

POLICY DOCUMENT
Housing Element

APRIL 27, 2010

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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; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and, to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farm workers, and homeless persons.

The City of Lincoln Housing Element consists of two documents: Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs, and objectives in the City of Lincoln Housing Element Policy Document.

The Policy Document is divided into the following sections:

Evaluation of the 2002 Housing Element

The 2008-2013 Housing Element Update is a reflection of the changes that have taken place in the City of Lincoln since preparation of the last Housing Element in 2002. This section includes an evaluation of these changes and the progress the City has made in meeting the City's housing needs.

Goals, Policies, and Program Actions

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

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

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 remaining 5 year time frame of the Housing Element (through June 30, 2013).

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 City's new 2008 General Plan.

EVALUATION OF THE 2002 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 to which these programs continue to be relevant to addressing 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.

The following is a summary of several of the City's achievements under the 2002 Housing Element. A full analysis and evaluation of the City's 2002 policies, program actions, and objectives is included in the Background Report:

PROGRESS IN MEETING REGIONAL HOUSING NEED

During the period of 2002-2005, the City approved 8,471 new residential units of which 77 of those units were deed restricted. Of the 8,471 units constructed, 80 were apartment units constructed in 2003 using *California State 9% Tax Credit Allocation* assistance. Of the 80 apartment units 32 of the units are 2 bedrooms, and the remaining 48 are 3 bedroom units that serve large families. The apartments serve low-income applicants. The last of the remaining 8,089 units were attached and detached dwellings serving moderate and upper income households.

During the 2006-2007 period, 1,450 new residential units were constructed, 198 units were attached condominiums or town homes affordable to moderate income households; and 1,252 were detached dwellings serving moderate and upper income households. Under construction during 2007 and 2008, is a 113-unit condominium project at 14.0 dwelling units per acre called Paloma. The project is located at the Foskett Ranch development that will be affordable to lower and moderate income households. Additionally, within this period the City approved a 40-bed transitional housing project for women that will be licensed under Section 1500-1518 of the Community Care Facilities Act. The facility will serve women from the ages of 16 to 28, and the minimum stay is 3 months, a maximum stay of a little over a year, with the average being about 6 months.

In 2004 the City approved the Sierra View 174-unit condominium project located in Lincoln Crossing. At a density of 16.1 units per acre, this project will provide housing for very low- and low-income households.

Also in 2004, the City approved the Lincoln Crossing developments known as Equinox and Meridian. Both projects are comprised of six-pack two story clusters and are single-family detached homes. The Equinox project with 124 units is being built at a density of 9.7 dwelling

units per acre, and the Meridian project with 133 units is being built out at a density of 7.8 dwelling units per acre.

In December 2007, as part of the 2008-2013 Housing Element update, a housing conditions survey was conducted.

In 1995, the City adopted a density bonus ordinance to facilitate the development of affordable housing to very low and low-income households. To date, the City continues to actively pursue creative residential development proposals and remains open to examining increased density allowances when project characteristics warrant this option. So far no developers have utilized the density bonus ordinance.

During the period of 2002 through 2007 the City processed 6 Second Dwelling Units in conformance with Government code section 65852.3.

In order to stabilize and preserve an extremely low-income housing asset, the City is currently in the process of rezoning the Sunset Villa Mobile Home Park site from a Commercial (C) land use and zoning designation to a Multiple Family Residential (R-3) land use and zone. In 2008 there were 54 occupied mobile homes and 3 occupied recreational vehicles in this Park.

As of 2008, Golden Village Apartments had been purchased by a non-profit organization with the City Council approving a Resolution and an affordable covenant was recorded to maintain the apartments for Section 8 housing for 55-years. The non-profit facility is in the process of being upgraded and improved with ADA parking, sidewalks and handicapped ramps at walkway corners.

