TABLE A-24
AGE OF HOUSING UNITS, 2010**

Year Built	Number of Units	Percentage
1939 or earlier	317	2%
1940 to 1949	197	1%
1950 to 1959	165	1%
1960 to 1969	234	1%
1970 to 1979	618	3%
1980 to 1989	887	5%
1990 to 1999	1,713	10%
2000 to 2004	7,749	44%
2005 or later	5,924	33%
Total	17,804	100%

Sources: US Census 2000; California Department of Finance 2010

Housing Condition Survey

The City conducted a survey of housing conditions in 2007. The survey focused on older residential areas where more homes were known to be in need of repair or rehabilitation due to their age. The results of the survey can be found in Table A-25, the methodology and survey area map can be found in Appendix B.

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

Of the 144 units surveyed, 55 houses were in excellent to good condition, 51 were average to fair, 24 were in poor condition, and 14 were in need of immediate improvement as illustrated in Table A-26.

**TABLE A-25
PARTIAL HOUSING CONDITION SURVEY, 2007**

Condition	Number of Units
Excellent/Good	55
Minor	51
Substantial	24
Needs Immediate Improvements	14
Total Units Surveyed	144

Source: City of Lincoln Housing Condition Survey 2007

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Overcrowding

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

Overcrowding is not a significant issue in Lincoln. As shown in Table A-26, approximately 6 percent of rental units and less than 1 percent of owner-occupied units in Lincoln were overcrowded or severely overcrowded as of 2010. In Placer County, approximately 4 percent of rental units and less than 1 percent of owner-occupied units were overcrowded or severely overcrowded.

TABLE A-26
OVERCROWDING BY TENURE IN LINCOLN AND PLACER COUNTY, 2010

Persons per Room	Renter-Occupied		Owner-Occupied	
	Number of Units	Percentage	Number of Units	Percentage
City of Lincoln				
1.00 or less	2,754	94%	11,624	99%
1.01 to 1.50	147	5%	95	<1%
1.51 or more	37	1%	7	<1%
Total	2,938	100%	11,726	100%
Placer County				
1.00 or less	33,593	96%	93,369	99%
1.01 to 1.50	885	3%	665	<1%
1.51 or more	472	1%	172	<1%
Total	34,950	100%	94,206	100%

Source: 2006–2010 American Community Survey

Housing Costs and Affordability

Table A-27 lists 2012 affordable rental and home sale prices for Placer County within HUD-established income categories, based on a four-person household. Extremely low-income households had annual incomes of \$22,850 and could afford monthly rents of \$571, or to purchase a home priced at approximately \$77,000. A very low-income household with an annual income of \$38,050 could afford a monthly rent of \$951, or to purchase a home priced at approximately \$128,000. A low-income household with an annual income of \$60,900 could afford a monthly rent of \$1,523, or to purchase a home priced at \$205,000. A moderate-income household with an annual income of \$91,300 could afford a monthly rent of \$2,286 or a home purchase price of \$306,000.

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**TABLE A-27
AFFORDABLE RENTS AND HOUSING PRICES FOR PLACER COUNTY, 2012**

Income Groups (4-person household)	Annual Income	Affordable Monthly Rent ¹	Affordable Purchase Price ²
Extremely Low-Income (below 30%)	\$22,850	\$571	\$77,000
Very Low-Income (below 50%)	\$38,050	\$951	\$128,000
Low-Income (below 80%)	\$60,900	\$1,523	\$205,000
Moderate-Income (up to 120%)	\$91,300	\$2,286	\$306,000

Source: HCD 2012

¹ Assumes 30% of gross monthly income devoted to monthly rent, including utilities.

² Assumes loan at 5% interest, 30-year term, no debt, and 5% down.

Rental Units

Table A-28 shows asking prices for rental apartments and houses in Lincoln, as listed in June 2013. Twenty six units were sampled using the online classifieds site Craigslist to identify a monthly median rent range of \$730 for a one-bedroom unit to \$1,550 for a four-bedroom unit. Rental data was also accessed for the nearby communities of Folsom, Rocklin, and Roseville.

Units in Folsom ranged from a two-bedroom house for \$775 per month to a four-bedroom house for \$3,295. In Rocklin, the least expensive rental unit was a one-bedroom apartment for \$757 per month and the most expensive was a five-room house for \$2,895. Units in Roseville ranged from a \$535 per month studio apartment to a three-bedroom house for \$4,500. Although the upper end of the rental prices varied greatly between the four communities, the lower-ends of the rental rate ranges were fairly consistent.

**TABLE A-28
RENTAL RATES IN LINCOLN, JUNE 2013**

1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms	
Range	Median	Range	Median	Range	Median	Range	Median
\$500-\$1,115	\$730	\$650-\$1,250	\$1,080	\$958-\$1,450	\$1,200	\$899-\$1,800	\$1,550

Source: Craigslist.org 2013

According to HUD, “FMRs (fair market rents) are gross rent estimates.” They include the shelter rent plus the cost of all tenant-paid utilities, except telephones, cable or satellite television service, and Internet service. HUD sets FMRs to ensure that a sufficient supply of rental housing is available to program participants. To accomplish this objective, FMRs must be both high enough to permit a selection of units and neighborhoods and low enough to serve as many low-income families as possible. The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. Table A-29 contains the fair market rents for the Sacramento–Arden–Arcade–Roseville, CA Metro FMR Area, which includes Lincoln and all of Placer County, for 2012. As of December 2012, Lincoln only had three- and four-or-more bedroom units for rent that were below HUD’s FMRs.

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TABLE A-29
FINAL FY 2012 FMRs BY UNIT BEDROOMS

	Bedrooms in Unit				
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2012 FMR	\$736	\$837	\$1,021	\$1,473	\$1,689

Source: *HUD Sacramento–Arden-Arcade–Roseville, CA Metro FMR Area, Final FY 2012 2-Bedroom FMR for all bedroom sizes.*

Home Prices

As of 2012, the median home price in Lincoln was \$259,500 (DataQuick). By comparison, the median for Placer County as a whole was \$284,500 and the median prices for the nearby cities of Auburn and Rocklin were \$260,000 and \$285,000, respectively.

Table A-30 shows median home prices for Lincoln, Placer County, and surrounding communities from 2001 to 2012. The median home price in Lincoln has generally been lower than that of surrounding communities.

In keeping with regional and statewide trends, home values in Lincoln increased dramatically in the early 2000s. However, the nationwide recession and housing market collapse resulted in steep declines in sales prices in Lincoln. The 2012 median is over 60 percent less than the peak median price of \$425,000 in 2006. Prices have, however, remained stable from 2009 to 2012.

TABLE A-30
MEDIAN HOME PRICES FOR LINCOLN AND SURROUNDING AREAS, 2001–2012

Area	2001	2006	2007	2008	2009	2010	2011	2012
Lincoln	\$197,000	\$425,000	\$370,000	\$304,000	\$262,500	\$253,750	\$223,000	\$259,500
Placer County	\$253,000	\$430,000	\$403,000	\$330,000	\$292,750	\$283,250	\$260,000	\$284,500
Auburn	\$250,000	\$434,000	\$399,000	\$335,000	\$297,500	\$297,500	\$273,000	\$260,000
Rocklin	\$237,500	\$455,000	\$400,000	\$323,000	\$287,250	\$262,500	\$260,000	\$285,000
Roseville	\$251,000	\$400,472	\$388,000	\$325,000	\$280,500	\$281,000	\$250,000	\$280,000

Source: *Placer County Economic Profile 2012; Dataquick*

Overpayment

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

According to the 2005–2009 ACS, 1,660 renter households and 6,155 homeowner households were overpaying for housing (Table A-31). Among renter households, overpayment was particularly problematic for lower-income households, whereas among homeowner households, overpayment was more prevalent for households earning moderate and above moderate incomes. The largest number of overpaying renters were those with low incomes (465), while the largest number of overpaying owners were those with above moderate incomes (2,825).

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**TABLE A-31
HOUSING OVERPAYMENT PER INCOME CATEGORY**

Percent of Income Spent on Housing	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Households
Renters						
30–50%	175	275	380	135	165	1,130
50%+	260	185	85	0	0	530
Overpaying Renter Households	435	460	465	135	165	1,660
Owners						
30–50%	100	175	420	340	2,295	3,350
50%+	505	405	625	210	530	2,805
Overpaying Owner Households	605	580	1,045	550	2,825	6,155

Source: SAGOG, 2005–2009 American Community Survey

Affordability Trends

Housing affordability refers to the relationship between total household income and total household expenditure for housing. Housing expenditure usually includes mortgage, taxes, insurance, and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. The actual percentage will, of course, vary from household to household reflecting individual choices regarding the allocation of income.

In 1990, the guideline for determining whether a housing unit was “affordable” to a prospective renter or purchaser was raised to 30 percent (Health and Safety Code Section 50052.5 and 50053). This standard is applied to most federal and state housing programs; however, the use of higher ratios of income to monthly payments, as much as 40 percent, has become standard in the industry.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes priced at no more than two times their annual income. Based on active properties in December 2012 in Lincoln, Table A-32 shows that there were no homes for sale in Lincoln affordable to persons within the extremely low-income group. Although there may have been at other times of the year, the supply would still be extremely limited. Of the active properties at this time, 6 percent were affordable to persons within the very low-income group, and 15 percent were affordable to persons in the low-income category. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates often allow homebuyers to qualify for houses that cost up to four times their incomes.

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TABLE A-32
UNITS FOR SALE AFFORDABLE TO LOWER-INCOME HOUSEHOLDS IN LINCOLN, 2012

Income Group	Affordability Level 1	Homes For Sale in 2012	Percent of All Houses For Sale
Extremely Low-Income	\$77,000	0	0%
Very Low-Income	\$128,000	7	6%
Low-Income	\$205,000	18	15%
Moderate-Income	\$306,000	41	34%

Source: HCD 2012

¹Affordability level is based on the Placer County median income of \$76,100 for 2012 (HCD 2012 Income Limits).

²Homes for sale were taken from active properties December 2012, Trulia.com, 2012.

Note: All numbers are rounded. Units include single-family homes.

Assisted and At-Risk Housing Projects

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

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

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

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SACOG, in collaboration with the California Housing Partnership Corporation, provided an inventory of subsidized rental units, including 588 units in Lincoln. The inventory, shown in Table A-33, primarily includes units financed through Low-Income Housing Tax Credits and USDA Rural Development funds. According to SACOG, there are no lower-income units at risk of converting to market rate within 10 years of the Housing Element planning period. Previous actions from the City, including \$400,000 in funding assistance for the Golden Village Apartments, have created long-term affordability requirements.

**TABLE A-33
SUBSIDIZED AFFORDABLE RENTAL UNITS**

Project Name	Address	Total Units	Assisted Units	Type	Subsidy
Golden Village	1650 First Street	49	49	Family	515/8 NC; Lincoln RDA
Valle Vista Apartments	1675 First Street	44	44	Family	USDA Rural Development
Lincoln Senior Apartments	1675 First Street	49	49	Senior	Low-Income Housing Tax Credits
Lincoln Terrace	450 Joiner Parkway	80	40	Family	Low-Income Housing Tax Credits
Parkview Apartments I and II	1654 First Street/1660 First Street	80	80	Family	USDA Rural Development
Parkway Village Apartments	455 Joiner Parkway	120	120	Family	Low-Income Housing Tax Credits
Oaks at Joiner Ranch Phase One and Two	1750 First Street/1685 First Street	Phase One–88 Phase Two–120	206	Family and Single	Low-Income Housing Tax Credits
Total		630	588		

Source: Sacramento Area Council of Governments, 2012

Strategies to Retain Affordable Units

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

HOME Program: HOME funds are available to the City annually through a competitive application process through the HCD small cities program. Lincoln primarily uses HOME funds for first-time homebuyer down payment assistance and unit rehabilitation. The City has also done some multifamily acquisition/rehabilitation. The City applied for but was not awarded any HOME funds in 2008, 2009, or 2011.

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

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Community Development Block Grant (CDBG): Lincoln utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities, and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities.

CalHome Program: CalHome funds are available to the City annually through a competitive application process through HCD. Lincoln primarily uses CalHome funds for the first-time homebuyer down payment assistance program. The City applied for and was awarded one million dollars in the 2011 funding cycle for the first-time homebuyer program.

Revitalization Loan and Grant Program: In order to facilitate the economic revitalization of the City's central business district and foster economic growth in other sectors of the community, the City established the Revitalization Loan and Grant Program. The program offers low-interest loans and grants to assist in the restoration and renewal of building facades and storefronts, landscape improvements, public parking, and exterior lighting.

C. PROJECTED HOUSING NEEDS

Regional Housing Needs Plan

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each member jurisdiction. In the six-county Sacramento region (including the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine future housing needs. SACOG adopted a regional housing allocation plan in September 2012, the Regional Housing Needs Plan (RHNP). The RHNP covers January 1, 2013 to October 31, 2021.

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

According to the RHNP, Lincoln has a total housing need of 3,790 units. Approximately 44 percent of the allocation is for units affordable to lower-income households. Table A-34 shows the City's 2013–2021 allocation.

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TABLE A-34
REGIONAL HOUSING NEEDS ALLOCATION, 2013–2021

Income Level	Allocation	Percent of Total
Extremely Low-Income	477	13%
Very Low-Income	477	13%
Low-Income	668	18%
Moderate-Income	705	19%
Above Moderate-Income	1,464	39%
Total	3,790	100%

Sources: SACOG 2013–2021 Regional Housing Needs Plan, December 2012

II RESOURCE INVENTORY

A. AVAILABILITY OF LAND AND SERVICES

An analysis of vacant, underutilized, and planned/entitled sites zoned for housing in Lincoln showed more than adequate sites available to meet the RHNA. As shown in Table A-35, available sites could realistically accommodate 11,964 units, 3,348 of which are appropriately zoned for high-density residential development to allow for affordable housing opportunities.

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

While there are sites available for infill residential development and redevelopment within the city limits, many identified sites are planned for development, including two large areas located in the city's Sphere of Influence (SOI). These areas are designated for growth in the Lincoln 2050 General Plan, and the City has initiated development in these areas through the adoption of specific and general development plans for Villages 1 and 7.

TABLE A-35
COMPARISON OF RHNA AND AVAILABLE SITES

	Extremely Low, Very Low	Low	Moderate	Above Moderate	Total
RHNA	953	668	705	1,464	3,790
Vacant Unentitled Land	151		350		501
Underutilized Sites	26		229		255
Planned/Entitled Projects	3,171		8,037		11,208
Sites Capacity	3,348		8,616		11,964
Remaining Need	--	--	--	--	--

Source: City of Lincoln 2013

Sites Appropriate for Lower-Income Housing

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

Nonprofit Developers

On January 30, 2013, representatives from nonprofit housing developers Sacramento Mutual Housing and Mercy Housing met with SACOG staff and member jurisdictions to discuss zoning and policy considerations to facilitate affordable housing development. Sacramento Mutual Housing has a portfolio of properties that range from 11 to 32 units per acre, while Mercy Housing has projects that range from 9 to 300 units per acre.

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Both developers emphasized that they prefer to build projects that are in keeping with the existing style and general density of the area. They strive to be a “good neighbor” and avoid developing at densities that are out of character with the neighborhood. As shown in Table A-36, recent market rate multifamily housing in Lincoln has been built at a density of 14 to 16 units per acre.

Additionally, high-density parcels are not always attractive or feasible for affordable development as they often cost more. Rather than specific density thresholds, the developers value flexibility when pursuing an affordable housing project, particularly with regard to parking standards, height, and phasing. While a specific density is not needed, the developers noted that they generally need a property large enough to accommodate at least 35 to 40 units for financing and operational purposes. While circumstances vary, a range of 70 to 100 units per site is typically most desirable. Nearly all sites in Lincoln counted toward the lower-income RHNA are appropriately sized to accommodate the desirable range of units.

