

Andover Selectboard

June 12, 2023

Andover Community Trust

Local nonprofit organization

- Dedicated to increasing the supply of affordable homes for families in Andover
ACT has developed 13 affordable homes in Andover
- Promote and develop homes for families making 60-80% of the area median income (up to \$94,650 for a household of 4 in 2023)
- Provide training sites for students from the Greater Lawrence Technical School in carpentry, plumbing, electrical, HVAC.
Approx 100 students per year are able to train in the field.
- Built upon the Community Land Trust model
Land is owned by ACT to ensure it is used for permanently affordable homes

40B Local Initiative Program

A single family affordable home at **13 Mary Lou Lane**

Local Initiative Program (LIP) is a state program that encourages the creation of affordable housing by providing assistance to communities and developers who are working together to create affordable opportunities

- Requires town to describe the support that the community is providing to the project
LIP allows DHCD to provide support to town if needed, allows town to make most financing, design and construction decisions. allows towns to make long term affordability requirements
 - requires a site visit by DHCD
 - Addition to Subsidized Housing Inventory at permitting
- 40B housing is granted more flexible zoning bylaws **in exchange for at least 20 to 25% of the units having long term affordability restrictions**. Chapter 40B **does not allow** developers to override state and federal statutes and regulations, including state and federal environmental protections.

Andover Housing Goals

- Andover SelectBoard

VALUE 5 – RESPECT CULTURAL AND ECONOMIC DIVERSITY
5.3 Support housing alternatives

- Andover Master Plan

2012 current version “It is important to remain a diverse population and with a diverse housing stock.”

H.1.1. Promote the construction and renovation of a wide range of ownership and rental housing types and densities including single family homes less than 2,500 square feet.

Support non-profit organizations that build or renovate housing that is “scattered site” (scattered randomly throughout Andover) and is designed to fit into the character of the neighborhood.

2023 “Diversify Housing Opportunities”

Work to combat the realities of racism and intolerance in Andover by supporting housing programs, policies and initiatives that contribute to an inclusive Andover

Housing Production Plan Action Steps

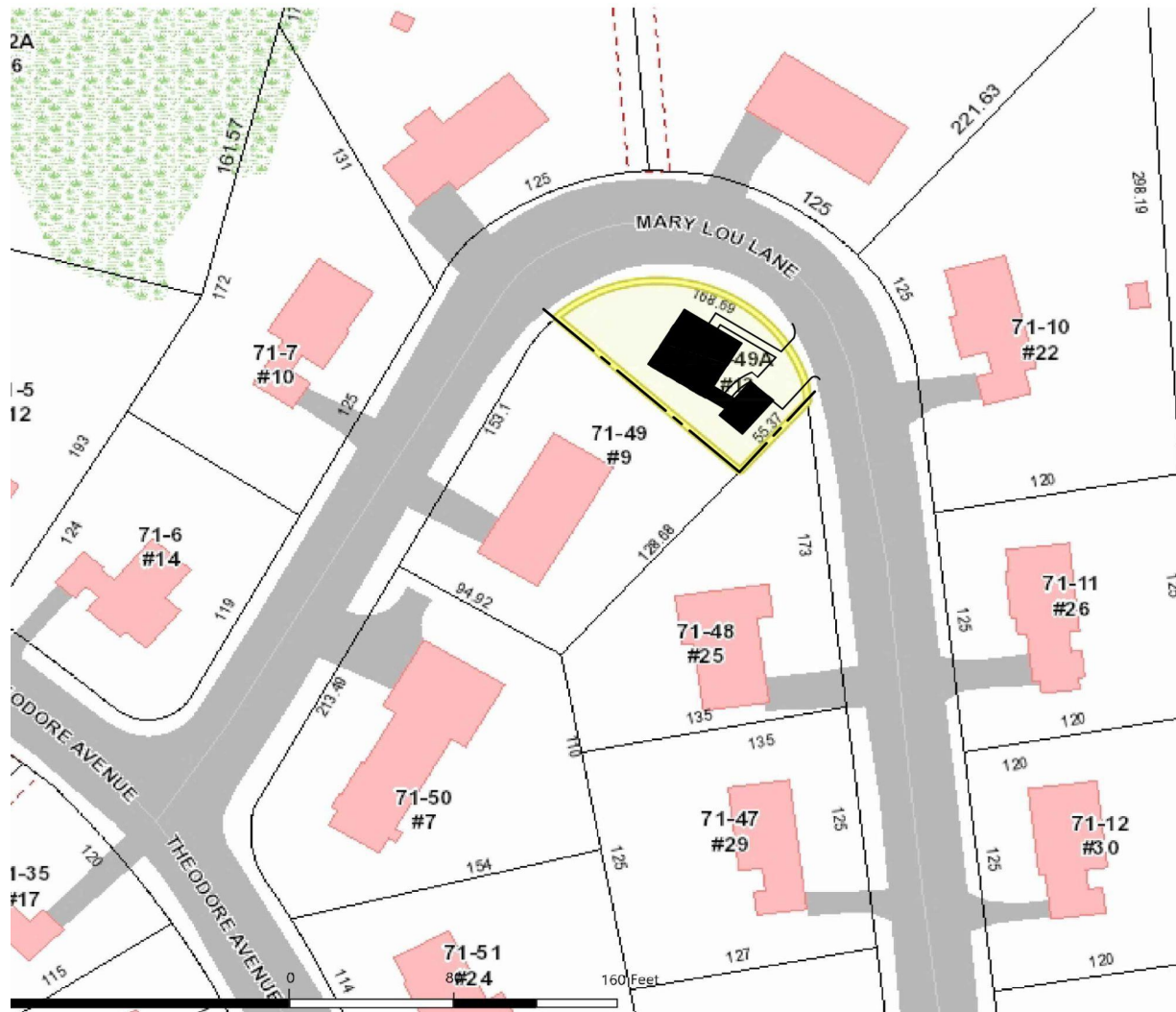
- Partner with for- and nonprofit developers to **create affordable housing**
- Encourage development of housing that is affordable to both low- and moderate income households
- Encourage development of affordable housing for seniors and for persons with disabilities
- Follow Sustainable Design Standards to create/remodel housing units
- Promote an increase in the supply of affordable housing so that Andover remains above the state's Subsidized Housing Inventory (SHI) 10% minimum

