

LANCASTER AFFORDABLE HOUSING TRUST

Meeting Agenda

Thursday, April 4, 2024 via ZOOM

7:00 P.M.



Join Zoom Meeting

<https://us02web.zoom.us/j/83877926978?pwd=WmxWL3pHeFF5UGNwTIVpTWU4NHMwUT>

[09](#)

Meeting ID: [838 7792 6978](#)

Passcode: [270620](#)

Meeting Materials

<https://www.ci.lancaster.ma.us/affordable-housing-trust/pages/meeting-materials>

I. Call to Order & Administration

1. Victoria Petracca, Chair, will call the meeting to order
 - a. Roll call attendance
 - b. Future vacancy

II. Approval of Meeting Minutes

1. Review & take action on Meeting Minutes of February 1, 2024; February 15, 2024; March 7, 2024

III. Scheduled Appearance(s)

1. Nels Nelson, Principal at CommunityScale
 - a. Introduction of selected consulting firm for Lancaster Housing Production Plan 2024 – 2028
 - b. Review scope of work, timeline, methodology and next steps
 - c. Note: An approved Housing Production Plan is a requirement for Safe Harbor

IV. Updates to SHI Pipeline (in order of number of affordable units)

1. 40R Smart Growth District, approximately 1410 – 1474 Lunenburg Road, Route 70
2. Neck Farm Estates, 13 Neck Road, Chapter 40B, Comprehensive Permit
3. Laurel Hill, Harbor Classic Homes, 2038 Lunenburg Road, Special Permit
 - a. Review draft letter from Affordable Housing Trust to Planning Board
4. Property rehab, Cleveland Street LLC, 197 South Main Street, Inclusionary Zoning, Local Action Unit

V. Updates to Existing Subsidized Housing Inventory (SHI) - None

VI. Correspondence

VII. Public Comment

VIII. New Business

IX. Communications

1. Next Scheduled Affordable Housing Trust Meetings
 - a. Thursday, May 2, 2024 at 7 P.M. via Zoom
 - b. Thursday, June 6, 2024 at 7 P.M. via Zoom
2. Resident Survey for Lancaster 2035 Comprehensive Plan (available on-line or paper)
3. Neck Farm Estates Comprehensive Permit Hearing
 - a. Continued to Thursday, April 25, 2024 at 7 P.M. in person at Nashaway Room, Prescott Building and via Zoom

X. Adjournment