Affordable Housing Built Densities

SACOG collected information regarding the built density of affordable housing developments throughout the region. As of January 2013, SACOG had collected details on approximately 130 affordable projects. Densities ranged from 6 to 43 units per acre. The majority were built at densities between 17 and 24 units per acre. Among Placer County jurisdictions, built densities for affordable projects ranged from 8 to 32 units per acre, with an average density of 18.31 units per acre.

As shown in Table A-36, existing affordable housing developments in Lincoln have been built at densities ranging from 9.24 to 17.88 units per acre, for an average density of 13.74 units per acre per project.

TABLE A-36
BUILT DENSITIES OF MULTIFAMILY HOUSING IN LINCOLN

Project Name	Address	Units	Built Density	Year Built
Affordable Developments				
Golden Village	1650 First Street	49	9.24	1978
Lincoln Senior Apartments	1675 First Street	70	10.14	1999
Lincoln Terrace	450 Joiner Parkway	80	15.68	2005
The Oaks at Joiner Ranch III	1750 First Street	36	15.00	1998
The Oaks at Joiner Ranch II	1685 First Street	84	12.97	1996
Parkview Apartments I	1654 First Street	40	13.79	1983
Parkview Apartments II	1660 First Street	40	17.88	1989
Parkway Village Apartments	455 Joiner Parkway	120	14.28	2000
Valle Vista	1675 First Street	44	14.66	1978
Market Rate Developments				
Paloma (Foskett Ranch)	Las Palomas Loop, Hudson Circle, Leiper Loop, and Benton Drive	113	14.0	2008
Sierra View	Sierra View Circle	174	16.1	2004
Riverwalk Townhomes	Joiner Parkway	80	14.8	In Progress

Source: City of Lincoln 2013

Realistic Capacity

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

Infrastructure

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

There appear to be no significant infrastructure constraints on parcels identified to meet the RHNA that would prevent these sites from being developed for residential use within this planning period. Many of the sites are located within the more urbanized areas that are currently tied into the City's water, sewer, and other necessary public facilities, or these services can be readily expanded to serve the undeveloped sites. The City charges appropriate development impact fees to ensure that water lines, sewer lines, roads and other necessary infrastructure can be extended in a timely manner upon the issuance of necessary development permits. While the current infrastructure can accommodate the identified land within the existing city limits, future expansion in the city's SOI may require additional improvements. For Villages 1 and 7, infrastructure requirements are addressed in the Specific Plans and accompanying EIRs.

Environmental Constraints

The General Plan identifies environmental constraints and natural features within the city's planning area. The majority of the sites within the existing city limits are located in or near existing neighborhoods, where impacts will be minimal. For Villages 1 and 7, environmental constraints have been addressed in the adopted EIRs.

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

Vacant, Unentitled Land

As shown in Table A-37, there are approximately 95 acres of vacant unentitled land within the city limits, with a realistic capacity for 501 housing units. Most vacant sites are adjacent to existing residential uses and are located in close proximity to infrastructure such as roads, sewer, water, and other utilities. Among

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these sites, just under 10 acres are zoned for higher density housing (R-3 or RD-20), with realistic potential for 151 units affordable to lower-income households.

Vacant unentitled sites zoned for lower-density residential (0.4 to 18 units per acre) could reasonably accommodate 350 units. Units on these sites are assumed to be suited for market rate housing, affordable to households with moderate- and above moderate-incomes. Refer to Appendix C for a map showing vacant unentitled sites.

TABLE A-37
INVENTORY OF VACANT UNENTITLED

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Notes
Low and Medium Density Parcels										
1	021-310-095	R-E/LD	2269 Nicolaus	4.5	0.4	2	1	Yes	Multiple Trees	Potential lot merger with #2 to maximize development potential
2	021-310-096	R-E/LD	Unassigned / Nicolaus	14.5	0.4	6	5	Yes	Multiple Trees	Potential lot merger with #1 to maximize development potential
3	021-562-012	RD-5/LD	Unassigned / Venture & Lakeside	13.6	5	68	54	Yes	None	Vacant lot adjacent to existing residential
4	335-010-012	LDR-5/LD	Unassigned	27.5	5	138	110	Yes		
5	021-510-030	R-1/LD	Unassigned / Virginiatown	0.6	5.9	3	3	Yes	None	Vacant lot adjacent to existing residential
6	021-310-017	R-1/LD	Unassigned / Nicolaus	2.5	5.9	15	12	Yes	Narrow lot configuration	Potential lot merger with #33-38 to maximize development potential
7	021-510-026	R-1/LD	1095 Liberty Ln	1.3	5.9	7	6	Yes	None	Vacant lot adjacent to existing residential
8	021-231-004	R-1/LD	Unassigned / McCourtney Rd	1.1	5.9	6	5	Yes	Flag Lot Configuration	Vacant lot adjacent to existing residential
9	008-261-015	R-1/LD	Unassigned / H Street	0.2	5.9	1	1	Yes	Narrow lot configuration	Vacant lot adjacent to existing residential
10	021-220-032	R-1/LDR	Unassigned / McCourtney Rd.	4.1	5.9	24	19	Yes	None	Vacant lot adjacent to existing residential

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TABLE A-37
INVENTORY OF VACANT UNENTITLED

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Notes
11	021-310-077	RD-8/ MD	Unassigned / Schellbach & Joiner	5	8	40	32	Yes	None	Vacant lot adjacent to existing residential
12	008-301-057	R-2/MD	Unassigned / E. 8th	4.4	12.9	57	45	Yes	Flag Lot Configuration	Vacant lot adjacent to existing residential
13	021-321-046	RD-18/HD	Unassigned / 3rd & Joiner	2.7	18	49	39	Yes	None	Vacant lot adjacent to existing residential
14	008-301-021	R-1/LD	279 E. 7th	1.1	5.9	6	5	Yes	Adjacent to creek basin	Vacant lot adjacent to existing residential
15	021-510-044	R-1/LD	653 E. 9th	2.5	5.9	15	12	Yes	None	Vacant lot adjacent to existing residential
16	021-321-086	RD-4/LD	127 Fuller	0.3	4	1		Yes	None	Vacant lot adjacent to existing residential
Subtotal Low and Medium Density Parcels				85.8		438	350			
High Density Parcels										
17	021-310-085	RD-20/HD	Unassigned / 5th & Joiner	2.4	20	48	38	Yes	Adjacent to creek bed	Vacant lot adjacent to existing residential
18	021-310-084	RD-20/HD	Unassigned / 5th & Joiner	2.5	20	50	40	Yes	Adjacent to creek bed	Vacant lot adjacent to existing residential
19	021-321-028	R-3/HD	188 O Street	0.67	20	13	11	Yes	Narrow lot configuration	Potential lot merger with #20, 21, 49, and 50 to maximize development potential.
20	021-321-029	R-3/HD	Unassigned / S. O Street	0.67	20	13	11	Yes	Narrow lot configuration	Potential lot merger with #19, 21, 49, and 50 to maximize development potential.

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TABLE A-37
INVENTORY OF VACANT UNENTITLED

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Notes
21	021-321-030	R-3/HD	Unassigned / S. O Street	3.17	20	63	51	Yes	Flag lot configuration	Potential lot merger with #19, 20, 49, and 50 to maximize development potential.
Subtotal High Density				9.41		187	151			
Total Vacant				95.19		625	501			

Source: City of Lincoln 2013

Underutilized Sites

As shown in Table A-38, there are approximately 50 acres of vacant land zoned for residential uses that are considered “underutilized,” meaning that the existing use on the site does not reflect the full potential of the property and the site may be appropriate for higher-density residential development. Underutilized sites could realistically accommodate 255 units.

There are four underutilized parcels zoned for higher density housing, potentially accommodating 26 units. Two of these parcels have potential to be merged with sites 19 through 21, listed in vacant unentitled inventory (Table A-37) to maximize development potential. The sites are owned by an investor who has expressed interest in combining the parcels and developing high density housing.

The inventory provides notes regarding existing uses, onsite constraints, and infrastructure. The underutilized sites are located within developed areas, which increases the feasibility of redevelopment because the developer can rely upon existing infrastructure and a faster permitting process than new development outside of existing City limits. All identified underutilized sites have the potential to be developed within the planning period. Refer to Appendix C for a map showing underutilized sites.

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TABLE A-38
INVENTORY OF UNDERUTILIZED SITES

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Existing Use/Notes
Low and Medium Density Parcels										
22	021-510-002	R-1/LD	566 Virginiatown	0.53	5.9	3	3	Yes	Narrow lot configuration	Older Structure on under-developed lot
23	021-510-004	R-1/LD	640 Virginiatown	0.96	5.9	6	5	Yes	None	Older Structure on under-developed lot
24	021-510-038	R-1/LD	708 Virginiatown	2.24	5.9	13	11	Yes	None	Older Structure on under-developed lot
25	021-510-012	R-1/LD	658 Virginiatown	2.6	5.9	15	12	Yes	None	Older Structure on under-developed lot
26	021-510-036	R-1/LD	755 E. 9th	1.2	5.9	7	6	Yes	None	Older Structure on under-developed lot
27	021-510-011	R-1/LD	660 Virginiatown	2.49	5.9	15	12	Yes	None	Older Structure on under-developed lot
28	021-510-027	R-1/LD	664 Virginiatown	1.4	5.9	8	7	Yes	None	Older Structure on under-developed lot
29	021-510-043	R-1/LD	661 E. 9th	2.5	5.9	15	12	Yes	None	Older Structure on under-developed lot
30	021-510-019	R-1/LD	995 Liberty	3.4	5.9	20	16	Yes	None	Small Older structure on large undeveloped lot
31	008-024-016	R-1/LD	210 E 10th Street	0.14	5.9	1	1	Yes	Narrow lot configuration	Older structure on under-developed lot
32	021-310-012	R-1/LD	2189 Nicolaus	2.53	5.9	15	12	Yes	Narrow lot configuration	Potential lot merger with #6 and #33-38 to maximize development potential
33	021-310-013	R-1/LD	2165 Nicolaus	2.53	5.9	15	12	Yes	Narrow lot configuration	Potential lot merger with #6, #32 and #34-38 to maximize development

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TABLE A-38
INVENTORY OF UNDERUTILIZED SITES

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Existing Use/Notes
										potential
34	021-310-027	R-1/LD	2145 Nicolaus	2.53	5.9	15	12	Yes	Narrow lot configuration	Potential lot merger with #6, #32-33 and #35-38 to maximize development potential
35	021-310-028	R-1/LD	2115 Nicolaus	2.9	5.9	17	14	Yes	Narrow lot configuration	Potential lot merger with #6, #32-34 and #36-38 to maximize development potential
36	021-310-016	R-1/LD	2091 Nicolaus	2.9	5.9	17	14	Yes	Narrow lot configuration	Potential lot merger with #6, #32-35 and #37-38 to maximize development potential
37	021-310-018	R-1/LD	2035 Nicolaus	2.5	5.9	15	12	Yes	Narrow lot configuration	Potential lot merger with #6, #32-36 and #38 to maximize development potential
38	021-310-019	R-1/LD	2005 Nicolaus	2.49	5.9	15	12	Yes	None	Potential lot merger with #6 & #33-37 to maximize development potential
39	021-231-006	R-1/LD	1443 McCourtney Road	1.37	5.9	8	6	Yes	None	Older structure on under-developed lot
40	008-142-002	R-1/LD	472 H Street	0.15	5.9	1	1	Yes	None	Older structure on under-developed lot
41	008-121-010	R-1/LD	869 I Street	0.15	5.9	1	1	Yes	None	Older structure on under-developed lot
42	008-028-002	R-1/LD	1042 Harrison Avenue	0.44	5.9	3	2	Yes	None	Older structure on under-developed lot

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TABLE A-38
INVENTORY OF UNDERUTILIZED SITES

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Existing Use/Notes
43	021-231-007	R-1/LD	1401 McCourtney Road	1.81	5.9	11	9	Yes	None	Small older structure on undeveloped lot
44	021-231-010	R-1/LD	1450 McCourtney Road	2.06	5.9	12	10	Yes	None	Older structure on underdeveloped lot
45	021-220-030	R-1/LD	264 Todd Lane	0.95	5.9	6	4	Yes	Narrow lot configuration	Older structure on underdeveloped lot
46	021-220-029	R-1/LD	306 Todd Lane	0.93	5.9	5	4	Yes	Narrow lot configuration	Older structure on underdeveloped lot
47	021-220-045	R-1/LD	142 Todd Lane	0.98	5.9	6	5	Yes	Narrow lot configuration	Older structure on underdeveloped lot
48	021-220-044	R-1/LD	190 Todd Lane	3.02	5.9	18	14	Yes	None	Older structure on underdeveloped lot
Subtotal Low and Medium Density				47.7		283	229			
High Density Parcels										
49	021-321-031	R-3/HD	198 O Street	0.68	20	14	11	Yes	Narrow lot configuration	Older home on large lot with septic system. Potential lot merger with #19-21, and 50 to maximize development potential (investor owned).
50	021-321-027	R-3/HD	182 O Street	0.66	20	13	11	Yes	Narrow lot configuration, needs environmental work	Older home on large lot with septic system. Potential lot merger with #19-21, and 49 to maximize development potential (investor owned).

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TABLE A-38
INVENTORY OF UNDERUTILIZED SITES

Map Reference Number	APN	Zoning / General Plan*	Address	Acres	Max. Density (Du/Ac)	Max. Capacity	Realistic Capacity	Infrastructure Capacity	On-Site Constraints	Existing Use/Notes
51	008-205-011	R-3/HD	755 A Street	0.15	20	3	2	Yes		Older Structure on under-developed lot
52	008-205-010	R-3/HD	755 A Street	0.15	20	3	2	Yes		Older Structure on under-developed lot
Subtotal High Density				1.64		33	26			
Total Underutilized Sites				49.34		316	255			

Source: City of Lincoln 2013

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Planned/Entitled Land

Planned and entitled residential projects will provide approximately 11,208 units on approximately 1,812 acres of land in Lincoln. Projects range in size from the 80-unit Riverwalk Villas townhome project to the large scale development planned in Villages 1 and 7. Table A-39 provides a summary of potential units on planned and entitled sites. A map showing planned and entitled sites can be found in Appendix C.

The Riverwalk Villas, Meadowlands, Esplanade, Twelve Bridges, Village 1, and Village 7 projects include sites zoned for high density housing. Development plans for the wastewater treatment sites/Esplanade Specific Plan area, Village 1, and Village 7 are described in additional detail below.

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TABLE A-39
SUMMARY OF PLANNED/ENTITLED LAND

Map Reference Number	Zoning / General Plan*	Address	Acres	Total Capacity*	High Density Units	Low & Med. Density Units	Infrastructure Capacity	On-Site Constraints	Project Name/Notes
53	PD RD-8/ MD	821 East Ave	3.3	29	0	29	Yes		Clover Meadows
54	R-1/LD	Unassigned/ Todd Lane	20.32	96	0	96	Yes		Cresleigh Grove (AKA Cypress Meadows)
55	R-15/HD	1896 McClain Drive	12.77	167	0	167	Yes	Dry creek splits the site	Lakeside 6; Vacant lot adjacent to existing residential; Lincoln Air Center GDP
56	R-1/ LD	Unassigned/ Virginiatown Road	47.56	94	0	94	Yes		Lincoln Highlands
57	LDR-5 & HDR-20/ LD	Unassigned/ East & 9th	40.4	313	104	209	Yes	Adjacent to creek basin and non-residential uses	Meadowlands Community Plan
58	HDR/ HD	Unassigned/ Joiner Parkway	8.78	80	0	80	Yes		Riverwalk Villas - Townhome project
59	LDR & HDR/ LD & HD	Unassigned/ Sorrento Parkway	131.1	593	111	482	Yes		Sorrento (formerly Aitken Ranch)
60	LDR-5, HD-1 / LD, HD	E. Joiner Parkway/ Bella Breeza Drive	117.6	1168	976	192	Yes		Twelve Bridges Area A
61	LDR/ LD	Unassigned/ Camino Verdera	21.53	75	0	75	Yes		Twelve Bridges Area A - Village 23

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TABLE A-39
SUMMARY OF PLANNED/ENTITLED LAND

Map Reference Number	Zoning / General Plan*	Address	Acres	Total Capacity*	High Density Units	Low & Med. Density Units	Infrastructure Capacity	On-Site Constraints	Project Name/Notes
62	MDR/MD	Unassigned/ Camino Cielo	13.22	19	0	19	Yes		Twelve Bridges Area A - Village 19
63	LDR 3.5/ LDR	Unassigned/ Oaktree Lane	26.49	100	0	100	Yes		Twelve Bridges Area C
64	See Table A-40	NA	1026.0	5,641	1,095	4,546	Pending (See Specific Plan/EIR)	See Village 1 EIR	Village 1
65	See Table A-41	NA	264.4	2,470	772	1,698	Pending (See Specific Plan/EIR)	See Village 7 EIR	Village 7
66	I/ LD & HD	Unassigned / Waverly	74.1	343	113	230	Yes	Creek splits the site	Wastewater treatment land/Esplanade Specific Plan Project. Vacant lot adjacent to existing residential.
67	LDR	Unassigned / 1st & Joiner	4.97	20	0	20	Yes		Creekside
Total			1,812.54	11,208	3,171	8,037			

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

Wastewater Treatment Plant/Esplanade Specific Plan

Sites within the Esplanade Specific Plan area can accommodate 343 units on approximately 74 acres, 113 of which are planned for high density housing.

