

LANCASTER AFFORDABLE HOUSING TRUST

Prescott Building
701 Main Street - Suite 2
Lancaster, MA 01523

ACTIVE PIPELINE – AUGUST 4, 2023¹

PROJECT SITES²

- **Cottage Lane – MCO & Associates**
Approximately 261-301 Deershorn Road, Chapter 40B

32 Rental Units (25% affordable), including 32 to Lancaster SHI
Status: Under construction. Awaiting state approval for credit to Lancaster's inventory pending MassHousing final approval.
- **Laurel Hill Estates - Harbor Classic Homes**
2038 Lunenburg Road (Route 70), IPOD³ Special Permit with 2 LAU's⁴

23 Ownership Units (8.7% affordable), including 2 to Lancaster SHI
Status: Project on hold until cease and desist order related to stormwater mitigation is formally lifted by Planning Board and Conservation Commission. Currently in peer review phase.
- **Main Street Renovation – Cleveland Street LLC**
213-217-219 South Main Street, Inclusionary Zoning

9 Ownership Units (11% affordable), including 1 to Lancaster SHI
Status: Partial permit issued to allow for exterior weather protection; Complete building permit withheld pending Town and EOHLIC approval of Local Action Unit application (per Inclusionary Zoning bylaw)
- **Neck Farm – Neck Farm LLC & Baystate Investors**
13 Neck Road, Chapter 40B

11 Rental Units (25% affordable), including 11 to Lancaster SHI

¹ Active pipeline includes projects in review with a town board and/or building inspector within approximately the last 3 months; projects having received approvals and put on SHI by DHCD pending building and/or certificate of occupancy permits.

² Regulatory review may result in a reduced unit count. Listing a total project unit count in this pipeline is not an assurance of future built units.

³ Integrated Planning Overlay District (IPOD) as defined in Town of Lancaster Planning bylaws and unrelated to affordable housing specifically.

⁴ Local Action Unit (LAU) is defined in the "Definitions and Frequently Asked Questions" section of the Affordable Housing Trust website.

Status: MassHousing is reviewing Neck Farm LLC’s 40B Application for Project Eligibility, including feedback received during the local public comment period.

- **The Landing – Capital Group**

Approximately 1410 – 1474 Lunenburg Road (Route 70), Chapter 40R

146 Rental Units (25% affordable), including 146 to Lancaster SHI⁵

– OR –

White Pond Road/Rear of New England Specialty Soils, Chapter 40B
200 Ownership Units (25% affordable), including 50 to Lancaster SHI

Status: Option 1 awaiting Attorney General approval and local 40R plan submittal by developer thereafter; Option 2 received preliminary eligibility approval from MassHousing and requires Comprehensive Permit hearing

Other Inactive Pipeline

- Atlantic Union College Campus, Main Street
*2/24/23 press release announced return to college campus
- DCAMM Campus, Old Common Road
- Goodridge Brook Estates, Sterling Road

Note: The vacant portion of Memorial School (39 Harvard Road) is surplus municipal property included in the Town’s approved 2020-2024 Housing Production Plan for senior and disabled housing. However, town counsel review dated April 10, 2023 determined it is currently limited to recreational use under a deed restriction.

⁵ Subsidized Housing Inventory (SHI) is defined in the “Definitions and Frequently Asked Questions” section of the Affordable Housing Trust website.