

- Purpose:  Affordable Housing
- Historic Preservation
- Conservation/Open Space
- Recreation

**Town of Lincoln, Massachusetts  
Community Preservation Committee  
Project Submission Form**

*For the FY09 funding submittals, the CPC has instituted a two-step process for submittal of applications. In order to be considered for recommendation at the March 2009 Town Meeting, preliminary "Letters of Interest" and this form must be submitted prior to **September 15, 2008**. Should your submittal be determined eligible for consideration, you shall be contacted regarding submittal of a detailed request information, which will be due prior to **October 22, 2008**.*

**Project Name:** Consultant to explore with *Minuteman Tech* the development of 5 acres off Mill Street.

**Submitted by:** Pamela Gallup

**Submission Date:** 10/12/08

**Address, Phone, E-mail:**

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**Town Committee or Organization (if applicable):** Lincoln Housing Commission

**Brief description of the project:**

To assist Minuteman Tech and the Town in the evaluation of options for developing a strategic plan for a 5 acre parcel of land owned by Minuteman Tech on Mill Street in Lincoln for affordable housing.

**Time frame for completion of the project:**

The consultant's report would be due in October of 2009.

**How does this project help preserve Lincoln's character or further its mission?**

Lincoln's inventory of affordable housing exceeds the Commonwealth's mandated 10%. However, when the State computes the number of affordable units the Town will need to provide based on the 2010 census, we predict that we will need to add 6 to 11 units of housing. If the Town is unable to maintain 10% of their housing as affordable; a developer may petition the State for permission to bypass our current zoning restrictions that govern large scale developments.

**What are your funding requirements for this project?** \$15,000.

**Please provide information regarding anticipated future funding requests from the Community Preservation Fund:**

If the consultant's report determines that the project is feasible the report will provide sources of potential funding. Sources of potential funding will encompass funds that are only available to educational institutions as well as other sources

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of financing for low and moderate income people, handicap persons, veterans or senior citizens. CPA funds may be one source of funding options.

*PLEASE ATTACH SUPPORTING DOCUMENTS OR OTHER INFORMATION*

**GUIDELINES FOR SUBMISSION**

1. Is the project consistent with Lincoln’s vision, and its Housing, Open Space and Recreation Plans, and other planning documents that have received town-wide review and input.

The Housing Commission is currently in the process of updating our Housing Plan that was approved by Town Meeting in 2003. Development of affordable housing to meet our 10% mandate for the 2010 decade is consistent with our Housing Plan.

2. Does the project have the support of relevant town committees or organizations. (e.g. Conservation, Recreation, Historic, or Housing, etc.).

Development of this 5 acre parcel of land for affordable housing has the potential for meeting or exceeding our affordable housing needs for the 2010 decade. Both the Housing Commission and the Housing Trust agree that this opportunity is well worth exploring.

3. Does the project have other financial support.

There are no other funding resources for this consulting project.

4. Does the project help preserve threatened resources or currently owned town assets.

If the Town is unable to maintain 10% of their housing as affordable; a developer may petition the State for permission to bypass our current zoning restrictions that govern large scale developments.

5. Does the project serve multiple needs and populations.

If the project were developed, the Town would be a partner and thus would have control over size and scale of project. The Town would be able to minimize the impact a project would have on the Town’s schools, traffic, road repairs and other resources. A partnership with Minuteman Tech would provide the students with valuable hands on educational experience and greatly reduce the overall cost of the project by providing labor.

6. Does the project serve a population that is currently underserved.

Affordable housing not only provides housing for people whose incomes are below 80% of median income; it provides housing to physically and mentally handicapped persons; senior citizens; and veterans. All of these populations are underserved in our community and region and are target populations in our Housing Plan.

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7. Feasibility: We will pay special attention to whether the project can realistically be accomplished within the time frame and budget that is proposed. A consulting project of this type and scope should take three or four months to complete; an October 2009 completion date is feasible.

8. Urgency: We will be interested to know the impact of a delay in initiating this project. The Housing Commission and the Housing Trust are in the initial stages of tactical planning for the 2010 decade. If the Minuteman Tech project proves to be a viable means of meeting our goal of providing 6-11 units of housing for the 2010 decade; the Town would be strategically positioned to implement the plan.

Please keep in mind also that there are legal limitations on the uses of CPA funds. If you have any doubt about your project's eligibility, please submit it so we have the opportunity to review it.

Thank you.

The Community Preservation Committee

**Please submit 11 copies of your application to Anita Scheipers, Assistant Town Administrator**

**MISSION STATEMENT OF THE COMMUNITY PRESERVATION COMMITTEE**

*In alignment with the Town of Lincoln's Vision Statement, the Community Preservation Committee mission is to:*

- *Preserve Lincoln's historic resources and structures;*
- *Preserve and enhance Lincoln's open space for both conservation and recreation; and*
- *Preserve and increase Lincoln's affordable housing in order to foster economic, racial/ethnic and age diversity among its citizenry.*

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Determination:

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