In 2005, the City initiated preparation of a comprehensive reuse plan for its decommissioned wastewater treatment facility. This site is bounded on three sides with low density residential development and is located near downtown Lincoln, the Lincoln Airport, and the Highway 65 bypass.

The City utilized a collaborative multi-phased charrette process to gather public input and identify the site's opportunities and constraints. The process included preparation of a preliminary map of wetlands (forwarded to the US Army Corps of Engineers for verification), floodplains, and Airport Overflight Compatibility zones, as well as completion of design and boundary surveys and identification of existing and necessary infrastructure and transportation access.

The development concept includes a neighborhood-oriented commercial space and housing in a range of types and densities. Due to the physical site constraints, all residential uses will be clustered, leaving approximately 65 percent of the site as open space. The open space will allow for pedestrian, bike, and electric vehicle trails as well as enhanced onsite wetland mitigation and stormwater detention.

The City Council conceptually approved the Esplanade Draft Specific Plan in October 2007. The council approved a project description and a land use plan that would be the basis for the EIR. While some technical environmental reports have been prepared for the site, the EIR has not gone forward due to a lack of funding. In order for the City to entitle the project, the next steps are finalizing the Specific Plan and General Development Plan and certification of an EIR.

Villages

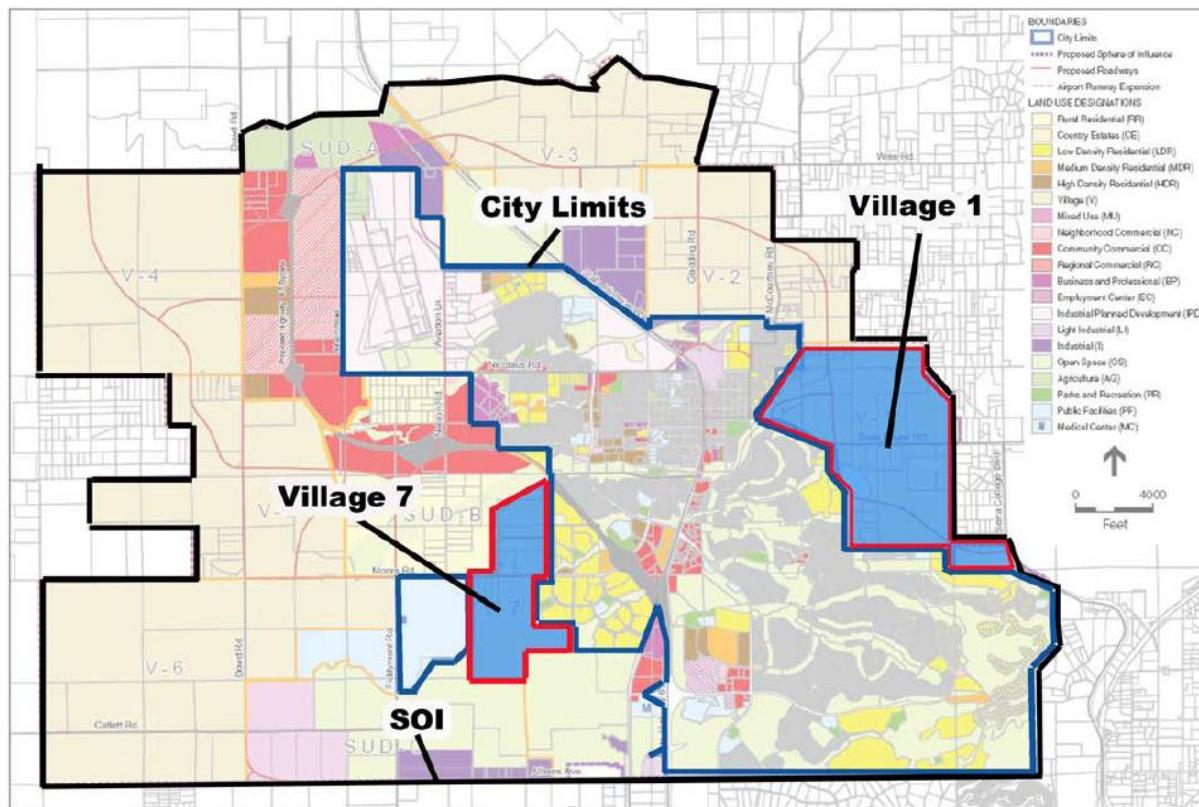
The City's 2050 General Plan, adopted in 2008, plans for growth within the existing city limits as well as the existing and proposed SOI. The General Plan uses two designations for the larger, undeveloped portions of the planning area, Village (V) and Special Use District (SUD). The General Plan maps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

The Village concept is the basic building block for major new development in the planning area. Each Village will feature a variety of housing types and densities and a mixed-use village center. Village centers will include neighborhood commercial, higher-density housing, schools, parks and recreational facilities, and other public facilities. Villages will also include extensive bicycle and pedestrian trails and open space designed to connect Villages to each other and the rest of the city.

Villages 1 and 7 are moving forward. The City has adopted Specific and General Development Plans and EIRs for both Villages. The map in Figure A-2 illustrates the boundaries of the city limits, SOI, and Villages 1 and 7.

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FIGURE A-2
LOCATION MAP FOR VILLAGES 1 AND 7



Village 1

Village 1 consists of approximately 1,832 acres of land located on the eastern boundary of the city, generally from Sierra College Boulevard to Ferrari Ranch Road. State Route 193, a major east/west highway, runs through the middle of the village. The Village 1 site is located outside of current city limits but within the city's SOI. The City adopted the Village 1 Specific Plan, General Development Plan, and EIR in December 2012. As of this writing, the City is working with the applicant on the application to annex the area into the city limits; however, progress has been delayed due to pending litigation.

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

As shown in Table A-40, the Village 1 General Development Plan provides for 5,641 residential units on sites that allow for between 1 and 25 units per acre. Higher density residential sites, in the Village High Density Residential and Village Mixed-Use zones, have a target density of approximately 20 units per acre, resulting in 1,095 units. Multifamily units are allowed by right in these zones.

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TABLE A-40
VILLAGE 1 UNIT CAPACITY

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

Source: Village 1 General Development Plan

Village 7

Village 7 is located at the southern portion of the city, generally between Lincoln Crossing on the east and the city's new wastewater treatment facility on the west. This Village contains the area known as Nader Ranch and additional lands on the northern end of the Village. Village 7 is approximately 516 acres and is located on both sides of Moore Road. The area is generally flat agricultural lands. Village 7 is located within the City's existing SOI boundary.

The City adopted the Village 7 Specific Plan, General Development Plan, and EIR in 2010. As of this writing, a development agreement, which will address phasing and infrastructure, is nearly complete. The City's application to annex the area was submitted to the Local Agency Formation Commission in February 2012 and is still pending due to complications regarding the tax revenue-sharing agreement. The City is continuing to work toward finalizing annexation.

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

TABLE A-41
VILLAGE 7 UNIT CAPACITY

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

Source: Village 7 General Development Plan

B. INVENTORY OF PROGRAMS

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

Contact information for agencies, service providers, and program administrators can be found on Table A-1 in Appendix A.

Elderly

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

Health for All, Inc. Adult Day Health Care. The Alzheimer's Day Care program is integrated with the Adult Day Health Care program with specialized programming for the participants with Alzheimer's disease and other mental disorders. Programming includes a special needs lunch group, cognitive stimulation groups, art therapy sessions, and exercise groups.

Brown Bag, Community Resources Council, Inc. Brown Bag has provided food services to low-income senior citizens since 1985. Brown Bag assists elderly citizens by shopping for their food. CRC Food Bank operates five distribution sites within Placer County.

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

UC Davis Care Management (UCDCM). UCDCM offers Linkages case management services in Sacramento and parts of Yolo and Placer counties. Services include an initial home assessment of the client's functional ability, cognitive and emotional capacity, health and support network, environmental safety, fall prevention assessment, and education.

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

Area 4 Agency on Aging Senior Employment Program. Initiated in January 2003, the A4AA Senior Employment Program helps find jobs for anyone over the age of 60 in Sacramento and southern Placer counties. Two staff persons act as job developers in the Senior Employment Program, as well as provide job-readiness workshops, which teach application, résumé, and interview techniques.

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

Seniors First/Senior Link. Senior Link is a free service for seniors who reside in Placer County as well as individuals that care for them. The program links clients to community services and programs. Their motto is “Need information or assistance, we’ll link you to the programs and services in the community.”

Personalized Homecare and Homemaker Agency. Personalized Homecare provides in-home services of personal care and homemaker services to frail, functionally impaired persons 60 years of age and older who are not eligible for county In-Home Supportive Services (IHSS) and cannot afford to pay out of pocket for in-home services.

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

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

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

Senior Independent Services. The Senior Lunch Program provides hot, nutritious lunches for adults 60 and older throughout Placer County in a communal setting. Home-delivered meals provide hot, nutritious lunches for adults 60 and older, who are homebound and unable to prepare meals alone. Meals are also delivered to disabled adults residing with seniors, who are unable to cook, shop, or prepare food for themselves. Frozen meals are also delivered on Friday for weekends. Eligibility restrictions apply.

Senior Independent Services. Services provided for those who can no longer drive and cannot take public transportation. A volunteer driver will assist with a door-to-door ride for medical, dental, grocery shopping, banking, and other needs.

Dial-a-Ride. Dial-a-Ride service is available to the general public, senior citizens, and persons with disabilities. The service picks up and drops off passengers anywhere within the city limits. The service operates Monday through Friday from 8:00 a.m. to 5:00 p.m. Requests for service can be called in anywhere from two hours to two weeks prior to pickup (<http://www.ci.lincoln.ca.us/index.cfm?page=282219>).

Disabled

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

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

Female Head of Households

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

Farm Workers

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

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

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

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

Homeless

Lincoln has five transitional housing facilities for men, with a six-bed maximum capacity for each. A 40-bed transitional home serves women aged 16 to 28 years with a minimum stay of three months and a maximum stay of a little over a year. There are no homeless shelters in the city; however, several public service organizations and agencies offer referrals to shelter, food assistance, transportation, counseling, and/or other services for the homeless, elderly, and mentally disabled. These organizations include The Salt Mine, Lighthouse, St. Joseph Catholic Church, Heritage Church, and Peace for Families (located in Roseville).

The Salt Mine works as an agent of the Salvation Army. It provides a food closet for people in need of supplemental assistance in Lincoln. According to The Salt Mine, in 2008, approximately 600 families per

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month (20 onsite per day) are provided with food assistance, many of whom are repeat families. The Salt Mine also refers and transports persons needing emergency housing to Salvation Army shelters in Sacramento.

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

Several local churches provide food assistance to the homeless. **St. Joseph's Catholic Church** provides food assistance on an as-needed basis for persons in the community of Lincoln. The majority of those in need that request food are families and single mothers with children.

Heritage Church provides food and financial assistance through set-aside funds generated by donations specifically for those in need. When funds are available, Heritage Church can assist with monthly rent payments, utilities, and food donations. Heritage Church also acts as a referral service to persons in need of emergency housing.

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

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

Seniors First/Senior Link is a joint informational resource and referral service organization that primarily provides seniors with information concerning programs and services in Placer County; examples include Meals on Wheels, RIDES volunteers, Friendly Visitor, and health and home safety repairs. Seniors First/Senior Link also provides information and referrals on a variety of topics such as legal issues, support groups, education, housing, transportation, repair and maintenance services, and governmental services. These services and programs can be provided to persons of all ages.

C. ENERGY CONSERVATION OPPORTUNITIES

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

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

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

FERA (Family Electric Rate Assistance)—FERA is PG&E's rate reduction program for large households of three or more people with low to middle income.

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

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

Low-Income Home Energy Assistance Program (LIHEAP)—The Department of Community Services and Development (CSD) administers the federally funded LIHEAP in California. The federal Department of Health and Human Services distributes funds to states annually to assist with heating and/or cooling costs for eligible low-income households. California's share is approximately \$89 million annually which CSD distributes to contracted community energy service providers.

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

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

We Connect—Provides information on programs, education, and other energy-related resources.

All new buildings and remodels and alterations in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 2007 (effective January 1, 2008). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction, remodels, and alterations must comply with the standards in effect on the date a building permit application is made.

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

Opportunities for Energy Conservation:

- Provide incentives to build housing that exceeds Title 24 requirements such as a Green Building Ordinance.
- Adopt policies and incentives to promote energy-efficient retrofits prior to resale of homes.
- Streamline and expedite approval process for housing built using green building standards and specific energy standards.
- Require the recycling of a specified percentage of construction wastes.
- Promote the use of recycled content aggregate for driveways.
- Apply for and support affordable housing projects that promote infill housing and housing built close to job centers, transportation/transit corridors, and commercial/educational/medical centers.
- Promote Location Efficient Mortgage and Energy Efficient Mortgage programs. These programs provide homeowners with affordable mortgage assistance if they purchase a home in specified location-efficient areas or by meeting certain energy conservation standards.
- Promote broad public outreach, including educational programs and the marketing of energy-saving incentives.
- Target program income and CDBG, to assist affordable housing developers incorporate energy efficient designs and features.

General Design Standards

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

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

Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this include:

- Locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.

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- The use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
- The use of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the house.
- Locating openings and ventilation devices to take advantage of natural air flow (particularly cool evening breezes).
- The use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
- The use of zone heating and cooling systems, to only heat or cool occupied areas of a house.
- Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - Orienting the longer axis of a dwelling in a north-south direction.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Locating the structure to take advantage of natural air circulation and evening breezes.
 - Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.

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

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

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

III. POTENTIAL HOUSING CONSTRAINTS

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

A. NON-GOVERNMENTAL CONSTRAINTS

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

Land Costs

Land costs vary substantially and are based on a number of factors including location, parcel size, and zoning. Vacant land listed for single-family residential development located within the city limits ranged from \$25,000 to \$145,000 as of December 2012. No multi-family zoned land was listed by Placer County Homes and Land in December 2012. Sites zoned Planned Development were listed at prices ranging from \$129,900 to \$235,000.

TABLE A-48
VACANT LAND FOR SALE WITHIN CITY LIMITS

Acreage	Price	Address
Single-Family Residential		
0.15	\$145,000	1037 Wilson
3.9	\$125,000	Vista Avenue
0.15	\$49,000	453 8th Street
0.15	\$43,500	662 S Herold
0.15	\$43,500	620 S Herold
0.15	\$43,500	644 S Herold
0.17	\$25,000	155 E 6th Street
Planned Development		
0.88	\$235,000	1965 Camino Verdera
0.76	\$129,900	1749 Camino Verdera
1.8	\$580,000	3547 Paseo Tranquilo
1.1	\$250,000	3448 Paseo Tranquilo
0.77	\$200,000	3187 Vista De Madera
0.67	\$185,000	3499 Vista De Madera

Source: www.placercountyhomesandland.com, 2012

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Construction and Labor Costs

The cost of building a house varies based on the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Development costs were acquired from building-cost.net. According to building-cost.net, the estimated cost to build a home in Lincoln was \$229,830, as of December 2012. The estimate, which includes materials, labor, and equipment, was based on a 1,800-square-foot single-story four-corner house of good quality with a 400-square-foot garage and central heating and cooling.

