

Explanations for FY26 Community Preservation Committee requests

- A. **Debt Service on Town Offices Renovation** – The 2011 Town Meeting approved project costs of \$6.8 million to renovate the Town Office Building. And the Town Meeting has approved the Committee’s recommendation to fund the project’s annual debt service from CPA funds every year since. This year’s debt service payment is \$283,860. The Committee is again recommending that the project’s annual debt service be funded via CPA funds. There are 15 years remaining on the bonds.
- B. **Housing Rental Assistance Program** – At the March 2019 Annual Town Meeting, voters approved the first year of funding for this program. Funds will continue to be used to support community housing by offering the opportunity for low-income residents who are homeless or who are at risk of homelessness to remain in our community through assistance in paying rent on affordable housing units or by providing emergency shelter until permanent affordable housing can be arranged.
- C. **Housing Regional Support Services** – At the recommendation of the town’s three housing organizations (i.e., Housing Commission, Housing Trust and Lincoln Foundation), the Select Board contracts with a regional housing support organization, the Regional Housing Services Organization (RHSO), to provide technical support and to help ensure regulatory compliance. The job of monitoring, reporting, and ensuring compliance with various federal and state housing requirements has become complex and is beyond the capabilities and capacities of our local housing organizations and staff. The RHSO provides support to eight of our neighboring towns.
- D. **Municipal Affordable Housing Trust Fund** – The town’s Affordable Housing Trust was established in 2006, providing an available funding source for housing projects that come up unexpectedly. The Trust works in collaboration with the town’s Housing Commission, and other key town boards and stakeholders to identify potentially worthwhile projects. The Trust’s ready access to town funds enables it to partner with developers and help shape projects so that they meet the town’s affordability goals. The current balance in the Trust is \$1,201,917. This transfer is the second of several, aiming to increase the balance in the Trust to \$2 million over the next two years.
- E. **Town Archives Flint-Chapin Family Historical Records** – The Chapin Family began their history in Lincoln with brothers Henry and James Lorin Chapin. Henry Curk Chapin (b. 1815 – d. 1878) was born to James and Apama (Parsons) Chapin in Sturbridge, Massachusetts. He was the first of 10 children. His brother, James Lorin Chapin (1824 –1902) was the sixth of 10 children. James L. Chapin attended the Munson Academy and spent his winters teaching. At age 23, James L. Chapin married Emily (Emilie) F. Smith, daughter of Cyrus and Tryphena Smith, at the First Parish Church in Lincoln on 4 April 1848. James moved into his in-laws’ home in North Lincoln and worked as a farmer. Both brothers were actively involved in Lincoln's civic life. Henry was elected Selectman in 1848 and was Town Clerk until he died in 1878. James served as Selectman for sixteen years, from 1852 to 1875, and succeeded Henry as Town Clerk until he died in 1902. This portion of the collection contains information on the Bond and Indentured Records (1823-1833), Overseer of the Poor (1816), Assessors Records (1768-1831), and Meeting Minutes (1756-1842). Preservation of this collection is important

because it allows one to see Lincoln's government grow over 74 years. It gives one a glimpse into the significant issues of time and the financial reality of life during this historical moment.

