

**Housing Choice Act Working Group**  
**Endorsement of Article #3, Housing Choice Zoning**  
**2024 Annual Town Meeting**

At its meeting on March 14, 2024, the Housing Choice Act Working Group voted unanimously to endorse Article #3, adoption of the Housing Choice Zoning District that meets the letter and spirit of the 2021 Housing Choice Act (MGL c. 40A, Section 3A).

For the past 18 months, the HCAWG has conducted a process based on long-held and demonstrated community values: support for our commercial center; housing options that both meet the needs of current residents and welcome new community members; transit-oriented zoning in line with the town's commitment to climate goals; preservation of undeveloped open space; and zoning parameters that keep future development at a scale that is compatible with the existing built environment.

The HCAWG process was centered around community choice, and it produced eight iterations of zoning proposals that responded to extensive, and sometimes contradictory, community feedback. The Working Group fulfilled its mission to provide residents with multiple options, culminating in the opportunity for voters to decide which zoning plan best balanced Lincoln's needs and values. At the December Special Town Meeting, Option C, which puts all of the zoning within ½ mile of the train station, received 55% of the vote by a paper ballot.

The Planning Board then thoughtfully, as directed, and with almost weekly opportunities for feedback, developed the zoning bylaw being presented at the Annual Town Meeting. They, too, found a balance between competing desires, and have written a careful, conservative, and comprehensive bylaw.

For these reasons, we fully endorse Article #3.