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

Development costs were estimated using the City's Residential Building Permit Fee worksheet (2012) and Master Fee Schedule (2012). Permitting costs and impact fees for a 1,800-square-foot single-family home are approximately \$51,405. This total includes school impact fees of \$7,794. Site improvements such as connections to existing utility systems, rough grading, and installation of water and sewer lines generally cost between \$30,000 and \$50,000 per unit, depending on the amount of work required at each location. The cost of a building permit depends on the square footage of a home; a building permit for a 1,800-square-foot home is approximately \$1,610. The City requires a deposit of \$300 for single-family residential home plan checks (one percent of valuation for custom homes) and charges the fully burdened hourly rate for staff and consultants (when necessary) to check electrical, plumbing, and mechanical plans.

The 2012 Placer County area median income was \$76,100 for a family of four. A general rule of thumb to calculate housing affordability is to multiply annual income by three; thus a family earning the median income in Placer County can afford a house that costs \$228,300. Given the cost range listed above for a new market rate single-family home in Lincoln, none of the lower-income households in the City could afford to purchase a home without assistance from a subsidy or first-time homebuyer program. Only households with an annual income on the upper end of the moderate-income range or higher could afford to purchase a home without some form of assistance.

Cost and Availability of Financing

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

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

As mentioned in "Background on Housing Markets" home sales prices have declined. Depressed home values have made houses in many areas more affordable. Table A-49 shows selected monthly payments

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necessary to service mortgages at various interest rates. As previously mentioned, the estimated total cost to construct a home in Lincoln, excluding land and entitlement costs, is approximately \$229,830. As of December 2012, citimortgage.com reported a 3.5 percent APR for a 30-year fixed rate loan.

TABLE A-49
MONTHLY PAYMENTS AND TOTAL INTEREST AT VARIOUS INTEREST RATES

Interest Rate	15-Year Loan			30-Year Loan		
	Mortgage	Total Interest Paid	Monthly Payment	Mortgage	Total Interest Paid	Monthly Payment
3.5%	\$229,830	\$61,699	\$1,882	\$229,830	\$86,186	\$1,271
4.0%	\$229,830	\$71,865	\$1,939	\$229,830	\$154,260	\$1,336
4.5%	\$229,830	\$82,238	\$1,997	\$229,830	\$177,903	\$1,403
5.0%	\$229,830	\$92,719	\$2,056	\$229,830	\$202,263	\$1,473
5.5%	\$229,830	\$103,500	\$2,117	\$229,830	\$227,215	\$1,544
6.0%	\$229,830	\$114,384	\$2,718	\$229,830	\$252,919	\$1,617

Source: www.citimortgage.com, 2012; www.mortgagecalculator.org, 2012

B. GOVERNMENTAL CONSTRAINTS

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

Land Use Controls

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

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

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

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

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

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

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

High Density Residential (HDR). Provides for multifamily housing at densities greater than other residential designations. Density ranges from 13.0 to 20.0 units per acre.

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

Village (V). Provides for a village concept that promotes mixed-use residential projects focused around a village core that contains a mix of high-density residential and neighborhood commercial uses. The Land Use Diagram for the General Plan includes seven villages that each will contain a mixture of land uses and densities.

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

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

The General Plan is implemented by the Zoning Ordinance as well as specific and general development plans, which establish residential development standards, including regulations for setbacks, height, and parking. Table A-50 provides a summary of Lincoln's residential development standards.

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**TABLE A-50
CITY ZONING DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS**

	R-1 Single-Family Residential	R-2 Duplex Residential	R-3 Multiple Residential	R-E Residential Estate	B-P Business and Professional	C Commercial
Min. Lot Size (sq. ft.)	6,000	6,500 ¹	8,500	108,900 (2.5 acres)	10,000	2,500
Max. Density (Units/Acre)	1–5.9	6–12.9	13–20	1 unit per 2 to 5 acres	Varies depending on Planned Development or Village	Varies by location
Min. Front Yard Setback	20 ft.	25 ft.	25 ft.	25 ft.	20 ft.	--
Min. Side Yard Setback	5 ft.	5 ft.	5 ft.	10 ft.	5 ft.	--
Min. Rear Yard Setback	10 ft.	10 ft.	15 ft.	20 ft.	20 ft.	--
Min. Lot Width	50 ft.	50 ft.	68 ft.	100 ft.	100 ft.	--
Max. Height	35 ft.	35 ft.	35/50 ft. ²	35 ft.	45 ft.	50 ft.
Max. Lot Coverage	60%	50%	60%	30%	60%	60%
Parking	2-car garage or carport ³	2-car garage or carport / unit ³	2-car garage or carport / unit	2-car garage or carport	2-car garage or carport ³	2-car garage or carport / unit

Source: City of Lincoln Zoning Ordinance, 2012

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

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

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

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

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

The City's residential development standards have not served as a constraint to the provision of housing. Recent housing developments have ranged from single-family homes to 593 units on 131 acres within the Sorrento (Aitken Ranch) development, which achieved the maximum allowable density.

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Parking Requirements

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

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

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

Specific and General Development Plan Standards

Table A-51 provides information on residential zoning requirements for the specific plan and planned unit developments in Lincoln. These areas include: Village 1, Village 7, Sun City Lincoln Hills, Lincoln Crossing, Twelve Bridges, Three D, Lincoln AirPark, Joiner Ranch, Laehr Estates, Auburn Ravine Oaks, and Lincoln West.

TABLE A-51
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)	Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
Village 7 (ranges based on building types allowed by zone)						
Village Country Estates (VCE)	7,000 to 20,000	1.0 to 2.9	100 ft. to 135 ft.	35 ft.	50% to 60%	2 spaces/unit
Village Low Density Residential (VLDR)	4,000 to 6,000	3.0 to 5.9	35 ft. to 65 ft.	35 ft.	60%	2 spaces /unit
Village Medium Density Residential (VMDR)	1,550 to 3,200	6.0 to 12.9	N/A to 45 ft.	35 ft.	60%	2 spaces /unit
Village High Density Residential (VHDR)	N/A	13.0 to 25.0	N/A	40 ft.	70%	1.5 to 2.1 spaces /unit +.3 guest spaces/unit
Village 1 (ranges based on building types allowed by zone)						
Village Country Estates (VCE)	10,000	1.0 to 2.9	100 ft.	2 stories, 36 ft.	40% to 60%	2 enclosed spaces/unit
Village Low Density Residential (VLDR)	5,500	3.0 to 5.9	50 ft.	2 stories, 36 ft.	70%	2 enclosed spaces/unit
Village Medium Density Residential	1,600 to 3,200	6.0 to 12.9	24 ft. to 40ft.	2 stories,	75%	2 enclosed spaces/unit

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**TABLE A-51
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)	Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
(VMDR)				36 ft.		
Village High Density Residential (VHDR)	1,800 to 8,500	13.0 to 25.0	18 ft. to 25 ft.	2 stories (35 ft.) to 3 stories (40 ft.)	75%	1 covered and 0.5 uncovered spaces (studios and 1-bedroom units); 2 covered spaces (2-bedroom units); 2 covered and 0.5 uncovered spaces (3-bedroom units and greater); 1 guest space for every 5 units
Village Mixed Use (VMU)	1,200 to 5,000	13.0 to 25.0	16 ft.	3 stories (40 ft.) to 4 stories (55 ft.)	75%	1 covered and 0.5 uncovered spaces (studios and 1-bedroom units); 2 covered spaces (2-bedroom units); 2 covered and 0.5 uncovered spaces (3-bedroom units and greater); 1 guest space for every 5 units
Sorrento (formerly Aitken Ranch)						
Low-Density (LD)	7,500	2 to 5.9	50 ft.	35 ft.	60%	2 covered spaces
High-Density (HD)	1 acre	13 to 20	30 ft.	50 ft.	60%	1.5 spaces/unit 1 covered space
Lincoln Crossing						
Low-Density Residential (LDR)	4,050	3 to 5.9	45 ft.	35 ft.	40%	2 covered spaces
Medium-Density Residential (MDR)	3,200	0 to 12.9	40 ft.	35 ft.	50%	2 covered spaces
High-Density Residential (HDR)	2,450	0 to 20	35 ft.	35 ft.	60%	1.5 spaces/unit + .5 guest 1 covered space
Twelve Bridges/Sun City Lincoln Hills						
Very Low-Density (VLD)	20,000	0 to 2	120 ft.	40 ft.	30%	2 covered spaces
Low-Density (LD)	5,000	2 to 5.9	45 ft.	35 ft.	60%	2 covered spaces
Medium-Density (MD)	4,000	6 to 12.9	40 ft.	35 ft.	60%	1.5 spaces/unit 1 covered space
High-Density (HD)	7,500	13 to 20	75 ft.	50 ft.	60%	1.5 spaces /unit 1 covered space
Twelve Bridges Area C						
Low-Density Residential (LDR)	7,000	0 to 3.5	70 ft.	35 ft.	45%	2 covered spaces
Three D Property						
Single-family	5,500	0 to 5	55 ft.	35 ft.	50%	2 covered spaces
Lincoln Airpark						
Low-Density Residential (LDR)	n/a	3 to 5.9	45 ft.	35 ft.	40%	2 covered spaces

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TABLE A-51
SPECIFIC AND GENERAL DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT STANDARDS

Zone	Min. Lot Size (sq. ft.)	Density (Units/Acre)		Min. Lot Width	Max. Height	Max. Lot Coverage	Parking
Medium-Density Residential (MDR)	n/a	6 to 10		50 ft.	35 ft.	50%	2 covered spaces
High-Density Residential (HDR)	n/a	10 to 20		60 ft.	n/a	60%	1.5 spaces/unit 1 covered space
Foskett Ranch							
Low-Density Residential (LDR)	n/a	3 to 5.9		45 ft.	35 ft.	40%	2 covered spaces
Medium-Density Residential (MDR)	n/a	6 to 8		50 ft.	35 ft.	50%	2 covered spaces
High-Density Residential (HDR)	n/a	10 to 20		60 ft.	35 ft.	60%	1.5 spaces/unit 1 covered space

Source: *City of Lincoln*

Permitted Uses in Residential Zoning Districts

The Lincoln Zoning Ordinance designates permitted and non-permitted uses for all developable use types in the city in relation to the City's zoning categories (Table A-51).

TABLE A-52
RESIDENTIAL PERMIT REQUIREMENTS

Housing Type	R-1 Single-family Residential	R-2 Duplex Residential	R-3 Multiple Residential	R-E Residential Estate	B-P Business and Professional	C Commercial
Single-Family Dwelling	P	P	P	P	CUP	--
Duplex	--	P	P	--	--	CUP
Multifamily Dwelling, 3+	--	P	P	--	--	CUP
Second Residential Unit	P	P	CUP	--	--	--
Mobile Home Park	--	--	P	--	--	--
Transitional and Supportive Housing	P	P	P	--	--	--

P = Permitted Use

-- = Not Permitted

CUP = Conditional Use Permit

Source: *City of Lincoln Zoning Ordinance, 2012*

² As of May 2011, emergency shelters are a permitted use in the Light Industrial District (L-I).

Group Homes/Residential Facilities

The Zoning Ordinance allows group homes/residential facilities of six or fewer persons as a permitted use in all districts in which single-family homes are allowed. Group homes/residential facilities are subject to the same standards and permit processing as single-family homes.

Second Units

Lincoln currently follows the standards prescribed in the Government Code for all applications of second dwelling units and requires that the property owner reside on the property. Government Code Section 65852.2 allows second dwelling units if the second unit complies with all of the following:

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

Manufactured Housing and Mobile Homes

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

Manufactured housing is allowed “by right” within all of the residential zone districts, while mobile homes are designated “by right” within the R-3 zone district. Both types of housing have predominantly been affordable due to the lower cost of the pre-built homes, including the lower development costs associated with creating factory-built communities.

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Multifamily

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

The Zoning Ordinance provides for zones that allow higher density multifamily housing “by right.” City zoning standards provide for a maximum 20 units an acre; however, in 2012, the City adopted General Development Plans for Villages 1 and 7 high-density and mixed-use zones that allow maximum densities of up to 25 units per acre. With a density bonus, the maximum density could increase to 31 units an acre.

Transitional, Supportive, and Emergency Housing

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

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

Density Bonus

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

Permit Processing Procedures

The City meets state-required timelines for the approval of development permits, as shown on Table A-53. The time required for development approval is not generally a constraint and is not considered to be a substantial cost to housing developers. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the proponent’s ability to access funding for the project (particularly governmental grants). In such cases, expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer’s ability to access funding.

The typical review process for a single-family residence usually consists of an “over-the-counter” plan check with the Planning Division in which plans are checked for compliance with applicable codes and development standards. From there, a property owner brings their plans to the Building Division counter, for submittal of the plans into plan check. The Building Division will try to accommodate all the property owner inspection needs. Permits can usually be issued over the counter for re-roofs, new HVAC units,

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replacement of water and gas lines, water heaters, and electrical work. Other projects will usually require plan checks that may take two to six weeks, depending on the size and complexity of the project.

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

Processing projects in the Planned Development district first requires submittal of a preliminary development plan to the Planning Department which shows the overall development scheme and indicates the sequence in which individual portions of the area will be developed. The General Development Plan states that multiple types of residential and commercial projects will be permitted, provided that they are compatible with the nature of the existing land uses in the surrounding neighborhoods. Since a majority of the PD zones within the city limits are adjacent to higher-density housing, it is assumed that in order for their development to be compatible with the surrounding areas a portion of the development would go toward mixed-use, multifamily housing. Due to the creative intent of these zones, multifamily mixed-use housing is encouraged to allow for a creative approach to mixed-use projects and multimodal communities that provide housing for all income levels.

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

A development permit is required for each phase of the general development. Specific development permit applications shall consist of a preliminary grading plan, detailed landscaping plan, and other information requested by the Planning Commission. A public hearing on the development plan shall be held by the Planning Commission. The Planning Commission is the recommending body to the City Council. A tentative subdivision map may be processed simultaneously with a request for a development permit. This process may take up to two to six months which also depends on the required environmental document.

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TABLE A-53
TYPICAL APPLICATION PROCESSING TIME FRAMES

Application	Review Authority	Time Frame
Single-Family Design Review: projects with 4 or fewer lots	Administrative Design Review –Development Services Director	2 to 3 weeks
Single-Family Design Review: projects with 5 or more lots; Multi-Family Design Review	Review by Design Review Board, subject to Planning Commission approval	45 days
Variances	Planning Commission	45 to 60 days
Tentative Subdivision Maps	Planning Commission and City Council (final Subdivision Maps go to City Council only)	2 to 6+ months
Projects with Environmental Review	Planning Commission and City Council	Negative Declarations: 90 to 105 days; Environmental Impact Reports: 9 to 12 months
Rezone	Planning Commission and City Council	3 to 6 months
Specific Plan	Reviewed by both Planning Commission and City Council	12 to 18 months
General Plan Amendment	Planning Commission and City Council	3 to 12 months
Boundary Line Adjustment	City Council	45 to 60 days
Parcel Map		
Tentative	Planning Commission and City Council	45 days to 3 months
Final	City Engineer	6 weeks
Subdivision Map (Project)	Planning Commission and City Council (final Subdivision Maps go to City Council only)	3 to 6+ months
Conditional Use Permit or Special Use Permit	Planning Commission	45 days to 3 months
Temporary Use Permit	Planning Commission	45 days

Source: City of Lincoln 2012

Planned Development

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

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

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

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

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

A PD district presupposes that a GDP is already in place and that an environmental impact report (EIR) has been adopted for the overall specific plan area. The permitting process entails the filing of a development plan and a development permit application which provides for review and approval of a project if it is consistent with the GDP. There is generally one hearing by the Planning Commission and a subsequent hearing by the City Council. Concurrent processing time for PD zoning and conditional uses varies from 60 to 90 or more days depending on the complexity of the project and whether or not additional environmental review is required.