- F. Installation of Higher Efficiency Electric Appliances in Affordable Housing Units** – The Lincoln Housing Commission (LHC) facilitates affordable housing in Lincoln. This project will upgrade existing gas ranges and stoves, as well as older dishwashers to more current, energy-efficient, electric options. This will improve the quality of the homes for economically diverse tenants, reduce their overall utility charges, and support our community's stated commitment to deploying greener energy alternatives whenever prudent.
- G. Housing Production Plan** – Maintaining and expanding housing diversity is central to the town's mission statement and is consistent with decades of town-wide planning, and town meeting votes to amend zoning. The 2014 Housing Production Plan provided the data, analysis and strategies for keeping the town in compliance with 40B and for achieving our housing diversity goals. It is especially important to periodically update the Plan as the 40B target (10% of all housing units) is adjusted every ten years at the time of the federal census (2030 next). By the time the Plan update is completed, we will have 5+/- years to take whatever action is required to maintain compliance. Five years is not an overly generous timeframe within which to find partners, funding, suitable property/ies, and develop community support. The Plan update will help focus these activities.
- H. Exterior Painting and Limited Carpentry of Public Homes** – The Lincoln Housing Commission (LHC) facilitates affordable housing in Lincoln. This project will address necessary exterior carpentry and painting work on certain public homes, to maintain their quality and reduce the need for annual maintenance.
- I. Pierce House Exterior Carpentry Repairs** – The Pierce House is an iconic element of Lincoln's town center, hosting many public and private events. The committee has invested considerable funds to repair the exterior of the home, and these funds would be used for any remaining carpentry work prior to a complete painting of the exterior.
- J. Historical Commission Survey of Significant Buildings** – The Massachusetts Historical Commission (MHC), the state entity charged with historic preservation, encourages municipal historical commissions to retain architectural historians to research and prepare written and photographic documentation of buildings, structures, and neighborhoods that have historical, architectural, or cultural significance to the municipality. Consistent with the MHC's encouragement, and through the generous support of the CPC and the town, the Lincoln Historical Commission (LHC) is engaged in preparing a comprehensive set of surveys documenting the town's significant buildings and neighborhoods/areas. The surveys are publicly available as part of the town's archives and the MHC's database. The surveys assist the LHC in making informed decisions regarding proposed restorations or demolitions of buildings and structures in town and assist scholars in research the rich history of Lincoln's built environment. For FY 2026, the LHC proposes surveying approximately 16 buildings and neighborhoods/areas of town as set forth in the attached appendix.
- K. Reconstruction of Two Clay Tennis Courts** – The Parks & Recreation Department provides the town with well-maintained, safe recreational facilities, including the six clay tennis courts

located on Ballfield Road on the Lincoln School campus. This request will reconstruct the surface of courts 3 & 4 and would assist in preserving the facility for its intended use. Overall, clay tennis courts are an asset to the town. The facility allows residents to participate in both structured tennis play & instruction as well as passive play, which promotes community, health, and wellness.

- L. **Restoration of the Dallin Statue in the Lincoln Cemetery** – The Dallin Statue, which dates to 1923, graces the entrance to the Lincoln Cemetery on Lexington Road. It is a beloved sculpture, titled "Man and Dog", and was given by Helen Osborn Storrow in memory of her late husband, James. Mrs. Storrow commissioned renowned sculptor Cyrus Dallin to create a sculpture of his choice, but she directed him to have it speak to all people, not just those who followed a particular religion. Cyrus Dallin created remarkable works, including the famous, "Appeal to the Great Spirit" that stands outside the Museum of Fine Arts in Boston. It is a treasured feature in the Lincoln Cemetery and a priceless gift to the town. This restoration work will be done on site to eliminate the expense of transporting the statue to a restoration specialist.
- M. **FY26 Debt Service Payments** – Debt payment costs associated with the ninth year of permanent financing for previously voted CPA project pursuant to Article 11 of the March 25, 2017, Town Meeting for the purchase of land and development of an athletic field.
- N. **Administrative Expenses** – These funds will be used primarily to pay the annual membership dues for the Community Preservation Coalition, a statewide organization that represents the interests of CPA communities. Other administrative expenses include costs associated with public information, mailings, and public hearings. Any funds not spent prior to the end of FY26 will be returned to the CPA fund.
- O. **Housing Reserve** – The CPA requires that a minimum of 10% of annual revenues be spent or set aside for affordable housing.
- P. **Open Space/Land Acquisition Reserve** -The CPA requires that a minimum of 10% of annual revenues be spent or set aside for open space/land conservation.
- Q. **Historic Preservation Reserve** – The CPA requires that a minimum of 10% of annual revenues be spent or set aside for historic preservation.
- R. **Recreation Reserve** – The CPA permits, but does not require, the town to spend or set aside funds for recreational purposes. No funds are reserved for recreational purposes at this time.