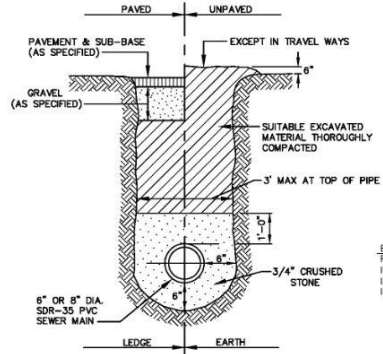
Proposed Home Project

- 1 single-family home, 3 bedroom, 1 ½ bath
- Net zero potential with green building materials, Energy Star appliances, rooftop solar, no fossil fuels, passive house design
- Built with technical school students providing training for future carpenters, plumbers, electricians, HVAC technicians, solar installers and landscapers
- Permanent affordability – ACT will continue to own the land as a community resource and the homeowner will have a 99-year renewable ground lease

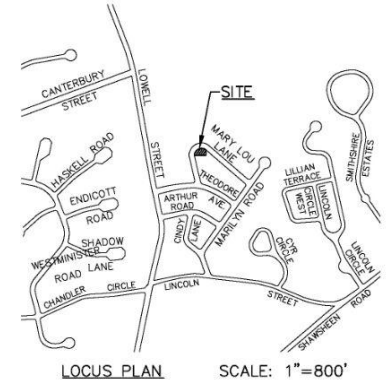
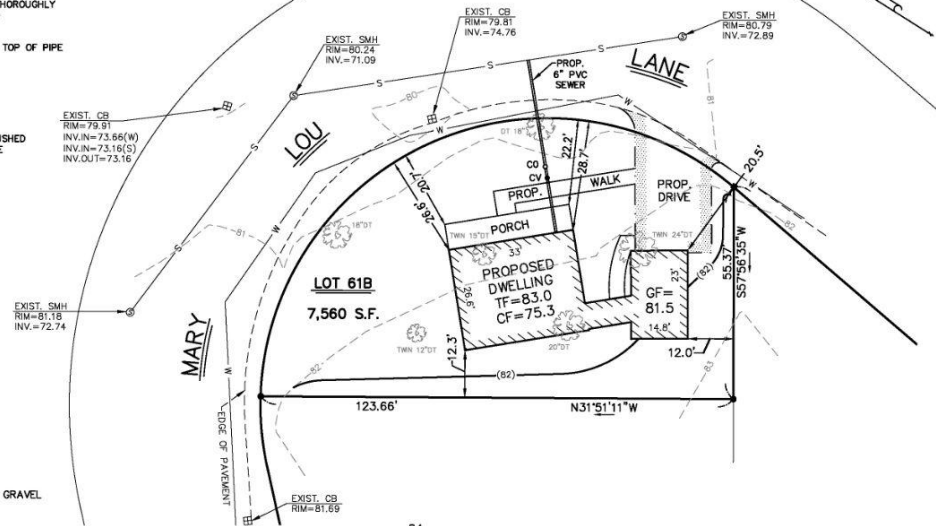
Homes built by ACT