The R-PD-20-25 district is a PD district that provides a higher degree of design flexibility through a GDP. The GDP forms the basis for the district's unique zoning criteria. This flexibility includes the ability to accomplish the following:

- Increased building height for good design.
- Relaxed parking requirements.
- Alternative standards for off-street parking if the type of occupancy warrants a variation (e.g., senior housing, group care facilities).
- Flexibility in allowing certain design elements such as bay windows, chimneys, etc., to encroach into yard setbacks.
- Reduced setbacks for one-story elements.

Planned Development District Permit Process

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

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The specific development plan is approved by the Planning Commission at a public hearing. The Planning Commission's recommendation is then forwarded to the City Council, which makes a final decision. The typical time for a PD approval, excluding projects that require EIRs and/or subdivision map approvals, is approximately six months or less (see Table A-53). A PD application involving a multifamily project in one phase, with no subdivision of land, could be approved in a single action by the Planning Commission and City Council if the applicant submits plans meeting the specific development plan requirements at the beginning of the process.

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

Conditional Use Permits

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

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

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

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Design Review

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

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

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

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

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

The Design Review process involves review by the Design Review Board, which subsequently makes recommendations to the Planning Commission. Regular meetings of the Planning Commission are held on the third Wednesday of each month. At that time, the Planning Commission examines these recommendations and the merits of the application in order to approve, approve with conditions, modify, or deny the recommendations of the Design Review Board.

Residential Buildings

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

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

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

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

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

Administrative Design Review

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

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

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

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

Housing for Persons with Disabilities

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

As a result of the 1988 Federal Fair Housing Law, newly constructed multifamily units are required to be built to accommodate persons with disabilities. Some apartments and multifamily developments are

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required to be equipped with special features such as ramps, oversized halls, entryways, and bathrooms to increase accessibility for disabled persons. The ADA requires physically disabled access in all public buildings, including residential complexes. The City's Building Department reviews building plans for compliance with these statutes. With the implementation of accessibility laws, the housing needs of this group are largely financial. Through its implementation of the housing policies and programs outlined in this element, the City seeks to provide affordable housing to this special needs group.

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

Procedures for Ensuring Reasonable Accommodations

The City has adopted an ordinance establishing formal procedures to expeditiously review and process requests for reasonable accommodation for persons with disabilities. City staff is available via telephone, e-mail, mail, and in-person at City offices to discuss the process for providing reasonable accommodation from City zoning and building code requirements.

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

Variance Permit Procedure. The City will grant variances from zoning standards (such as yard and building setback requirements) to accommodate the needs of persons with disabilities. Applications involving variances of 35 percent or less of the applicable standard (for example, a request to reduce a yard requirement by up to 35 percent) are handled administratively by the Planning Division. Administrative permits are processed in approximately two weeks. The community development director's decision may be appealed to the Planning Commission at a public hearing. An application for a variance of more than 35 percent of the applicable zoning standard requires approval by the Planning Commission, which typically takes between 45 and 60 days (see Table A-53).

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

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

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Efforts to Remove Regulatory Constraints for Persons with Disabilities

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

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

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

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the current City Building and Safety Code (CBSC). The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City’s Zoning Ordinance is compliant with Chapter 11.

Zoning and Other Land Use Regulations

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

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

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

Permits and Processing

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

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

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

Building Codes

The City provides reasonable accommodation for persons with disabilities through enforcement of building codes and the issuance of building permits. Lincoln adopted and implements the 2009 International Building Code (with California amendments), the Uniform Building Code for the Abatement of Dangerous Buildings, 1997 edition, and the 2010 Title 24 (including accessibility standards). The only additions to the Uniform Building Code that the City has adopted are requiring multifamily housing to be fire-sprinkled and requiring the use of Class “A” roof materials due to high fire hazard.

Building Codes and Enforcement

Building codes regulate the construction of dwellings including plumbing, electrical, and mechanical components to protect the public from unsafe construction practices. The **City enforces the 2010 State Building Standards Code (Title 24)** for existing units, new construction, and residential rehabilitation. Code enforcement is aimed primarily at new construction and remodeling through the permit procedure; however, code enforcement in older units occurs in response to complaints. Upon discovering code deficiencies, City staff opts for cooperative compliance while balancing the health and safety of the occupant. It is very rare that an occupant is required to vacate a unit because of City code enforcement.

Access for persons with disabilities remains a high priority in California, and Title 24 now includes Department of Justice certification requirements, which ensure compliance with federal regulations. The 2010 Title 24 also includes provision for ADA compliance. The City has adopted a formal procedure for providing reasonable accommodations in the application of zoning regulations, permit processes, and building codes for persons with disabilities.

Site Improvements

Lincoln requires site improvements for all residential developments according to street section standards set forth in the Subdivision Ordinance and Public Facilities Standards. Lincoln's improvement standards call for the provision of curb, gutters, and sidewalks in all new residential developments. As with all site improvements, there is a cost associated with the installation of curbing. Because the City allows varying lot widths (e.g., 35, 40, 45, 50, and 100+ feet), the cost for curbs, gutters, and sidewalks is estimated to be approximately \$50.00 per linear foot. This cost is consistent with other communities in south Placer County and northern Sacramento County and is not considered a significant constraint to the development of housing.

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Development Fees

The financing of public facilities and services for new development in Lincoln, along with most other California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. Fees are determined based on a proportional share of the costs of necessary capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy. Lincoln charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new developments. The development fee structure offsets the cost of project processing and does not inhibit residential development. See Appendix D for a complete fee schedule.

Infrastructure

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

To support the construction and maintenance of the City's water delivery infrastructure, the City collects a development impact fee for each new unit. The fee ranges from \$3,001 per connection in the HD zone to \$13,173 per connection in the VLD zone.

Public Services

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

IV. EVALUATION OF THE 2008–2013 HOUSING ELEMENT

The 2008–2013 Housing Element included goals, policies, and programs intended to produce adequate affordable housing for the community. The following table describes the results and evaluates the effectiveness of 2008–2013 programs.

Action	Result/Effectiveness	Continue/Modify/Delete	
GOAL 1			
Accommodate New Housing to Meet the Needs of Present and Future Lincoln Residents at all Income Levels.			
Action 1.1 After consulting with the County the affected landowners initiated the annexation process and proceedings. March 2008: certified General Plan EIR and adopted General Plan establishing preferred SOI boundary, Villages, SUDs, requirements for Specific Plans, and annexation criteria. June 2008: applied to LAFCO for amendment to SOI. 2010/2011: complete SOI amendment and submit annexation application for Villages 1 and 7 in accordance with Action 15. 2012: Review the need to annex land outside the City limits after June 2012. If it is determined that additional land is needed to accommodate new growth beyond 2012, consult with the County and affected landowners to discuss a course of action.	<p>Responsible Agency: Development Services Department, Planning Commission, City Council, County of Placer, and the Local Agency Formation Commission</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: June 2012</p>	<p>The City worked proactively throughout the planning period to finalize the annexation of Villages 1 and 7. The LAFCO amendment to the City's SOI was approved October 2010, although the City is currently waiting on map finalization.</p> <p>Village 7: The City adopted the Specific Plan, General Development Plan and EIR for Village 7 in 2012. The adoption of the General Development Plan effectively “prezoned” the project area. The development agreement, which will address phasing and infrastructure, is nearly complete as of this writing. The annexation application was submitted to LAFCO in February 2012 and is still pending due to a lack of agreement between the City and Placer County on the tax revenue sharing agreement. The City is continuing to</p>	<p>Modify to reflect progress made.</p> <p>The City will continue to work toward approval of the annexation application for Village 7. The City will continue negotiations with Placer County on a mutually beneficial tax revenue sharing agreement.</p> <p>The City will continue to work with the applicant on an annexation application for Village 1.</p>

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		<p>work toward an agreement that will make the annexation financially viable for the City.</p> <p>Village 1: The City adopted the Specific Plan, General Development Plan, and EIR in December 2012. The adoption of the General Development Plan effectively “prezoned” the project area. The City is working with the applicant on the annexation application; however, progress has been delayed due to pending litigation on the project involving the developer and school district.</p> <p>Annexation and development on these sites remains viable; therefore, additional land is not needed to accommodate additional growth.</p>	
Action 2.1 Continue to permit Planned Development District zoning that promotes a variety of housing types in the City through the utilization of innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements.	<p>Responsible Agency: Development Services Department</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: 2008 – 2013</p>	<p>The City supports and permits Planned Development District zoning; however, no projects of this type were entitled during the planning period.</p>	<p>The City will continue to permit Planned Development District zoning that utilizes innovative development techniques and flexible standards to promote a variety of housing types.</p>

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Action		Result/Effectiveness	Continue/Modify/Delete
Action 2.2 Continue bi-annual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: Biannually 2008 – 2013	The City updated the building code on December 14, 2010. Due to staffing shortages, the City has not yet updated the Subdivision Ordinance, but plans to do so in winter 2013.	The City will continue the biannual review to identify impediments to the cost of housing and will update the Subdivision Ordinance in winter 2013.
Action 2.2A Amend the Lincoln Municipal Code Section 18.59 to reflect changes to Government Code 65915-65918 regarding Density Bonuses.	Responsible Agency: Development Services Department Potential Funding Source: Community Development Department and Redevelopment Agency Proposed Timing: 2010	The code update was reviewed by the Planning Commission in March 2013 and approved by the City Council in April 2013.	The City will continue to promote the use of density bonuses.
Action 2.3 Continue to allow for the development of second dwelling units in residential districts in accordance with Section 65852.2 of the California Government Code.	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2008 – 2013	The City continues to allow the development of second dwelling units in residential districts. Four second dwelling units were developed during the planning period.	Second units are allowed in the zoning code; no further action is required by the City.
Action 2.4 Continue to allow manufactured housing units on permanent foundations on single-family lots in accordance with state law (Government Code Section 65852.3).	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2008 – 2013	Although manufactured houses are permitted in the City, no manufactured housing units were added during this planning period.	Manufactured housing units are allowed in the zoning code; no further action is required by the City.
Action 2.5 Amend Title 18 (Zoning), Section 18.16.010 of the City's Municipal Code to allow mobile home parks as a permitted use in the City's Multiple Residential (R-3) Districts. Rezone the existing mobile home park in the City to the most appropriate residential zoning district (R-3) as part of a comprehensive rezoning process.	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: General Fund Proposed Timing: December	Rezoned existing mobile home park to R-3 on June 9, 2009. Section 18.16.010 of the zoning ordinance was amended in March 2013 to allow mobile home parks by right in the R-3 district.	The City amended the zoning code in 2013.

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	2009 Quantified Objective: 70 extremely low-income units.		
Action 2.6 Facilitate the development of market rate rental housing through the following: Use of housing set-aside funds for mixed income housing projects that include units affordable to very low- and low-income households; Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project; and Provide a 25 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. The City publicizes the above incentives for market rate housing to developers and/or other interested parties by providing informational fliers at the Development Services Department's counter and in the general development application packet.	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2008 – 2013 Quantified Objective: 134 low, 267 moderate-income, and 260 above moderate units.	A variety of housing types are planned for in the General Plan and in the various Specific Plans for the Villages. The City publicizes the availability of incentives and the density bonus program through informational fliers and in the development application packet. The Redevelopment Agency provided a \$400,000 rehabilitation loan for the 49 lower-income units at Golden Village. As a condition of the loan, units were committed as affordable for a 55-year period.	Continue.
Action 2.7 Amend Title 18 (Zoning) to allow for the location of Single Room Occupancy (SRO) uses as a conditional use in Multiple Residential (R-3) districts. Development standards will be established that will allow and accommodate the inclusion of new SRO's.	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: General Fund Proposed Timing: 2010	The City amended the Zoning Ordinance to allow SROs in the R-3 district in March 2013.	
Action 3.1 Continue to require environmental reviews on residential development proposals to assess potential impacts as a result of future development.	Responsible Agency: Development Services Department Potential Funding Source: Application and permit fees Proposed Timing: 2008 – 2013	The City continues to require environmental review on residential development proposals, per state law.	Environmental review is required by state law; no further City action is required.

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Action	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: Application and permit fees Proposed Timing: 2008 – 2013	Result/Effectiveness	Continue/Modify/Delete
Action 3.2 Continue to enforce the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations), and continue to require 15-gallon shade trees in all new residential developments (Subdivision Ordinance, Section 17.40.070 (F)).	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: Application and permit fees Proposed Timing: 2008 – 2013	Although the City is committed to enforcing Title 24 standards and local shade tree requirements, no new residential developments were built during this period.	The City will continue to enforce Title 24 standards and local shade tree requirements.
Action 3.3 The City shall continue to strive for greater energy conservation in residential development. Additionally, the City will continue to provide information to all residents regarding available home rehabilitation programs, and increase public awareness of self-help and rehabilitation programs through outreach efforts. The City will continue to complete the Green Building Program encouraging new residential development and rehabilitation projects to incorporate sustainable building design and siting, construction, and operation. The City promotes the reduction of energy consumption through the implementation of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts) and incorporation of bicycle lanes throughout the City. The City further requires the use of recycled water for new large residential and commercial landscaping projects, as a funding participant for mandatory recycling through the Western Placer Waste Management Authority and the City funds public transit services. Additionally, given the rural character of the City of Lincoln, limiting trips between commercial and residential land uses is more practical than developing transit oriented developments which require densities over 40 dwelling units per acre and multi-story buildings. Rather the City's recently adopted General Plan includes a Mixed Use land use designation: "The purpose of this designation is to provide for a mixed use commercial core that is applicable to the City's Downtown and for the Village Center areas. This land use category provides for creative infill projects that include the functional integration of retail or service commercial, professional office,	Responsible Agency: Redevelopment Agency Potential Funding Source: CDBG Proposed Timing: 2008-2013	The City promoted energy conservation in residential development through enforcement of Title 24 standards using the Green Code Checklist. To enhance connectivity, the City identified safe routes for vehicles maps, developed the Golf Cart Transportation Plan, and developed and is implementing the Neighborhood Electric Vehicle Plan, which requires charging stations at all shopping centers. Due to the slowdown in overall development, no mixed-use development projects were completed during the planning period.	Continue

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or recreational uses with residential units. This category allows for both vertical (different uses stacked above one another) and horizontal (different ground level uses on a single parcel) mixed use opportunities." The General Plan also includes Policy LU-9.4 Linkages: "The City shall develop linkages between different parts of the city, and foster creation of unique elements that provide identify to the city and the neighborhoods and result in the creation of diverse and distinctive places." The General Plan also includes a number of policies addressing public transit, regional transit, and the requirement that "new employment-generating, large-scale commercial, office, and residential development be adequately served by transit."		
GOAL 2		
Conserve and Improve the Existing Housing Stock and Residential Neighborhoods.		
<p>Action 4.1</p> <p>Continue to implement the City's Owner-Occupied Housing Rehabilitation Program. This program is currently available citywide for owner-occupied households whose cumulative gross annual income(s) does not exceed 80 percent of the Placer County median income as published annually by HUD. Assistance is provided through HOME loans and can be financed one of three ways:</p> <p>3 percent interest amortized loan to the extent that an amortized loan payment will not cause housing costs to exceed 30 percent of annual income;</p> <p>3 percent simple interest with payments deferred for up to 15 years in the event a household cannot afford a fully amortized payment; or</p> <p>2 percent interest deferred payment loan for those who are elderly (65+) or are permanently disabled.</p> <p>Eligible repairs include (listed by priority): health and safety repairs, energy conservation, repairs that extend the useful life of the property, and converting to current Uniform Building Code standards.</p> <p>The City publicizes the City's Owner-Occupied Housing Rehabilitation Program. Interested homeowners and other</p>	<p>Responsible Agency: City of Lincoln Housing Coordinator and CDBG/HOME Program Contractor</p> <p>Potential Funding Source: CDBG and Home Grants</p> <p>Proposed Timing: 2008 – 2013</p> <p>Quantified Objective: 3 extremely low, 3 very low, and 12 low-income units.</p>	<p>The City did not make any loans through the Housing Rehabilitation Program during the planning period.</p> <p>This program will be combined with program 4.2 to make one new program.</p>