EFFECTIVENESS OF MEETING COMMUNITY'S HOUSING GOALS AND OBJECTIVES

Program Implementation

Homebuyer Assistance Program: Since the 2002 reporting period began, both HOME & CDBG funds totaling \$1,069,600 were allocated for income-qualified applicants. Fourteen residential units were acquired within the incorporated City limits. Specifically, the program provides applicants with down payment assistance through the provision of deferred payment second loans.

Housing Rehabilitation Loan Program: Since the 2002 reporting period began, 6 CDBG loans totaling \$211,946, and 3 HOME loans totaling \$121,265.00 have been processed to assist income qualified applicants rehabilitate 9 residential units within the incorporated City limits. Specifically, the program provides applicants with owner occupied home repair assistance through the provision of deferred payment loans.

Youth-Built Housing New Construction Program: This is a program in which students from Lincoln High School construct 3- to 4-bedroom single-family homes as part of hand-skills construction technology courses. These homes are then sold to families who meet the CDBG eligibility requirements. Since the 2002 reporting period, 6 new single-family homes were

constructed, 3 using HOME and CDBG funds for onsite construction and or down payment assistance to income eligible applicants. Six of the homes also have Redevelopment Agency covenants attached to the property via a recorded deed of trust. Additional land has been set-aside which will accommodate 4 more homes constructed through the ongoing activities of this Youth-Built Housing Program.

Code Enforcement: The City continues to proactively pursue code enforcement activity throughout the City to sustain a high degree of residential conformity to maintenance and building standards.

Preservation of Rental Housing: The City continues to undertake consistent monitoring of assisted units to assure that affordability provisions are retained for the longest feasible term.

Preservation of affordable units includes improvements in infrastructure. In 2004 the City was awarded \$500,000 in CDBG funds for a Public Works project located in a Target Income Group area, known as the Hoitt District. This project was completed during the reporting period resulting in increased sewer capacity and pavement repair of neighborhood roads and alleys.

Affordable Housing Development: The City has negotiated with for-profit and non-profit housing developers to provide units affordable to a wide range of income qualified applicants. The following are specific items accomplished to aid in the development of affordable housing:

- During the annual housing reporting periods of 2002 to 2005, the City secured \$1.5 million in CDBG funding for 16 self help single-family residences in the First & Joiner Development, now known as Creekside Village. Four of these properties will be secured by long-term affordability covenants and restricted deeds of trusts.
- In the Lincoln Gateway project area there is a 51-unit, 10.7 dwelling unit per acre, medium-density, small lot, detached single-family residential project under construction in the City's Redevelopment District. As it is in a redevelopment area, the project will be required to provide affordable housing units for Very Low Income persons in accordance with California Redevelopment Law (CRL). CRL states that 15% of all new or rehabilitated residential units within the project boundaries are required to provide affordable housing for a period of 55-years for rental units and 45-years for purchased units. Of the 15% affordability covenants required by CRL, 60% must be for low/moderate housing and 40% for very low income as defined by CRL. At this point, the Agency is only requiring the 40% very low-income units, rounded up, for this project. This is a total of 3.06 units.
- The City has approved its first infill townhouse project on the southwest corner of H and 7th Streets. The project is known as Villagewalk, and consists of 4 owner-occupied units located on a 1/3-acre parcel located in Downtown Lincoln. A second residential unit is located above each detached garage. The City modified zoning and design standards to allow for this type of construction in an older part of town. These 4 units are targeted to be affordable to low and moderate-income households.

