



Request for Qualifications

Lincoln Workforce Housing Development

The Town of Lincoln is seeking qualifications from housing developers to partner with the Town to construct 50 – 120 units of workforce-oriented housing to support the housing needs of the community.

Introduction

The Town of Lincoln is aggressively working to redevelop the site of the former Lincoln Pulp & Tissue Mill. As the redevelopment effort unfolds, there will be an increasing need to support the housing needs of the workforce at the mill site and in the greater community.

The Town of Lincoln is a major service center for the northern Penobscot county region. The year-round population in the Town of Lincoln is 4,866 and 15,960 in the greater region. (US Census 2023) The lack of quality housing for middle-income residents of Lincoln and the surrounding region is an impediment to both population and regional economic growth, and also threatens the viability of existing businesses and local institutions such as the hospital and schools. The median incomes of the workforce in Lincoln and the greater region are \$50,961 and \$48,374, respectively. (US Census 2023)

Site Characteristics

As depicted, the town owns approximately seven acres of land that it desires to make available for the housing development (See attached illustrations). The project site has had some historical housing activity when the mill was active and is suitable for housing redevelopment.

Project Goals

In order to address the issue of available workforce housing in the community and greater region, the Town of Lincoln aims to begin solving this problem by collaborating with a qualified developer to develop a mix of rental and ownership housing units on town-owned land on and adjacent to Katahdin Avenue. We envision rental and owner-occupied units that would service the moderate-income ranges of 80-120 % of annual

incomes. Attached are three general concept plans that have been developed to provide context of the intended scope and scale of the type of housing the Town is interested in pursuing.

Development Support Programs

The project site is eligible for New Markets Tax credits and is located in a designated Opportunity Zone. Tax increment financing may be available from the Town of Lincoln to support the infrastructure of the rental units. In addition, Maine Housing has resources to support infrastructure upgrades, development financing, and homeownership lending programs.

Infrastructure

As depicted on the attached concept plans, electric, water, sanitary sewer, natural gas, and cable services are available adjacent to the project site. However, approximately 1200 feet of sewer main will need to be installed/replaced to the existing pump station at the end of Spring Street. The sewer pump station may also need to be upgraded.

RFQ Submittals and Information

Developer qualification statements should contain a minimum of the following items:

- Qualifications and experience of firm(s)
- Corporate structure and key staff
- List of relevant projects
- Project References

Developer qualification submittals are due 4:00 pm on November 14, 2025. A non-mandatory site visit is scheduled at 1:00 on October 20, 2025.