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applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's website (www.ci.lincoln.ca.us), and on the local community access television channel. The code enforcement efforts identified in Action 5.1 will be used to assist identification of needed repairs as part of the City's Owner- Occupied Housing Rehabilitation Program.			
Action 4.2 Continue to apply annually for HOME and CDBG grant monies to rehabilitate both owner- and renter-occupied housing. These grants would potentially be available for extremely low-, very low- and low-income owner households and rental property owners with very low- and low-income tenants. Information on the most current programs available funded through HOME and CDBG grant monies can be obtained at the City of Lincoln through advertisements on the local community access television channel, or on the City's website.	Responsible Agency: City of Lincoln Housing Coordinator Potential Funding Source: CDBG and HOME Grants Proposed Timing: 2008 – 2013 Quantified Objective: 12 extremely low, 12 very low, and 20 low-income units.	The City applied for HOME funding in 2008, 2009, and 2011, and for CDBG funding in 2008 and 2010, but was not awarded any funds. The City also applied for CalHome funds in 2012 and was awarded \$1 million dollars for the first time home buyer program.	The City will continue to apply for HOME, CalHome and CDBG funding and advertise active programs. This program will be combined with program 4.1.
Action 4.3 Refer Lincoln residents to agencies that provide home repair services and/or energy retrofit programs in Placer County, such as Project Go, Inc. Informational fliers on agencies that provide home repairs and/or energy retrofit programs can be obtained at the Redevelopment Agency.	Responsible Agency: City of Lincoln Housing Coordinator Potential Funding Source: General Fund Proposed Timing: 2008 – 2013 Quantified Objective: 12 extremely low, 12 very low, and 21 low-income units.	The City continues to provide information regarding the MPower Program, Project Go, Inc. and PG&E energy retrofit programs. The City installed a new brochure case that features information regarding these and other useful programs.	This program will be continued.
Action 5.1 Continue the City's building code enforcement program for residential housing units. The City's full-time Code Enforcement Officer manages code enforcement activities on a case-by-case complaint basis. The owners of residential housing units identified as needing code enforcement actions shall also be provided with information on the City's various housing programs including funding sources from CDBG and the Redevelopment Agency.	Responsible Agency: Development Services Department Potential Funding Source: General Fund, Development Services Fund, and Redevelopment Agency Proposed Timing: 2008 – 2013	The City issued 890 code violations in the planning period. The violations fell under the following categories: accessory structures (10), boarding house (10), building code violation (53), fences/hedges and trees (58), illegal second unit (10), property	The City will continue to enforce building code standards and provide information about available rehabilitation and improvement programs to owners.

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		maintenance (740), and substandard buildings (9). Property maintenance violations increased, primarily among single-family rentals, and REO violations decreased. Staff will continue to track violations and revise policies, as needed.	
Action 5.2 City will contact property owners of units at-risk of converting to market rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing units at-risk will be sought. Property owners are required to give a nine-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.	Responsible Agency: Development Services Department Potential Funding Source: Redevelopment Agency Time Frame: Ongoing Quantified Objective: 30 extremely low and 30 very low-income units.	The Valle Vista and Parkview Apartments are no longer at risk. The City did not play a part in preserving the affordability of the units.	The City will continue to contact at-risk property owners and educate tenants regarding their rights and conversion procedures.
Action 6.1 Continue to require the payment of impact fees and/or other mitigation standards as required by state law from the construction of new developments for needed facilities, services, utilities, and infrastructure improvements, such as water/sewer, roads, solid waste, and schools. The City shall annually review the City's fee structure and make recommendations for any needed fee changes.	Responsible Agency: Development Services Department, City Council, Second Western Placer Unified School District Potential Funding Source: Application and Permit Fees Proposed Timing: 2008 – 2013	The City annually reviewed its fee structure throughout the planning period.	The City will continue to review its fee structure annually.
Action 7.1 Continue to monitor apartments for Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing. The plan will state the City's proposed actions	Responsible Agency: Development Services Department and City Council Potential Funding Source:	The City does not have the staff resources or funding to monitor apartments for Section 8 status.	This program will be deleted. This program is operated through the County.

Action		Result/Effectiveness	Continue/Modify/Delete
for assisting the current property owner in preserving these affordable units, or assisting in the acquisition by a non-profit entity dedicated to permanently preserving the affordability of these rental units.	General Fund, Development Services Fund, and Redevelopment Agency Proposed Timing: 2008 – 2013		
GOAL 3 Address Special Housing Needs in Lincoln			
Action 8.1 Facilitate the construction of affordable rental housing for extremely low-, very low- and low-income seniors. The following types of senior housing are needed in Lincoln. Rental housing affordable to persons earning up to 80 percent of Placer County's median income. “Continuum of care” housing that provides a range of on-site services including independent living, assisted living, and institutional care. Market rate senior rental housing. The City will provide assistance through the following financial and regulatory incentives: Use of housing set-aside funds for mixed income housing projects that include units affordable to very low- and low-income households; Regulatory incentives, such as expediting permit processing, deferred fees, and/or parking requirements based on the bedroom mix of the project; A 25 percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households; and Assistance in accessing state and/or federal subsidies or tax credit programs for new construction.	Responsible Agency: Redevelopment Agency Potential Funding Source: Redevelopment Agency set-aside funds, State and federal tax credits, CDBG, and CDBG via Community Housing Development Organization (CHDOs). Proposed Timing: 2008 – 2013 Quantified Objective: 79 extremely low, 79 very low, and 94 low income units.	Although the City supports the construction of affordable rental housing for seniors, no development occurred during the planning period.	The City will continue to facilitate the construction of affordable housing for seniors.
Action 8.2 Assist elderly homeowners in rehabilitating their homes to address health and safety repairs, accessibility needs, and energy efficiency improvements.	Responsible Agency: City of Lincoln Housing Coordinator Potential Funding Source: HOME Program, CDBG, and Redevelopment Agency set-aside funds	The City did not make any loans through the Housing Rehabilitation Program during the planning period.	Seniors are included in the rehabilitation program identified in Action 4.1; the City will no longer pursue this action.

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Action	Result/Effectiveness	Continue/Modify/Delete	
	<p>Proposed Timing: 2008 – 2013 Quantified Objective: 4 extremely low, 4 very low, and 5 low-income units.</p>		
<p>Action 9.1 Facilitate the construction of subsidized rental housing affordable to extremely low-, very low- and low-income persons that meet the physical and supportive service needs of persons with disabilities such as: Handicapped accessibility; On-site supportive services and/or daily living assistance; and Transportation. The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of persons with disabilities by providing informational fliers at the Development Services Department and in all general development application packets.</p>	<p>Responsible Agency: Development Services Department and Redevelopment Agency Potential Funding Source: Redevelopment Agency set-aside funds and State and federal tax credits. Proposed Timing: 2008 – 2013 Quantified Objective: 6 extremely low, 6 very low, and 5 low-income units.</p>	<p>While the City was prepared to facilitate the construction of affordable rental housing for lower-income persons with special needs, no applications were processed during the planning period. The City continues to provide information regarding incentives for provision of affordable housing at the Development Services Department and in development application packets.</p>	<p>The City will continue to facilitate the construction of subsidized affordable rental housing that meets the needs of persons with disabilities.</p>
<p>Action 9.2 Assist disabled homeowners in making modifications for improved accessibility.</p>	<p>Responsible Agency: Community Development Department and Redevelopment Agency Potential Funding Source: HOME Program, CDBG, and Redevelopment Agency set-aside funds Proposed Timing: 2008 – 2013 Quantified Objective: 4 extremely low, 4 very low, and 7 low-income units.</p>	<p>The City did not make any loans through the Housing Rehabilitation Program during the planning period.</p>	<p>This program will be combined with Action 4.1 and continued.</p>
<p>Action 9.3 Amend Section 18.16.020 of the Lincoln Municipal Code to allow a variety of housing types including group homes and boardinghouses as a permitted use in the City's R-3 District. Group homes and boarding houses will not be subject to additional requirements or conditions beyond what is set forth</p>	<p>Responsible Agency: Development Services Department Potential Funding Source: General Fund</p>	<p>The amendment (Ordinance 880B) was adopted in March 2013</p>	<p>The City allows group homes and boardinghouses as a permitted use in the R-3 district. No further action is required.</p>

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in Section 18.56.020 of the Lincoln Municipal Code as required by Senate Bill 2, which took effect in 2008.	Proposed Timing: 2008 – 2013		
Action 9.4 Continue to allow group homes/residential facilities of 6 or fewer persons as a permitted use by right in all districts in which single-family homes are allowed, including housing within the R3 Zoning District for multiple group quarters. Subject to the provision of the Lincoln Municipal Code, Group home/residential facilities will be held to the same standards and permit processing as single-family homes.	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: General Fund Proposed Timing: 2010	The City continues to allow group homes/residential facilities for six or fewer persons by right in all districts in which single-family homes are allowed.	Delete. No further action is required.
Action 9.5 Amend City Municipal Code Title 18 to develop formal procedures for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. Include provisions for clear rules, policies, and procedures, for reasonable accommodation in order to promote equal access to housing. Policies and procedures should be ministerial and include but not be limited to identifying who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.), timeframes for decision-making, and provision for relief from the various land-use, zoning, or building regulations that may constrain the housing for persons of disabilities.	Responsible Agency: Development Services Department, Planning Commission, and City Council Potential Funding Source: General Fund Proposed Timing: 2010	The City's reasonable accommodation ordinance (879B) was adopted in April 2013.	The City amended the code to develop formal reasonable accommodation procedures. No further action is required.
Action 10.1 Facilitate the construction of housing that includes 3- and 4-bedroom units affordable to extremely low-, very low-, and low-income families. The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of housing that includes 3- and 4- bedroom affordable units by providing informational fliers at the Community Development Department and in all general development application packets.	Responsible Agency: Development Services Department and Redevelopment Agency Potential Funding Source: Redevelopment Agency set-aside funds, State tax credits, Federal tax credits, CDBG, and CHDOs. Proposed Timing: 2008 – 2013 Quantified Objective: 158 extremely low, 158 very low, and 570 low income units.	Between 2009 and 2011, 73 units affordable to lower-income households were constructed, all of which had three bedrooms.	

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Action 10.2 Continue to allow bedroom and bathroom additions under the City's Housing Rehabilitation Program.	Responsible Agency: Redevelopment Agency Potential Funding Source: HOME Program, CDBG Housing Rehabilitation Proposed Timing: 2008 – 2013 Quantified Objective: 1 extremely low, 1 very low, and 1 low income unit.	While the City continues to allow bedroom and bathroom additions under the City's Housing Rehabilitation Program, no loans were issued for these upgrades during the planning period.	This action will be continued as part of Action 4.1.
Action 11.1 Continue to support female-headed household in the City with the permitting of child day care facilities as outlined in Chapter 18.61 of the Municipal Code.	Responsible Agency: Development Services Department Potential Funding Source: General Fund Proposed Timing: 2008 – 2013	The City continues to permit child day care facilities.	Child care facilities are permitted uses, as outlined in Chapter 18.61 of the municipal code; this program will be continued.
Action 12.1 Continue to implement the City's First-Time Homebuyer Assistance Program. This program is designed to provide second mortgages that act as "gap" financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a "silent" second (i.e. payments are deferred with a low interest rate until an agreed upon time period ends or the home is sold). Eligible participants must have an annual gross income at or below 80 percent of the Placer County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and properties eligible include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations. The City has established the following three main sources for advertising the First-Time Homebuyer Program under an affirmative fair housing marketing plan: Publish ads in the home or real estate sections of the City's newspaper offering free homebuyer seminars.	Responsible Agency: Development Services Department, and City of Lincoln Housing Coordinator Potential Funding Source: HOME Program, CDBG, Mortgage Credit Certificates (MCCs). Proposed Timing: 2008 – 2013 Quantified Objective: 34 low income units.	Between 2008 and 2011, the City assisted 18 low-income first-time homebuyers obtain housing (13 with CalHome funds).	The City will continue to implement its First-Time Homebuyer Assistance Program.

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Distribute Spanish and English language flyers to local community resource agencies and community groups working with minority and low-income households. Educate local real estate agents and lenders about the program and provide first-time homebuyer seminars for those who qualify through the City's first-time homebuyer consultant.			
Action 13.1 Amend the Lincoln Municipal Code Sections 18.12.010, 18.14.010, 18.16.010 to state that transitional and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.	Responsible Agency: Development Services Department, Planning Commission, and City Council. Potential Funding Source: General Fund Proposed Timing: 2010	The Municipal Code was amended in May 2011 (Ordinance 856B) to permit transitional and supportive housing.	Transitional and supportive housing is permitted as a residential use, consistent with SB2; this program will be continued.
Action 13.2 Amend the Lincoln Municipal Code (Section 18.26.020) to allow emergency shelters by right in the City's Light Industrial (LI) Zone District without any discretionary action. Sufficient land is available for at least one emergency shelter and objective standards will be drafted to regulate emergency shelters as provided for under SB2.	Responsible Agency: Development Services Department, Planning Commission, and City Council. Potential Funding Source: General Fund Proposed Timing: 2010	The Municipal Code was amended in May 2011 (Ordinance 855B) to allow emergency shelters by right in the LI Zone.	Emergency shelters are allowed by right in the LI Zone; this program will be continued.
GOAL 4 Promote Equal Housing Opportunities			
Action 14.1 The Community Development Department shall refer fair housing complaints to the District Office of Fair Employment Housing and Northern California Legal Services. The City will specifically support and promote equal housing opportunity through the following:	Responsible Agency: Development Services Department and Redevelopment Agency Potential Funding Source: General Fund Proposed Timing: 2008 – 2013	While the City is prepared to refer fair housing complaints to the District Office of Fair Employment and Housing and Northern California Legal Services, the City did not receive any fair housing complaints during the planning period.	The City will continue this action in combination with Action 14.2.
Action 14.2 The City shall continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be	Responsible Agency: Development Services Department and Redevelopment Agency	The City made Fair Housing brochures and booklets available and was prepared to respond to any requests for information; however, none	This action will be combined with Action 14.1 and expanded to include distribution of Fair Housing materials

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Action	Potential Funding Source: General Fund Proposed Timing: Annually 2008 – 2013	Result/Effectiveness were received during the planning period.	Continue/Modify/Delete and information on the City's website.
Action 14.3 obtained. The City shall provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information.	Responsible Agency: Development Services Department, Housing Coordinator Potential Funding Source: General Fund Proposed Timing: Annually 2008 – 2013	This program was not implemented.	Delete.
Action 14.4 Collect and review local financial lender's Community Reinvestment Act (CRA) reports to determine their activities within Lincoln and their corresponding rating from the federal government. The City will use this information as one of the criteria in the selection process when determining the use of an outside financial institution to handle City business. If it is determined that a specific lender did not receive a satisfactory rating from the government, the City will weigh this to the lenders disadvantage in the selection process.	Responsible Agency: Development Services Department and City Council Potential Funding Source: General Fund Proposed Timing: Annually 2008 – 2013	Due to a lack of General Fund resources, the City was unable to provide financial support to the Lincoln Lighthouse Counseling and Resource Center or any other nonprofit organization.	The City does not have the capacity to implement this program and will not pursue it in this planning period.
Action 14.5 The City shall continue to support the Lincoln Lighthouse Counseling and Resource Center through funding and partnership opportunities. This support shall further local efforts to secure adequate housing, both temporary and permanent, for very low and low income households.	Responsible Agency: Development Services Department and Redevelopment Agency Potential Funding Source: Redevelopment Agency set-aside funds, State and federal tax credits, CDBG, and CDBG via Community Housing Development Organization (CHDOs). Proposed Timing: 2008-2013	Although the City provided a number of resources to encourage the construction of affordable rental housing, no development occurred during the planning period.	Delete. This action will be continued in combination with other actions.