- New developments, including Beazer Homes in the Joiner Village, include a 97-unit high density subdivision with a total of 9 units dedicated for affordable households (6 very low-income and 3 low income owner-occupied households).
- In 2003 Stamas Development constructed the Lincoln Terrace project. Completion of this project has provided 80-apartment units of housing for very low and low-income families at a density of 17.25 units per acre.
- Density Bonus: The City continues to actively pursue creative residential development proposals and remains open to examining increased density allowances when project characteristics warrant this option. To date no developer has taken advantage of this program.
- Land Use Element: In 2003 the City adopted an Amended Housing Element for the General Plan which addressed the provision of adequate areas approved for residential uses to sustain the City's anticipated housing needs for the foreseeable future.
- Goal 1, Policy 1 of the 2003 Amended Housing Element identified the need to rezone a minimum of 50 acres to high density residential over the element's planning period. At the beginning of the reporting period a total of 26.75 acres were rezoned to provide for higher densities. In the 2005-2006 Fiscal Year 3.7 acres were rezoned from low density residential to medium density residential for a 30-unit detached project called Clover Meadows. The City is currently in the process of reviewing the rezoning from 4.8 acres of low density residential to high density residential on the west side of East Avenue. This rezoning would accommodate up to 100 condominium units, within the Meadowlands project area.
- In 2007 the City approved the Riverwalk Townhome Project consisting of 80-unit, three-story, single-family town homes on 5.4 acres yielding 14.8 dwelling units per acre.
- At present the City of Lincoln has embarked on a 're-use plan' for the abandoned 192.8-acre City-owned wastewater treatment plant that will include a component(s) of high density residential land. Fifteen percent of all units will be deed restricted by the City's Redevelopment Agency.
- In updating the City's General Plan the City will continue to examine additional acreage to rezone or change density.
- Seven new Specific Plan Villages in the updated 2008 General Plan will have a higher residential density range of up to 25-dwelling units per acre. The City's current maximum density is 20-dwelling units per acre.
- The City and Redevelopment Agency have experienced a great deal of success in providing increased residential opportunities for all segments of the City's population. In addition to actively soliciting affordable housing resources, the Agency has adopted inclusionary housing requirements for all new developments (RDA Resolution 2005-02).

PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT

Facilitating Construction of a Variety of Affordable Housing Types.

- In October of 2005, the City Council amended the Multiple Residential (R-3) zone district to allow for town homes, row houses and condominiums. This amendment also allowed for greater flexibility with respect to height, lot coverage, and setback requirements.
- The City amended Title 18 of the Lincoln Municipal Code to be in compliance with Section 65852.2 of the California Government Code regarding the provision of second units in single-family districts.
- In order to treat manufactured housing equally with conventionally-built housing as required by State Law; the City eliminated Section 18.60 of the Lincoln Municipal Code which had required Certificates of Compatibility for manufactured homes.
- The City allowed a reduced parking factor of 1.5 spaces per unit to be used for the Del Webb Multi-Family Residential project. Also, on a case-by-case basis the City will consider the approval of reduced parking standards for retirement homes, convalescent homes, group homes and similar housing options through its Planned Development review process.

Address the Financial, Physical and Supportive Service Needs of Community.

- The City provides Dial-A-Ride service, which is available to the general public as well as persons with disabilities and seniors for a fixed rate of \$2.00. The City also provides public bus transit with discounts to persons with disabilities and seniors. Health Express is a service that provides no-to-low cost shuttle service for medically related transportation within Placer County.
- In 2010 the City will be considering an amendment to the Lincoln Municipal Code for Emergency Shelters and Transitional and Supportive Housing in conformance with Government Code Section 65583. This process will remove discretionary approval for both transitional housing and emergency shelters and permit them in the Light Industrial zoning district.
- The City obtained grant funds to implement the safe routes to schools programs. Funds are being used to build ADA accessible sidewalks and ramps around major thoroughfares and neighborhoods near schools. Because the majority of homes affordable to very low, low, and moderate-income households are located in the older part of the city, they often lack adequate infrastructure. This program will provide safe alternative transportation to

local schools and between neighborhoods for all income groups, not just for those who can afford homes in new neighborhoods with new amenities.

GOALS, POLICIES, AND PROGRAM ACTIONS

This Section has been prepared to identify the goals, policies, and program actions to be included in the Housing Element. Each goal includes a number of policies that pertain to that respective goal. Often times there are a number of policies necessary to carry out a specific goal. This results in the need for a number of program actions that then correspond to each policy. Additionally, the responsible parties are identified along with potential funding source, and timing 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 has been formatted to include 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.

Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element programs and based on general market conditions during the remaining 5-year timeframe of the Housing Element (2013).

There are five main goals included in this Section. They are:

Goal 1: Accommodate New Housing to Meet the Needs of Present and Future Lincoln Residents at all Income Levels.

Goal 2: Conserve and Improve the Existing Housing Stock and Residential Neighborhoods

Goal 3: Address Special Housing Needs in Lincoln

Goal 4: Promote Equal Housing Opportunities

Goal 5: Evaluate the Progress in Implementing the City's Housing Programs

Although this Housing Element includes property outside the City's current city limits boundaries, 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.

The goals, policies, and program actions are presented as follows:

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 2008-2013 Sacramento Area Council of Governments Regional Housing Needs Plan.

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.

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

Potential Funding Source: General Fund

Proposed Timing: June 2012

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: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: 2008 – 2013

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: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: Biannually 2008 – 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: Community Development Department

Potential Funding Source: Community Development Department and Redevelopment Agency

Proposed Timing: 2010

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: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: 2008 – 2013

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: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: 2008 – 2013

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: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund
Proposed Timing: December 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 Community Development Department's counter and in the general development application packet.

Responsible Agency: Community Development Department
Potential Funding Source: General Fund
Proposed Timing: 2008 – 2013
Quantified Objective: 134 low, 267 moderate-income, and 260 above moderate units.

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: Community Development Department, Planning Commission, and City Council
Potential Funding Source: General Fund
Proposed Timing: 2010

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 require environmental reviews on residential development proposals to assess potential impacts as a result of future development.

Responsible Agency: Community Development Department

Potential Funding Source: Application and permit fees
Proposed Timing: 2008 – 2013

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: Community Development Department, Planning Commission, and City Council
Potential Funding Source: Application and permit fees
Proposed Timing: 2008 – 2013

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, 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.”

Responsible Agency: Redevelopment Agency

Potential Funding Source: CDBG

Proposed Timing: 2008-2013

GOAL 2
Conserve and Improve the Existing Housing Stock and Residential Neighborhoods.

Policy 4

Assist in the rehabilitation of substandard housing.

Action 4.1

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:

1. 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;
2. 3 percent simple interest with payments deferred for up to 15 years in the event a household cannot afford a fully amortized payment; or
3. 2 percent interest deferred payment loan for those who are elderly (65+) or are permanently disabled.

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.

The City publicizes the City's Owner-Occupied Housing Rehabilitation Program. Interested homeowners and other 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.

Responsible Agency: City of Lincoln Housing Coordinator and CDBG/HOME Program Contractor

Potential Funding Source: CDBG and Home Grants

Proposed Timing: 2008 – 2013

Quantified Objective: 3 extremely low, 3 very low, and 12 low-income units.

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.

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.

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 the Redevelopment Agency.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund, Development Services Fund, and Redevelopment Agency

Proposed Timing: 2008 – 2013

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: Community Development Department and Redevelopment Agency

Potential Funding Source: Redevelopment Agency

Time Frame: Ongoing

Quantified Objective: 30 extremely low and 30 very low-income units.

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

Potential Funding Source: Application and Permit Fees

Proposed Timing: 2008 – 2013

Policy 7

Preserve the affordability of subsidized rental housing to very low and low-income households.

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 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.

Responsible Agency: Community Development Department and City Council

Potential Funding Source: General Fund, Development Services Fund, and Redevelopment Agency

Proposed Timing: 2008 – 2013

GOAL 3
Address Special Housing Needs in Lincoln

Policy 8

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

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.

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

Proposed Timing: 2008 – 2013

Quantified Objective: 4 extremely low, 4 very low, and 5 low-income units.

Policy 9

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

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 Community Development Department and in all general development application packets.