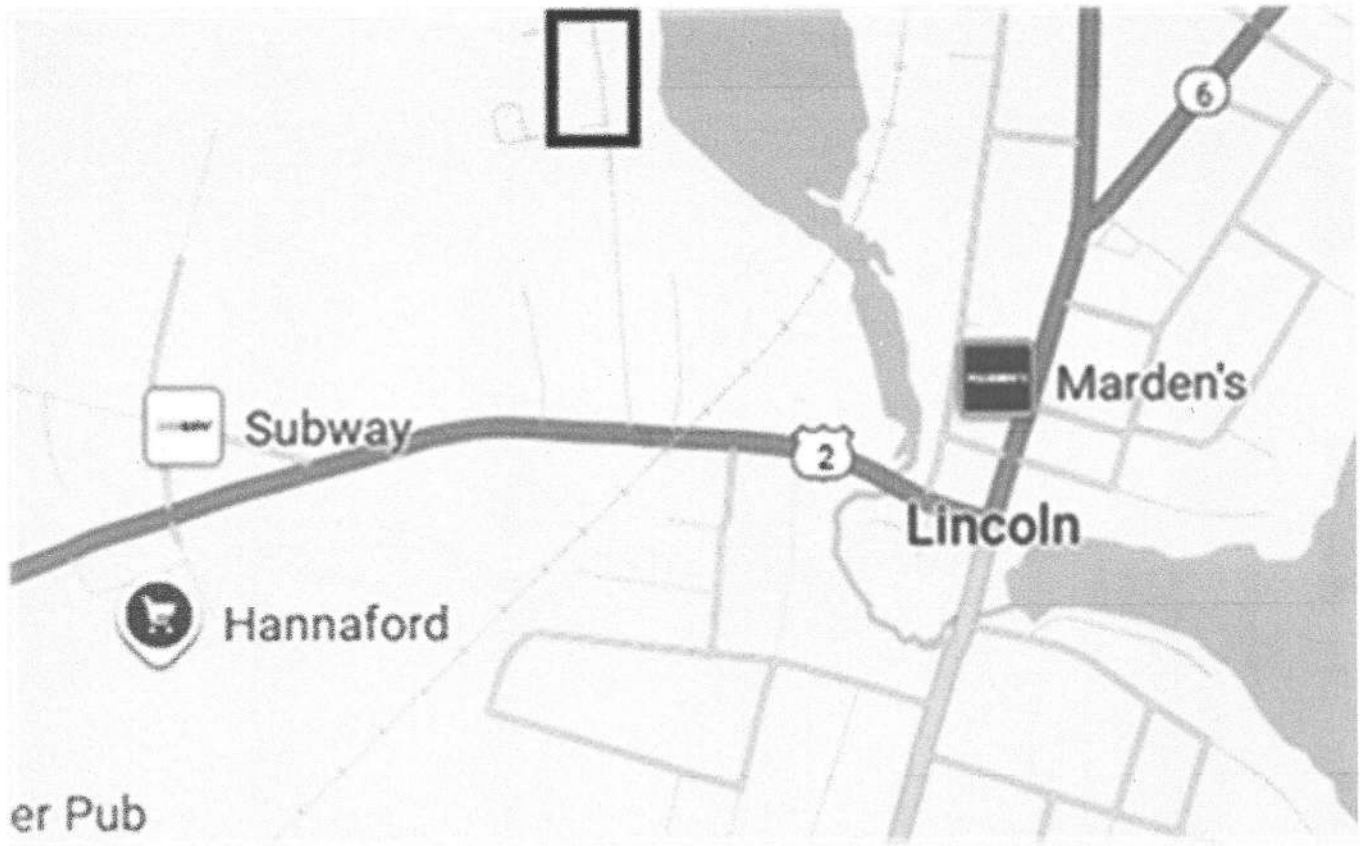
Please submit five copies of qualifications statement to:

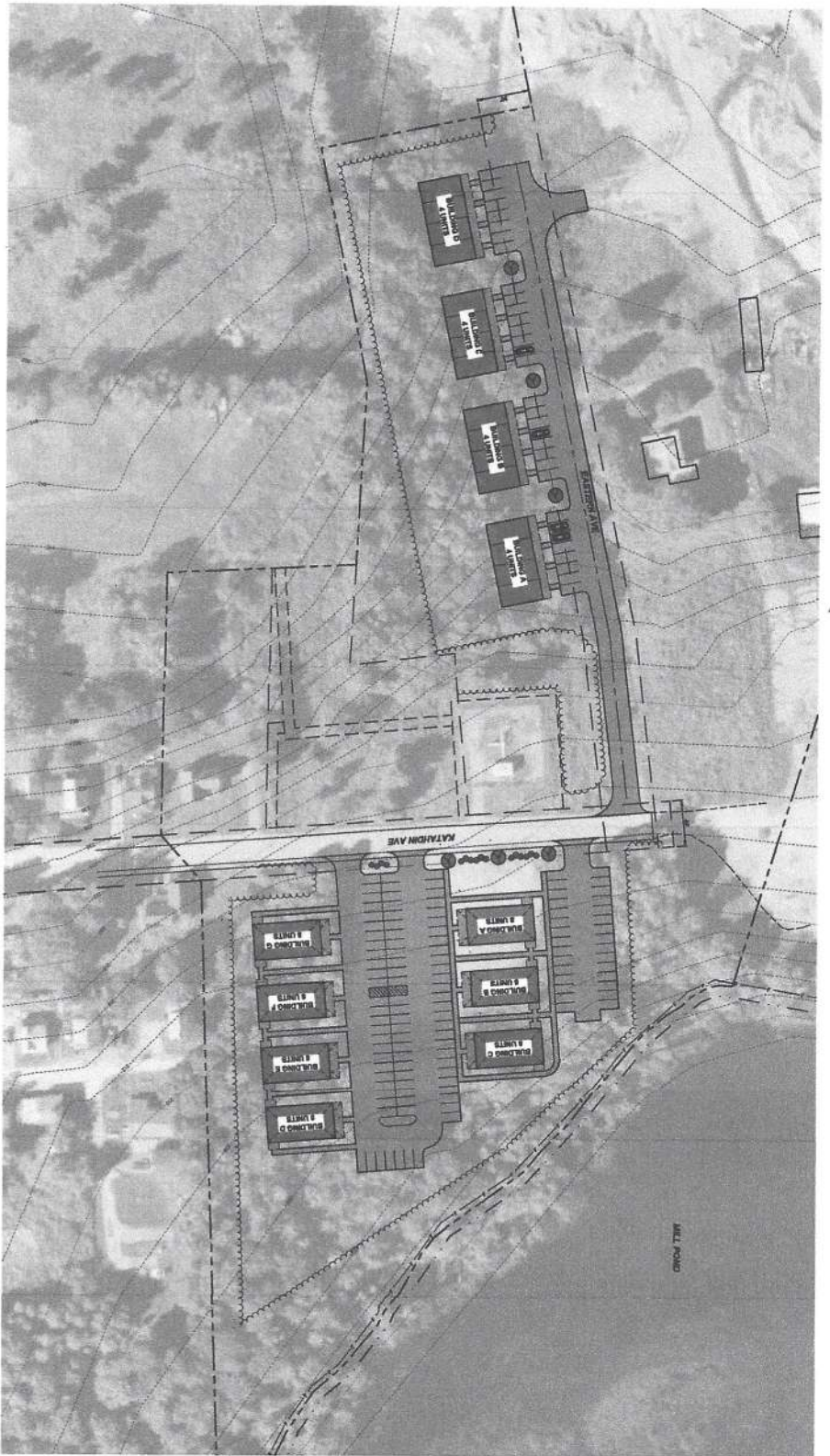
Ruth Birtz
Economic Development Administrator
Town of Lincoln
29 Maine Street
Lincoln, Maine 04457

General questions can be submitted in writing to:

Steve Levesque
Economic Development Advisor
Steve@SHL.bz

Project Area





ROWHOUSE QUAD PLAN
 OF PROPOSED DEVELOPMENT

4 UNIT APARTMENT BUILDING
 OF PROPOSED DEVELOPMENT



LEGEND:

PROPOSED BUILDING	ASPHALT	LANDSCAPING
EXISTING BUILDING	PAVEMENT	UTILITY
EXISTING DRIVEWAY	CONCRETE	WATER
EXISTING FOOTCOURT	GRAVEL	SEWER
EXISTING FOOTCOURT	GRAVEL	STORM
EXISTING DRIVEWAY	GRAVEL	STORM
EXISTING DRIVEWAY	GRAVEL	STORM

PLAN REFERENCE:

1. HALEY WARD APARTMENT OF 48 UNITS (CONCEPTUAL SITE PLAN)

2. HALEY WARD APARTMENT OF 48 UNITS (CONCEPTUAL SITE PLAN)

3. HALEY WARD APARTMENT OF 48 UNITS (CONCEPTUAL SITE PLAN)

4. HALEY WARD APARTMENT OF 48 UNITS (CONCEPTUAL SITE PLAN)

DEVELOPMENT SUMMARY

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HALEY WARD
 WORKFORCE HOUSING
 LINCOLN SQUARE

**CONCEPTUAL SITE PLAN
 OPTION 2**

C101-2

NOT FOR CONSTRUCTION

2023.04.15

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