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Action		Result/Effectiveness	Continue/Modify/Delete
GOAL 5			
Evaluate the Progress in Implementing the City's Housing Programs			
Action 15.1 Monitor and evaluate the performance of the City in implementing the housing programs, and prepare a report to the City Council. The report to the City Council will include: Documented achievements of the implementation of goals, policies, and actions within the Housing Element; An evaluation of the City's performance in relation to the quantified objectives within the Housing Element; and If needed, recommendations for appropriate refinement or revision as a result of the documented achievements and evaluation. Per the City Council's direction, the City will make the appropriate modifications to the housing programs. Changes because of this assessment do not necessarily have to be amendments to the City's Housing Element.	Responsible Agency: Development Services Department, Redevelopment Agency, and City Council Potential Funding Source: General Fund Proposed Timing: Annually 2008 – 2013	The City submitted annual Housing Element performance reports to the City Council and HCD.	The City will continue to submit annual Housing Element performance reports to the City Council and HCD.
Action 15.2 As part of the City's annexation process, the City will prezone at least 106 acres at a higher density residential or mixed-use to meet the City's shortfall of sites to accommodate its regional need for lower income households. At least 50% of the identified shortfall (1172 units) will be accommodated on sites designated for residential only uses. Sites will be appropriated sized to allow for at least 16 units per site. Projects proposed on identified sites within Village 1 and Village 7 will permit owner occupied units and rental multifamily by-right (without conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h), however a design review will be required. The City will monitor development activity on these sites as detailed in Action 15.3.	Responsible Agency: Development Services Department, Redevelopment Agency, and City Council Potential Funding Source: General Fund Proposed Timing: 2012	The City completed prezunging on sites in the Village 1 and Village 7 areas in 2012. Both Villages are zoned Planned Development (PD). Typical zoning standards are regulated by General Development Plans (GDP) for each Village, which provide specifics regarding density, uses, siting, and other development standards. Village 7 In addition to low- and medium-density residential and mixed-use zones, the GDP calls for 37.4 acres of Very High Density	This action will be updated based on prezunging steps already completed on annexation areas; ongoing efforts will be continued under Action 1.1.

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Action		Result/Effectiveness	Continue/Modify/Delete
		<p>Residential (VHDR) at a target density of 20 units per acre. Two-family and multi-family uses are permitted by right on VHDR sites.</p> <p>Village 1</p> <p>Residential and mixed-use zones provide for a range of housing types including single-family residences, cluster homes, condominiums, and lofts. The Village 1 GDP calls for 28.8 acres of VHDR at a target density of 20 units per acre.</p>	
Action 15.3 <p>To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA.</p> <p>To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p> <p>The City will report its progress to HCD on an annual basis in its annual reports, pursuant to Government Code Section 65400.</p>	<p>Responsible Agency: Development Services Department, Redevelopment Agency, and City Council</p> <p>Potential Funding Source: General Fund</p> <p>Proposed Timing: Development of evaluation procedure to implement Government Code section 65863 by July 1, 2010.</p>	<p>As a result of the economic downturn, demand for residential development sites declined dramatically in Lincoln. The number of units constructed fell sharply from 10,945 in the period from 2001 to 2006, to 1,057 from 2007 to 2013.</p> <p>While the City does not have a formal procedure for evaluation of land available to meet the RHNA, the City reviewed development applications, land available, and progress in meeting the RHNA as part of its annual progress report.</p> <p>In addition, as described in the review of Action 1.1, the City adopted Specific Plans, General Development Plans and EIRs for Villages 1 and 7</p>	<p>This program will be continued.</p>

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Action		Result/Effectiveness	Continue/Modify/Delete
		in an effort to expand opportunities for residential development and create housing opportunities for residents at a wide range of income levels.	

V. GENERAL PLAN CONSISTENCY

Government Code Section 65300.5 states: “In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.” Additionally, Government Code Section 65583(c)(7) requires the identification of “means by which consistency will be achieved with other general plan elements and community goals.”

CONSISTENCY WITH GENERAL PLAN AND POLICIES

The Housing Element of the General Plan establishes the City's strategy for providing housing for all segments of the community. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is affected by policies contained in other elements of the General Plan, particularly the policies contained in the Land Use Element. The Land Use Element sets the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by the City.

Working within this framework, the Housing Element identifies goals, objectives, and program actions that directly address the housing needs of Lincoln's existing and future residents. The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained.

Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies, and action programs that directly address the housing needs of Lincoln. These are briefly described below and include the City's Municipal Code and Specific Plans.

Lincoln Municipal Code

The Lincoln Municipal Code (LMC) consists of the regulatory ordinances and certain administrative ordinances of the City, codified pursuant to the provisions of Sections 50022.1 through 50022.8 and 50022.10 of the Government Code. The LMC includes the City's Subdivision Ordinance and Zoning Ordinance.

Subdivision Ordinance

The Subdivision Ordinance regulates the design, development and implementation of land division. Pursuant to Section 17.04.020, the purposes of this ordinance are listed below:

- To implement the provisions of the Subdivision Map Act (Title 7, Division 2, Government Code).
- To provide policies, standards, requirements, and procedures to regulate and control the design and improvement of all subdivisions within the city.
- To implement the programs, policies, and objectives of the general plan.

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- To direct the growth of the city and to preserve the essential characteristics of the city. (Ord. 324B §1-2, 1977).

Zoning Ordinance

The Zoning Ordinance is the primary tool for implementing the General Plan, and is designed to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the people. It includes a zoning map designating various districts that are described in the text of the document and outlines the permitted, conditionally permitted, and prohibited uses for each zone district. Finally, the Zoning Ordinance provides property development standards for each zone district and overall administrative and legislative procedures.

Specific Plans

Specific Plans are customized regulatory documents that provide focused guidance and regulations for a particular area. They generally include a land use plan, circulation plan, infrastructure plan, zoning classifications, development standards, design guidelines, phasing plan, financing plan and implementation plan. Following are approved and pending specific and general development plans in Lincoln:

- Twelve Bridges Specific Plan
- Del Webb Specific Plan
- Lincoln Crossings Specific Plan
- Joiner Ranch General Development Plan
- 3 D Specific Plan
- Lincoln 270 Specific Plan
- Sterling Pointe Specific Plan
- Foskett Ranch General Development Plan
- Aircenter General Development Plan
- Lincoln Airpark General Development Plan
- Village 1 Specific Plan and General Development Plan
- Village 7 Specific Plan and General Development Plan
- Specific Plan for the Esplanade (pending)

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service

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allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

Local public and/or private water and sewer providers must adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water and sewer providers from denying, conditioning the approval, or reducing the amount of service for an application for development that includes housing affordable to lower-income households, unless specific written findings are made.

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

APPENDIX A: RESOURCES

TABLE A-1
GROUPS CONTACTED FOR PARTICIPATION IN HOUSING ELEMENT UPDATE PROCESS

Organization/Agency	Address
Amazing Grace Church	629 I Street, Lincoln, CA 95648
Area 4 Agency on Aging, Senior Employment Program	2260 Park Towne Circle, # 100, Sacramento, CA 95825
Arena Christian	745 S. Highway 65, Suite 20, Lincoln, CA 95648
Bayside Church	P.O. Box 2336, Granite Bay, CA 95746
Building Industry Association	1536 Eureka Road, Roseville, CA 95661
California Department of Aging	1300 National Drive, Suite 200, Sacramento, CA 95834
California Department of Housing and Community Development	1800 Third Street, Sacramento, CA 95811-6942
California Housing Partnership	6990 18th Avenue, Sacramento, CA 95820
Caltrans District 3, Office of Transportation Planning – East	P.O. Box 911, Marysville, CA 95901-0911
Caltrans District 3 Sacramento Area Office	P.O. Box 942874, Sacramento, CA 94274-0001
Child Abuse Prevention Council Placer County	218 Estates Drive, Roseville, CA 95678
Children's System of Care	11716 Enterprise Drive, Auburn, CA 95603
Church of Jesus Christ of Latter-Day Saints	252 O Street, Lincoln, CA 95648
City of Rocklin	3970 Rocklin Road, Rocklin, CA 95677
City of Roseville	311 Vernon Street, Roseville, CA 95678
Community Resources Council	133 Church Street, Roseville, CA 95678
Del Oro Caregiver Resource Center	5723 A. Marconi Avenue, Carmichael, CA 95608
Del Webb Northern California	985 Sun City Lane, Lincoln, CA 95648
Emmaus Church	180 E. 8th Street, Lincoln, CA 95648
Eskaton	5105 Manzanita Avenue, Carmichael, CA 95608
First Baptist Church	1545 First Street, Lincoln, CA 95648
First 5 – Placer Children and Families Commission	379 Nevada Street, Auburn, CA 95603
Foothill Bible Church	P.O. Box 236, Lincoln, CA 95648
The Golden Village Apartments	1650 First Street, Lincoln, CA 95648
Governor's Office of Planning & Research	P. O. Box 3044, Sacramento, CA 95812-3044
Grace Lutheran Church	625 2nd Street, Lincoln, CA 95648
Habitat for Humanity	P.O. Box 386, Roseville, CA 95678
Harvest Time Church	671 East Avenue, Lincoln, CA 95648

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TABLE A-1
GROUPS CONTACTED FOR PARTICIPATION IN HOUSING ELEMENT UPDATE PROCESS

Organization/Agency	Address
Health for All, Inc.	4065 Grass Valley Highway, Suite 206, Auburn, CA 95602
Health Insurance Counseling and Advocacy Program	3950 Industrial Blvd., Suite 500, West Sacramento, CA 95691
Heritage Church	2010 First St., Lincoln, CA 95648
Heritage Church	P.O. Box 1747, Lincoln, CA 95648
Home Health Care Management, Inc.	1398 Ridgewood Drive, Chico, CA 95973
Jehovah Witness Lincoln	276 E. 8th Street, Lincoln, CA 95648
Joiner Ranch	5515 Riviera, Granite Bay, CA 95746
Legal Services of Northern California	517 12 th Street, Sacramento, CA 95814
Lincoln Adult School	870 J Street, Lincoln, CA 95648
Lincoln Christian Life Center	P.O. Box 307, Lincoln, CA 95648
Lincoln Church of Christ	790 Nelson Lane, Lincoln, CA 95648
Lincoln Library	590 Fifth Street, Lincoln, CA 95648
Lincoln Lighthouse Counseling and Family Resource Center	1530 3rd Street Suite 111, Lincoln, CA 95648
Lincoln Manor, Inc.	1550 Third Street, Lincoln, CA 95648
Lincoln Senior Citizens Apartments	1655 Third Street, Lincoln, CA 95648
Lincoln Transit	640 5th Street, Lincoln, CA 95648
Lincoln Volunteer Center	600 6th Street, Lincoln, CA 95648
Mercy Housing California	3120 Freeboard Drive, Suite 202, West Sacramento, CA 95691
Mt. Pleasant Baptist Church	2380 Garden Bar Road, Lincoln, CA 95648
Nevada Irrigation Business Center	1036 West Main Street, Grass Valley, CA 95945
Oaks at Joiner Ranch	1685 First Street, Lincoln, CA 95648
Ombudsman Services of Northern California	3950 Industrial Blvd., Suite 500, West Sacramento, CA 95605
One Life Christian Church	1530 3rd Street, Suite 212, Lincoln, CA 95648
Parkview Apartments	1660 First Street, Lincoln, CA 95648
PG&E	333 Sacramento St., Auburn, CA 95603
Peace for Families	408 Folsom Road, Roseville, CA 95678
Personalized Homecare and Homemaker Agency	3300 El Camino Avenue, Sacramento, CA 95821
Placer Community Foundation	P.O. Box 9207, Auburn, CA 95603
Placer County	3091 County Center Drive, Auburn, CA 95603
Placer County Association	11512 B Avenue, Auburn, CA 95603
Placer County Association of Realtors	4750 Grove Street, Rocklin, CA 95677

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TABLE A-1
GROUPS CONTACTED FOR PARTICIPATION IN HOUSING ELEMENT UPDATE PROCESS

Organization/Agency	Address
Placer County Child Support Services	11795 Education Street, Suite 101, Auburn, CA 95602-2454
Placer County Community Action Council	1166 High Street, Auburn, CA 95603
Placer County Food Bank	c/o Community Resources Council, 133 Church Street, Roseville, CA 95678
Placer County Housing Authority	11519 B Street, Auburn, CA 95603
Placer County Health and Human Services Department	100 Stonehouse Ct # A, Roseville, CA 95678
Placer County Office of Education	360 Nevada Street, Auburn, CA 95603-3779
Placer Group, Sierra Club	P.O. Box 7167, Auburn, CA 95604
Placer County, Clerk of the Board	175 Fullweiler Avenue, Auburn, CA 95603
Placer County Water Agency	P.O. Box 6570, Auburn, CA 95604
Placer County Public Works	3091 County Center Drive, Suite 220, Auburn, CA 95603
Placer County Planning Department	3091 County Center Drive, Auburn, CA 95603
Placer County Environmental Health	3091 County Center Drive, Suite 180, Auburn, CA 95603
Placer County Health and Human Services	379 Nevada Street, Auburn, CA 95603
Placer County Transportation Planning Agency	299 Nevada Street, Auburn, CA 95603
Placer County Sheriff's Department	2929 Richardson Drive, Auburn, CA 95603
Placer County Flood Control & Water Conservation District	3091 County Center Drive, Suite 220, Auburn, CA 95603
Placer County Air Pollution Control District	3091 County Center Drive, Suite 240, Auburn, CA 95603
Placer Independent Resource Services	11768 Atwood Road, #29, Auburn, CA 95603
Pride Industries	10030 Foothills Boulevard, Roseville, CA 95747-7102
Prudential NorCal Realty	5120 Manzanita Avenue, Suite 120, Carmichael, CA 95608
Reclamation District 1001	1959 Cornelius Avenue, Rio Oso, CA 95674
Roseville Phone Company	P.O. Box 969, Roseville, CA 95661
Rural Lincoln Advisory Council	P.O. Box 716, Lincoln, CA 95648
Sacramento Area Council of Governments	1415 L Street, Sacramento, CA 95814
The Salt Mine	590 G Street, Lincoln, CA 95648
Seniors First/Senior Link	11566 D Avenue, Auburn, CA 95603
Seventh Day Adventist Chruch	1211 5th Street, Lincoln, CA 95648
Sierra Foothills AIDS Foundation	12183 Locksley Lane, Suite 208, Auburn, CA 95602
SBC Pacific Bell	12824 Earhart Avenue, Auburn, CA 95602
St. Anton Partners	1801 I Street, Suite 200, Sacramento, CA 95811
St. James Episcopal Church	479 L Street, Lincoln, CA 95648

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TABLE A-1
GROUPS CONTACTED FOR PARTICIPATION IN HOUSING ELEMENT UPDATE PROCESS

Organization/Agency	Address
St. Joseph Catholic Church	585 D Street, Lincoln, CA 95648
Stamas Corporation	1 Sierra Gate Road, Suite 355 B, Roseville, CA 95678
Sun City Lincoln	670 Del Webb Blvd., Lincoln, CA 95648
Sunset Villa Mobile Home Park	152 O Street, Lincoln, CA 95648
Susan Fegley	2735 Dawn Lane, Lincoln, CA 95648
Sutter County Planning Department	1130 Civic Center Blvd., Yuba City, CA 95993
Town of Loomis	6140 Horseshoe Bar Road, #K, Loomis, CA 95650
Twelve Bridges Library	485 Twelve Bridges Drive, Lincoln, CA 95648
UC Davis Care Management	3700 Business Drive, Suite 130, Sacramento, CA 95820
UC Davis Care Management	4150 V Street, Suite 2400, Sacramento, CA 95817
United Auburn Indian Community of Auburn Rancheria	575 Menlo Drive, Suite 2, Rocklin, CA 95765
California Department of Water Resources	3310 El Camino Avenue – LL60, Sacramento, CA 95821
United Methodist Church	629 I Street, Lincoln, CA 95648
US Army Corps of Engineers	1325 J Street, Sacramento, CA 95814
US Department of Health and Human Services	200 Independence Avenue, S.W. Washington, DC 20201
US Fish & Wildlife Service	Sacramento Fish & Wildlife Office, 2800 Cottage Way, Room W-2605, Sacramento, CA 95825-1846
Valley View Church	1641 Hackberry Lane, Lincoln, CA 95648
Valley Vista Apartments	1650 First Street, Lincoln, CA 95648
Village at Parkway	455 Joiner Parkway, Lincoln, CA 95648
Vine Life Ministries	P.O. Box 155, Lincoln, CA 95648
Western Placer Unified School District	600 4 th Street, Fourth Floor, Lincoln, CA 95648
Western Placer Unified School District	810 J Street, Lincoln, CA 95648

APPENDIX B: HOUSING CONDITIONS SURVEY METHODOLOGY

The City conducted an exterior housing condition survey in December 2007. Select units within the city limits (survey boundary area) were evaluated using the survey instrument. Data was collected by Willdan.