Responsible Agency: Community Development 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.

Action 9.2

Assist disabled homeowners in making modifications for improved accessibility.

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.

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 in Section 18.56.020 of the Lincoln Municipal Code as required by Senate Bill 2, which took effect in 2008.

Responsible Agency: Community Development Department

Potential Funding Source: General Fund

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: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: 2010

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: Community Development Department, Planning Commission, and City Council

Potential Funding Source: General Fund

Proposed Timing: 2010

Policy 10

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

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: Community Development 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.

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.

Policy 11

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

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: Community Development Department

Potential Funding Source: General Fund

Proposed Timing: 2008 – 2013

Policy 12

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

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:

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 flyers 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 Agency: Community Development 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.

Policy 13

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

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: Community Development Department, Planning Commission, and City Council.

Potential Funding Source: General Fund

Proposed Timing: 2010

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: Community Development Department, Planning Commission, and City Council.

Potential Funding Source: General Fund

Proposed Timing: 2010

GOAL 4
Promote Equal Housing Opportunities

Policy 14

Support equal housing opportunities for all City residents.

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: Community Development Department and Redevelopment Agency
Potential Funding Source: General Fund
Proposed Timing: 2008 – 2013

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 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: Community Development Department, Redevelopment Agency
Potential Funding Source: General Fund
Proposed Timing: Annually 2008 – 2013

Action 14.3

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: Community Development Department, Housing Coordinator
Potential Funding Source: General Fund
Proposed Timing: Annually 2008 – 2013

Action 14.4

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: Community Development Department and City Council
Potential Funding Source: General Fund
Proposed Timing: Annually 2008 – 2013

Action 14.5

Facilitate the construction of affordable rental housing for extremely low-, very low- and low-income persons. The City will apply density bonuses when applicable, utilize redevelopment funds, and send Requests for Proposals to nonprofit organizations to seek input and expertise towards packaging financial resources for new housing projects targeted to meet the housing needs of the above income groups.

Responsible Agency: Community Development 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

GOAL 5
Evaluate the Progress in Implementing the City's Housing Programs

Policy 15

Annually document the achievements and evaluate the effectiveness of 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:

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; and
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 Agency: Community Development Department, Redevelopment Agency, and City Council
Potential Funding Source: General Fund
Proposed Timing: Annually 2008 – 2013

Action 15.2

As part of the City's annexation process, the City will prezone a 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: Community Development Department, Redevelopment Agency, and City Council
Potential Funding Source: General Fund

Proposed Timing: 2012

Action 15.3

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 Agency: Community Development Department, Redevelopment Agency, and City Council

Potential Funding Source: General Fund

Proposed Timing: Development of evaluation procedure to implement Government Code section 65863 by July 1, 2010.

CITY HOUSING PROGRAMS

The City of 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 \$537,000 in HOME funds; \$2,700,000 in CDBG funds; and \$600,000 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. Total funding during this reporting period equaled \$43,015.

The HOME Rehabilitation Program is available citywide for owner-occupied households whose cumulative gross annual income 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:

1. Three percent interest amortized loan to the extent that an amortized loan payment will not cause housing costs to exceed 30 percent of annual income;
2. Three percent simple interest with payments deferred for up to 15 years in the event a household cannot afford a fully amortized payment; or
3. Two percent interest deferred payment loan for those who are elderly (65+) or are permanently disabled.

Eligible properties must consist of one- to four-unit housing, which includes the following: traditional single-family housing, condominiums, and modular units placed on permanent foundations.

Eligible repairs include (listed by priority):

- Health and safety repairs (e.g. correcting plumbing, electrical, structural, mechanical, roof deficiencies, lead hazard evaluation and removal, and room additions to resolve overcrowding);
- Energy conservation (e.g. insulation, window/door replacement, weather-stripping and caulking, and replacing inefficient water heaters, ovens, furnaces, and air conditioning appliances);

- Repairs that extend the useful life of the property (e.g. repairing siding and sheetrock, interior and exterior painting, replacing worn flooring, cabinets, interior doors, gutters, foundation upgrades, and retaining walls); and
- Converting to current Uniform Building Code standards (e.g. moving bathroom access to hallways or off of kitchen, and stairs and porch upgrades).

