

GLOSSARY OF TERMS

The **Lincoln Housing Commission (LH)**: Created in 1979 to develop **policy** and generate a housing plan to maintain existing housing units and create additional affordable units. The HC is subject to control by Town Meeting. The HC is not eligible to apply for or receive State or Federal housing grants as a Housing Authority would be.

Affordable Housing Trust (AHT): Created in 2006 by Town Meeting to **hold funds** designated by Town Meeting for affordable housing. The AHT has the flexibility and funds to respond to market opportunities to acquire land or buildings for the purpose of affordable housing. In 2008, Town Meeting authorized \$900,000 from the CPC to fund the Trust. Since that time, the AHT contributed 11 units of affordable housing.

The **Lincoln Foundation (LF)**: Founded in 1968 as a **private non-profit** to promote affordable housing in Lincoln. In 1972, The Lincoln Foundation developed Lincoln Woods, a community of 125 units of mixed market and affordable units on 70 acres of land bought with the help of the Rural Land Foundation. In 1990, they partnered with a private developer to create the home ownership program at Battle Road Farm and continue to support resales of the 48 affordable units.

Troika Meetings: Meetings convened by the Lincoln Housing Commission that include all members of the Housing Commission, the Affordable Housing Trust and the Lincoln Foundation. These meetings are posted and are open to the public.

Community Preservation Act (CPA): Passed at the March 2002 Annual Town Meeting and voted on in the November 2002 election to place a 3% surcharge on property tax bills. The State matches these funds up to 100%. CPA money can only be used for land conservation, historic preservation, recreation and affordable housing.

Community Preservation Committee (CPC): Made up of 9 members. 5 members are appointed by their commissions' (Conservation Commission, Historic Commission, Housing Commission, Recreation Commission and the Planning Board. 4 members are appointed by the Selectmen. All serve for three years. The CPC meets from September to March to analyze proposals and determine which proposals should be presented to Town Meeting for funding. The mission of the CPC regarding affordable housing is to preserve and increase Lincoln's affordable housing in order to foster economic, racial/ethnic and age diversity among its citizenry.

Massachusetts General Law Chapter 40(b): Requires municipalities to have a minimum of 10% of affordable housing. Communities with 10% Affordable Housing are not subject to 40(b) developments in which a developer is allowed by state law to bypass local zoning regulations such as Lincoln's two acre zoning requirement.

Subsidized Housing Inventory (SHI): the number of housing units approved by the State as affordable. Lincoln currently has 11.2%; however, after the 2010 census is computed we will fall below the required 10%. We estimate that we will need 5 to 7 additional units of housing.

Affordable Housing: housing for families who fall below 80% of median income. The 2003 Housing Plan states that 20% of Lincoln residents are eligible for affordable housing.