The survey instrument and methodology was developed from a standard State of California Housing and Community Development Department (HCD) survey format. The condition of each unit was evaluated based on the HCD criteria, which rated the condition of five components: foundation, roofing, siding, windows, and doors. The units were with a numbered assessment for each of these components, the total of which comprises the final rating for each unit. Based on the final rating, each unit was categorized as sound, needing minor rehabilitation, moderate rehabilitation, substantial rehabilitation, or dilapidated.

HCD criteria rates as "standard/sound" units those that are structurally sound and do not need any repair or show signs of deferred maintenance. These units score nine points or less on the HCD rating system.

"Minor" rehabilitation is for units that appear structurally sound but show signs of deferred maintenance or upkeep. The house may need a roof replacement, or new windows and exterior paint. Scoring 10 to 20 points.

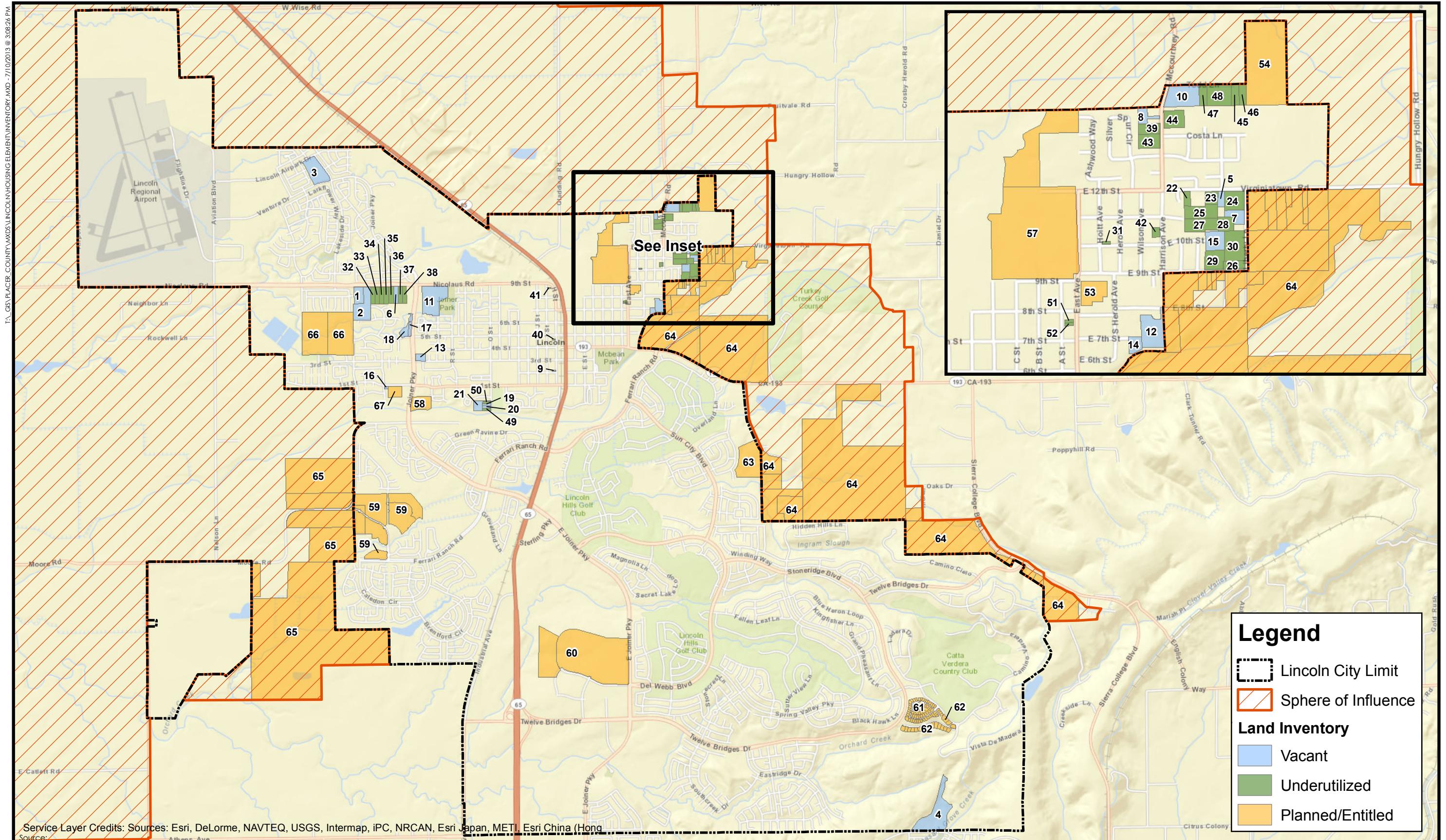
"Moderate" rehabilitation involves the repair or replacement of more than one rated system. This category varies widely, from a unit that needs new siding to a unit that needs replacement of roof, windows, and doors. Scoring 21 to 30 points.

"Substantial" rehabilitation replaces several major systems, such as complete or partial foundation work, repair or replacement of exterior siding, or reconstruction of roof rafters and deck prior to replacing shingles. Scoring 31 to 45 points.

"Dilapidated" units always have substandard foundations and are in such serious disrepair that all rated systems need repair, and compliance with the Uniform Building Code would not be cost effective. Scoring 46 points or more.

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Appendix C
Land Inventory

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APPENDIX D: COMMUNITY DEVELOPMENT DEPARTMENT RESIDENTIAL DEVELOPMENT FEES

TABLE D-1
PLANNING FEES AND SERVICES¹

Application	Fee
Administration Fee Level 1 ²	45% applied to consultant charges/contracted services
Administration Fee Level 2 ²	20% applied to consultant charges/contracted services
Administrative Variance	\$1,330/deposit (no hearing)
Annexation Review	1–20 acres=\$5,000 21–99 acres=\$10,000 100+ acres=\$15,000 Hourly rates + outside charges (if any)
Assessment District or CFD Processing Fee ⁴	\$10,000 deposit; hourly rates ³ , consultant, admin
Building Address Processing	Hourly rates per address
Building Re-Address Processing	\$215/application
CEQA	\$85+ (+cost of Dept. of Fish & Wildlife record fee)
Certificate of Compliance	\$3,075/application
Certificate of Occupancy	\$150/certificate
City Council Appeal Process	\$1,000 deposit; hourly rates ³ , consultant, admin
Conditions of Approval – Amendment	\$1,000 deposit; hourly rates ³ , consultant, admin
Conditional Use Permit – New Construction	\$3,210/application
Conditional Use Permit – Existing Building	\$1,605/application
Conditional Use Permit Renewal	\$300/application
Condominium Conversion Review	\$5,000 deposit; hourly rates ³ , consultant, admin
Design Review	\$1,000 deposit; hourly rates ³ , consultant, admin
Design Review, Administrative	\$300 deposit; hourly rates ³ , consultant, admin
Design Review, Admin + Planning Commission	\$500/review
Design Review, Modifications	\$1,000 deposit; hourly rates ³ , consultant, admin
Determination of Public Convenience or Necessity	\$1,150/application + cost of CUP, if required
Development Agreement	\$10,000 deposit; hourly rates ³ , consultant, admin
Development Agreement Amendment	\$5,000 deposit; hourly rates ³ , consultant, admin
Development Permit	\$1,000 deposit; hourly rates ³ , consultant, admin
Environmental Impact Report Review	\$5,000 deposit; hourly rates ³ , consultant, admin
Environmental Categorical Exemption	\$335/application
Environmental Initial Study	\$1,215 deposit; hourly rates ³ , consultant, admin

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TABLE D-1
PLANNING FEES AND SERVICES¹

Application	Fee
Extension: Design Review, CUP & Variances	\$300 deposit; hourly rates ³ , consultant, admin
Extension: Specific Development Plan & Development Permit	\$2,000 deposit; hourly rates ³ , consultant, admin
Extension for Improvements	\$250 deposit; hourly rates ³ , consultant, admin
General Development Plan	\$2,000 deposit; hourly rates ³ , consultant, admin
Mitigated Negative Declaration	\$2,500 deposit; hourly rates ³ , consultant, admin
Modification from Subdivision Ordinance	\$5,000 deposit; hourly rates ³ , consultant, admin
Negative Declaration	\$2,500 deposit; hourly rates ³ , consultant, admin
Notary Service	\$10/signature
Parcel Map	\$5,000 deposit; hourly rates ³ , consultant, admin
Parking In-Lieu Fee	\$6,460/space
Planned Unit Development	\$2,000 deposit; hourly rates ³ , consultant, admin
Planning Commission Appeal Process	\$1,000 deposit; hourly rates ³ , consultant, admin
Pre-Application Conference ⁵	\$1,200 deposit; hourly rates ³ , consultant, admin
Pre-zoning	\$1,200 deposit; hourly rates ³ , consultant, admin
Pre-zoning	1–10 acres=\$170 11–20 acres=\$340 20+acres=\$340 +\$17/acre over 20 acres
Protected Tree Removal Inspection	\$265/application (trimming) \$530/application (removal)
Protected Oak Tree Removal Mitigation Fee	\$150/inch (triple if done without City approval)
Recording of Documents	Hourly rates per document + filing, notary & recording fee
Release of Recorded Documents	Hourly rates per document + filing, notary & recording fee
Resubmitted Tract Map Review	Hourly rates ³ , consultant, admin
Reversions to Acreage Review	\$5,000 deposit; hourly rates ³ , consultant, admin
Review of Project CC&Rs	\$1,200 deposit; hourly rates ³ , consultant, admin
Rezone Review	Less than 10 acres=\$3,365 deposit 10 or more acres=\$6,730 deposit Hourly rates, consultant, admin
Special Planning Commission Meeting	\$1,500/application
Specific Development Plan	\$2,000 deposit; hourly rates ³ , consultant, admin
Specific Development Plan Amendment	\$2,000 deposit; hourly rates ³ , consultant, admin
Staff Research for Documents or Records	\$250 deposit; hourly rates ³ , consultant, admin
Street Naming Processing	\$1,000 deposit; hourly rates ³ , consultant, admin
Street R-O-W/Abandonment	\$5,000 deposit; hourly rates ³ , consultant, admin

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**TABLE D-1
PLANNING FEES AND SERVICES¹**

Application	Fee
Substantial Conformance Finding	\$735/application
Temporary Occupancy Review	\$500 deposit; hourly rates ³ , consultant, admin
Temporary Subdivision Sign Review	\$795/application
Tentative Parcel Map Review	\$5,200 deposit; hourly rates ³ , consultant, admin
Tentative Subdivision Map Review	1–50 lots=\$7,765/application >50 lots=\$8,580/application
Time Extension Review	\$500 deposit; hourly rates ³ , consultant, admin
Transfer Agreement Review & Approval	\$1,000 deposit; hourly rates ³ , consultant, admin
Variance Application	\$3,655/application

¹ Refer to the City of Lincoln Master Fee Schedule (September 11, 2012) for complete descriptions and minimum fee amounts.

² The City shall determine the applicable administration fee. See the City's Master Fee Schedule for details.

³ Hourly rates are based on City Council-approved fully burdened rates.

⁴ Administration fee of not less than 1.1% of PAR value of bonds.

⁵ Starts after second conference with Development Services staff.

Source: City of Lincoln, October 1, 2012

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TABLE D-2
RESIDENTIAL FEES FOR NEW SINGLE-FAMILY DWELLINGS

Service	Fee	Fee – Catta Verdera
Sewer Connection	\$6,134	\$7,790
Water Meter – paid to Development Services Dept (independent of the building permit)	\$400	
Water Connection	\$5,558	\$13,173
Water Use		\$137.40
Water Capacity and Transmission	\$12,618	\$40,182.50
Park Tax		\$261
Park in-lieu Fees		\$192 (minimum)
Community Service		\$7,242
Occupancy Certificate		\$150
Traffic Mitigation		\$3,461
Refuse Container		\$85
Drainage:		
North of Auburn Ravine	\$1,709	--
South of Auburn Ravine	\$1,009	\$1,312
County Capital Facilities Impact Fee		\$1,935.82
Cemetery Fee		\$206.19
Regional Traffic Fee		\$1,392
SUBTOTAL:		
North of Auburn Ravine:	\$41,688.31	--
South of Auburn Ravine:	\$40,988.31	\$77,727.91

SUBTOTAL (from above):	1300 SF	1500 SF	1800 SF	2000 SF	2500 SF	3000 SF	4500 SF
N. of Auburn Ravine:	\$41,688.31	\$41,688.31	\$41,688.31	\$41,688.31	\$41,688.31	\$41,688.31	--
S. of Auburn Ravine:	\$40,988.31	\$40,988.31	\$40,988.31	\$40,988.31	\$40,988.31	\$40,988.31	\$77,727.91
Building Permit	\$1,189.75	\$1,296.15	\$1,447.35	\$1,553.75	\$1,811.35	\$2,068.95	\$2,847.35
Energy	\$118.98	\$129.62	\$144.74	\$155.38	\$181.14	\$206.90	\$284.74
Plan Check Deposit	\$300	\$300	\$300	\$300	\$300	\$300	\$3,500
Mechanical Permit	\$170	\$175	\$180	\$185	\$190	\$200	\$250
Electrical Permit	\$200	\$225	\$250	\$275	\$300	\$325	\$400
Plumbing Permit	\$375	\$400	\$425	\$450	\$475	\$500	\$400
Green Building Fee	\$6	\$6	\$7	\$8	\$10	\$11	\$17
Incremental Fee	\$26	\$28	\$34	\$38	\$46	\$54	\$70
Seismic	\$13	\$14	\$17	\$19	\$23	\$27	\$35
TOTAL:							
N. of Auburn Ravine:	\$43,936.06	\$44,098.46	\$44,307.66	\$44,471.06	\$44,787.66	\$45,109.26	--
S. of Auburn Ravine:	\$43,387.03	\$43,562.07	\$43,793.39	\$43,972.43	\$44,324.79	\$44,681.15	\$85,532

**CITY OF LINCOLN 2013–2021 HOUSING ELEMENT
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Source: City of Lincoln, October 1, 2012

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

**TABLE D-3
RESIDENTIAL FEES FOR MULTIFAMILY DWELLINGS***

Service	Fee
Sewer Connection	\$6,134
Water Meter–Paid to Public Works	\$345= ½", \$400=1", \$700=1.5"
Water Connections	\$5,558
Water Capacity and Transmission	\$12,618 \$16,073 Catta Verdera area
Energy	\$30
Park Tax	\$449.50 Duplex \$609.00 Triplex \$812.00 Fourplex \$130.00 per apartment dwelling
Park-in-lieu Fees	\$192.00
Community Service	\$7,242.00
Occupancy Certificate	\$150 per unit or building
Traffic Mitigation	\$3,461
Automated Refuse Container	\$85.00 for one 90-gallon container
Drainage Impact Fee: North of Auburn Ravine	\$1,709
South of Auburn Ravine	\$1,009
Placer County Capital Facilities Fee	\$1,410.79
Cemetery Fee	\$206.19 per multifamily unit \$135.57 age-restricted senior dwelling unit
Supplemental Fee	\$350.00 (Specific area within city)
Regional Traffic Fee	\$1,392 per unit

Source: City of Lincoln, December 2012

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