The First-Time Homebuyer Program has been awarded \$100,500 in HOME funds. This grant provides approximately \$94,380 in loan pool funds for homebuyer financing and approximately \$6,100 in funds for activity delivery. Eligibility requirements for participants 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; and
- 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.

Using CDBG funds at the initial acquisition stage, this program enables families to pay for purchasing and closing costs when buying a new home. It is anticipated that this program will be market driven with local real estate agencies and lenders assisting in selling eligible homes to qualified buyers.

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 flyers to local community resource agencies and community groups working with minority and low-income households; and
- 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 (SHLCC).

In most cases other entities, including for-profit and non-profit 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 (TCAC) for low-income tax credits. The City of Lincoln does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources.

The City can help sponsor grant and loan applications, 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 Placer County

Mortgage Credit Certificate (MCC) Program, USDA 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

One of the requirements of State Law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, 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. Under these circumstances, the quantified objectives need not be identical to the total housing needs.

The quantified objectives shall however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year period. However because the SACOG Regional Housing Needs Assessment Plan (RHNP) covers a 7½-year period, the information is provided for the time period covering January 1, 2006 to June 30, 2013. The Background Report includes detailed information identifying this time period, the RHNP assigned 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 residential holding capacity in Lincoln compared to the City's assigned housing need. As shown, Lincoln has a total residential capacity of 4,096 units in excess of its allocation to be met. Large portions of the approved and online units are for moderate- to above moderate housing. The housing reports and building permit data did not list approved and online units by income affordability, making it difficult to determine which income group has the largest planned residential unit deficit.

TABLE 1
Lincoln Residential Holding Capacity Analysis 2006-2013

#		Very Low	Low	Moderate	Above Moderate	Total
1	Total RHNP Allocation Within the City Sphere of Influence (2006-2013) (see Table A-41)	2,184	1,651	1,972	4,288	10,095
	Land Inventory (Table A-44)					
	<i>*Village 1 and 7 (Table A-44 and detailed on Table A-46)</i>	1,069	1,069	3,054	3,053	8,245
	<i>Approved Projects not within the Villages (Table A-44 and detailed on Table A-45)</i>	7	16	773	773	1,569
	<i>Vacant Land not within the Villages (Table A-44, Item# 1-76)</i>	846	845	1,259	1,259	4,209
	Units Built/Under Construction: After January 1, 2006 not within the Villages (Detailed on page 92)	0	0	41	127	168
2	Total Projected Housing	1,922	1,930	5,127	5,212	14,191
3	Remaining Need (#2 minus #1)	-262	279	3,155	924	4,096

Source: City of Lincoln 2009; SACOG, 2008

(1) See Table A-45 in the Background Report

(2) See Table A-44 in the Background Report

(3) See Table A-46 in the Background Report

(4) 2,711 units total in excess of RHNP allocation.

Table 2 provides a summary of residential holding capacity in Lincoln compared to the City's assigned housing need during the previous Housing Element planning period. As shown, Lincoln provided 1,920 units in excess of its 2002 – 2007 allocation. Although capacity for housing production exceeded Lincoln's total need for new housing, adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households were not met.

TABLE 2

Lincoln Residential Holding Capacity Analysis 2002-2007

	Very Low	Low	Moderate	Above Moderate	Total
Total RHNP Allocation (2002 – 2007)	1,800	1,232	1,475	3,294	7,801
Units Built: January 2002 – June 2007	365	14	523	8,819	9,721
Net Allocation to be Met: January 2002 – June 2007	-1,435	-1,218	-952	+5,525	+1,920

Source: General Plan Update, 2006; City of Lincoln 2008; SACOG, 2008

Table 3 provides a summary of income group breakdown in Lincoln for this Housing Element planning period for new construction, rehabilitation, conservation, and preservation. As shown, Lincoln projects 1,816 units through new construction, 93 units through rehabilitation, and 209 units through conservation/preservation.

