

Andover Housing Partnership Committee

The Andover Housing Partnership Committee (AHPC) was created in August 1987. Currently there are seven active members and several ex-officio members.

The formation of the AHPC signified the recognition by the Town of Andover's leaders that the concern of affordable housing and its relationship to community character was of utmost importance.

The guiding mission of the AHPC is to serve as a resource on all issues relating to housing in the Town of Andover to the town's elected officials, appointed board members and the community at large.

The AHPC welcomes interested people in becoming new members.

Below is a Toolbox of Goals and Objectives based on the Town's current needs, the 1992 Mater Plan and the 1992 Housing Plan. Please note that some items have been completed.

Toolbox:

- 1) The preservation of affordability at Andover Commons and other existing affordable housing complexes.
- 2) Use of tax title land (as identified in the 1992 housing report) for affordable housing.
- 3) Passage of the Community Preservation Act as a source of funding for affordable housing; encourage combination of affordable housing, open space and historic preservation on the same parcel of land.
- 4) Fund an annuity to enable the town to purchase affordable housing through a right of first refusal when affordable restrictions expire from former comprehensive (40B) projects.
- 5) Reconsider a multifamily zone around the central business district – as proposed in 1986.
- 6) Consider construction of affordable housing for rental to faculty at town owned school sites.
- 7) Approach non-profit landowners (including the Conservation Commission) about sites with existing frontage on a public way for affordable housing.
- 8) Fee reduction in exchange for discounted rent - this proposal would allow individual property owners to provide affordable apartments for rent (with a deed restriction) in exchange for reductions in town taxes and fees.
- 9) Short-term rental of affordable apartments within individual existing properties where there could be a subsidy from CPA funds.
- 10) CPA funds could be used for low-cost renovation in exchange for affordable units in individual properties.
- 11) Advocacy for state/federal legislation and regulation that advances affordable housing in Andover.
- 12) Place the AHPC firmly in the loop in support of the 1987 town policy that prohibited the disposal of town-owned property without the consideration of potential uses to provide affordable units.
- 13) The AHPC reviewed the Housing Strategies section of the 1992 Housing Report for the Town of Andover. The strategies include:
 - i) Encourage long-term (perpetual) affordable housing using the community land trust (CLT) model. The CLT retains ownership of the land and the owner purchases the house with a ground lease and a deed restriction, which regulates resale value. (The Andover Community Trust is incorporated as a community land trust.)
 - ii) Establish a housing trust fund for promotion, retention and creation of long-term affordable housing for low and moderate-income households.
 - iii) Use available municipal property for development of affordable housing. The Town of Concord developed a request for proposal for Town owned land and 12 units of affordable housing were built.
 - iv) Develop guidelines for reviewing affordable housing proposals.

v) Use available local taxation, permitting and assessment procedures. For example: (a) The Town assessor has agreed to assess the Andover Community Trust's first permanently affordable home at its deed-restricted value of \$100,000, (b) Exemptions/abatements for elderly and low and moderate-income homeowners and those renting to low-income tenants, (c) Abatement of back taxes for abandoned/dilapidated property purchased and renovated for affordable housing, (d) Land transfer tax, proceeds to be used for affordable housing, (e) Streamline the permitting process for affordable housing, (f) Fee waivers - the town has waived building and utility connection fees for Abbot Pond Estates and the Andover Community Trust house, and (g) Modify subdivision design standards to reduce development costs.

vi.) Work with the housing authority on public housing programs, including scattered site affordable units.

vii) Adopt Regulations for the preservation and replacement of residential structures.

viii) Adopt zoning amendments, allowing: (a) Accessory apartments in existing single family homes, (b) Multifamily conversions, (c) Rezoning of IG zones to mixed use zone, (d) Congregate housing for elderly able to maintain semi-independent lifestyle, (e) Dimensional special permits to permit affordable housing on municipal (tax title) property, which does not meet town zoning requirements in size, and (f) Incentive zoning to encourage affordable housing.