TABLE 3

Quantified Objectives

Income Groups	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 (Section 65583[c][6] of the California Government Code). This diligent effort translates into local jurisdictions doing more than issue the customary public notices and conduct standard public hearings prior to adopting a housing element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. The City continued to solicit public input throughout the update process, beginning with City Council awarding of the contract for preparation of the Housing Element, during development of the Draft Element, during public review of the Draft Element, and during the adoption process.

During the preparation of the Lincoln Housing Element a number of public outreach resources were utilized. City officials, the Department of Housing and Community Development (HCD), and various social services agencies were contacted and consulted. The following meetings were or will be held to garner public input:

January 8, 2008:	Public Workshop – Introductory Meeting
July 15, 2009:	Planning Commission public hearing
October 27, 2009:	City Council public hearing

All of 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, non-profit 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.

Prior to the first workshop, City staff held a meeting to review the City’s Existing Housing Element. Site visits were also conducted to evaluate housing conditions, vacant/underutilized sites, and new housing projects within the City and Redevelopment Agency.

The public workshop was held on January 8, 2008 at the Lincoln Library (which is accessible to individuals with mobility impairments). Notification of this workshop was provided in both English and Spanish. Additionally, a Spanish language interpreter attended the workshop to assist residents in understanding the purposes of the workshop and to relay their input. The businesses and organizations invited by the City included public service providers, churches, developers, apartment managers, and non-profit housing advocates. These groups were notified to attend the workshop through a direct mailing sent December 19, 2007. The public was notified of the workshops through the publication of a notice in the Lincoln News Messenger, on December 27, 2007. The public workshop notice was also posted at City Hall one week prior to the workshop and the City sent an “E Blast” through the City’s website network.

The public workshop was attended by Lincoln residents, a Planning Commission representative, Lincoln Lighthouse Resource and Counseling Services representatives, banking community, real estate community, Redevelopment Agency staff, City staff, and a County housing representative.

This workshop was conducted early in the Housing Element process to find out from the community and housing advocates what their concerns are, share ideas on housing types, and discuss preliminary findings.

Following the public workshop a meeting was held with HCD staff, City staff, and Redevelopment Agency staff to view firsthand several of the City's and Agency's affordable housing projects, future sites for shelters and transitional housing, and the Sphere of Influence area. The meeting also included discussions on the City's accomplished goals and programs, new programs required in light of new Legislation, and constraints facing the Lincoln community.

On May 8, 2008 a public meeting was conducted by the Placer Consortium on the Homeless to discuss regional homeless needs.

Summary comments from the City's meetings included:

- Retaining the downtown commercial/residential mix of uses.
- Encourage a mix of residential densities for new neighborhoods in the areas anticipated for annexation to the City.
- Encourage a mix of housing types within new neighborhoods in the areas anticipated for annexation to the City.
- Discussion of the approved and proposed Redevelopment Agency housing projects.
- Need more assisted living housing for seniors so they can stay in Lincoln.
- There have not been any apartments converted to condominium units in the City of Lincoln.
- The City is changing the zoning for the Sunset Villa Mobile Home Park from commercial to residential.
- The City is proposing to convert the City's former sewer treatment plant into a mixed use community. The City is further proposing that a mandatory affordable housing clause be part of the project requirements.

The information received through the public participation process has been incorporated into different sections of the 2008-2013 Housing Element.

Upon completion of the draft housing element, the City circulates 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 Community Development 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 both the Planning Commission (July 15, 2009) and the City Council October 27, 2009. 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 man-made 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 and/or its Redevelopment Agency 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.