SEWER TRENCH TYPICAL SECTION
NOT TO SCALE



LOCUS PLAN SCALE: 1"=800'

LEGEND:



- NOTE:**
- 1.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ANDOVER RULES AND REGULATIONS FOR SANITARY SEWER SYSTEMS.
 - 2.) ELECTRIC AND TELEPHONE LINES TO BE OVERHEAD.
 - 3.) SEWAGE DESIGN FLOW:
5 BEDROOMS X 110 GPD/BEDROOM = 550 GPD.
 - 4.) THE EXISTING WATER SERVICE SHALL BE DISCONNECTED AT THE MAIN AND A NEW 1 INCH WATER SERVICE SHALL BE INSTALLED FROM THE WATER MAIN.

OWNER/APPLICANT:

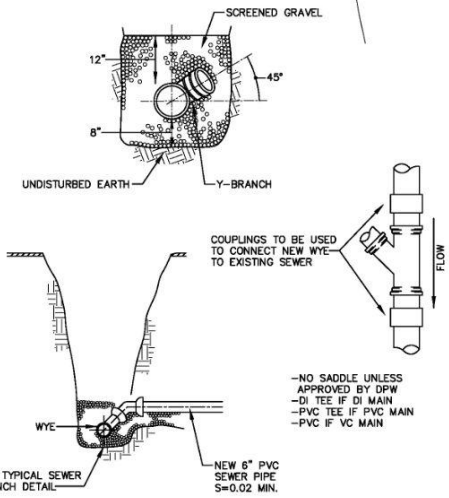
CLEARY ASSOCIATES, LLC
7 MARY LOU LANE
ANDOVER, MA 01810

DEED REFERENCE:

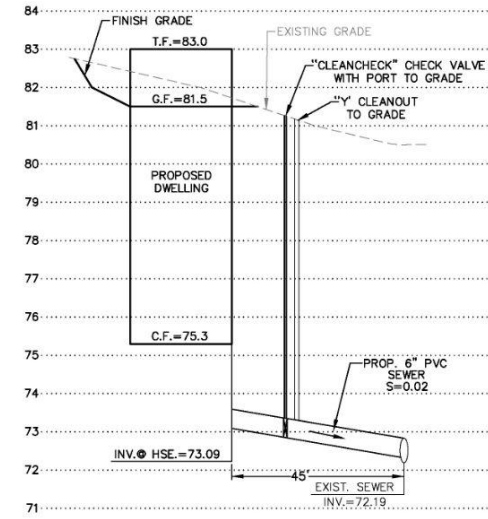
BOOK PAGE

ASSESSORS REFERENCE:

TOWN MAP 71 LOT 49A



TYPICAL NEW WYE TO EXISTING SEWER CONNECTION DETAIL
NOT TO SCALE



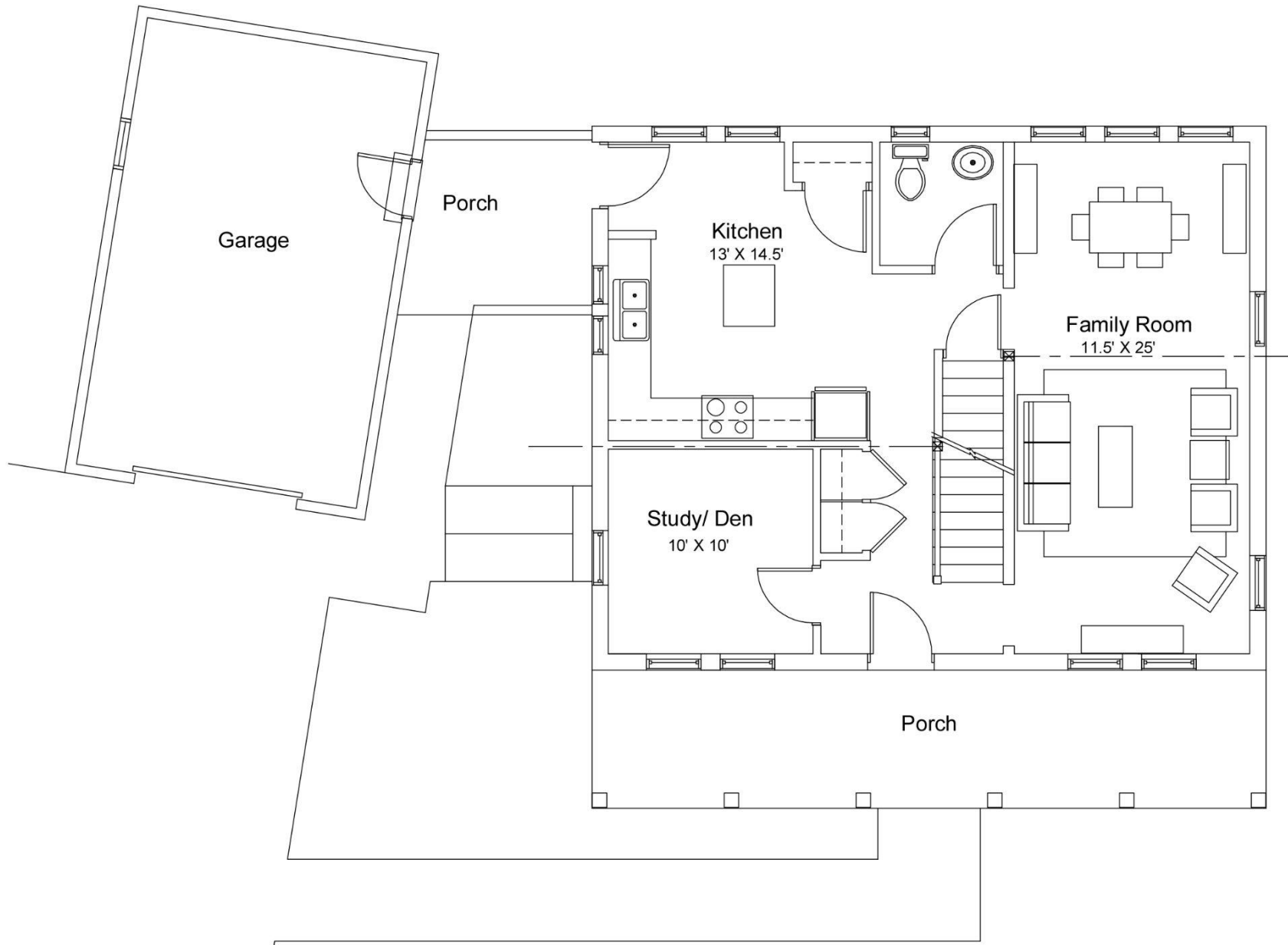
PROFILE - SCALE: HOR.: 1"=40', VERT: 1"=4'

PROPOSED SITE PLAN
13 MARY LOU LANE
ANDOVER, MASS

PREPARED FOR: ANDOVER COMMUNITY TRUST
DATE: FEBRUARY 9, 2023
SCALE: 1"=20'

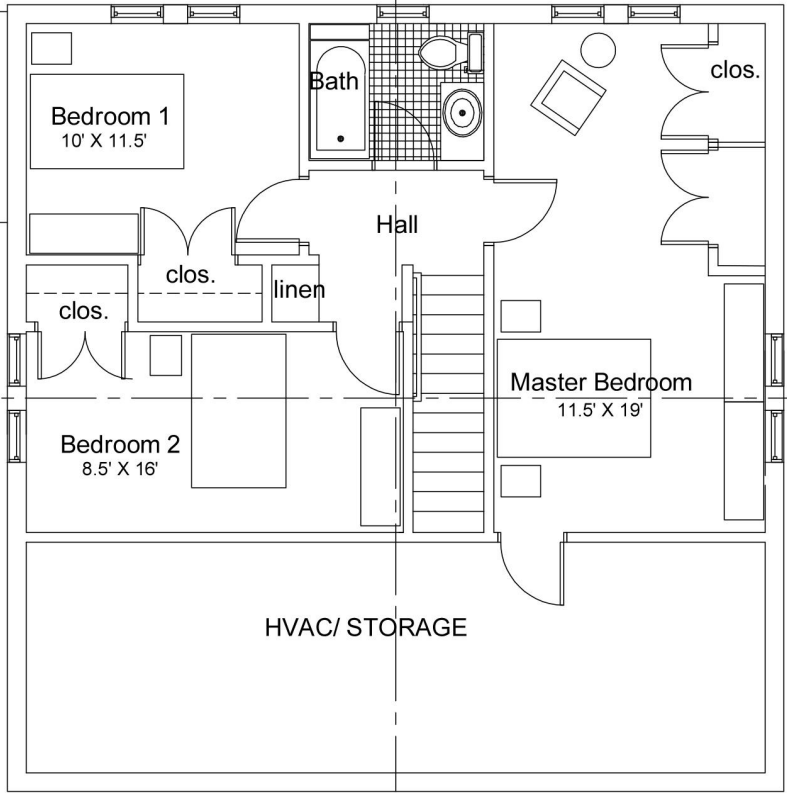
FOR REVIEW

andover consultants inc.
1 East River Place
Methuen, Mass. 01844
Reg. Prof. Engineer



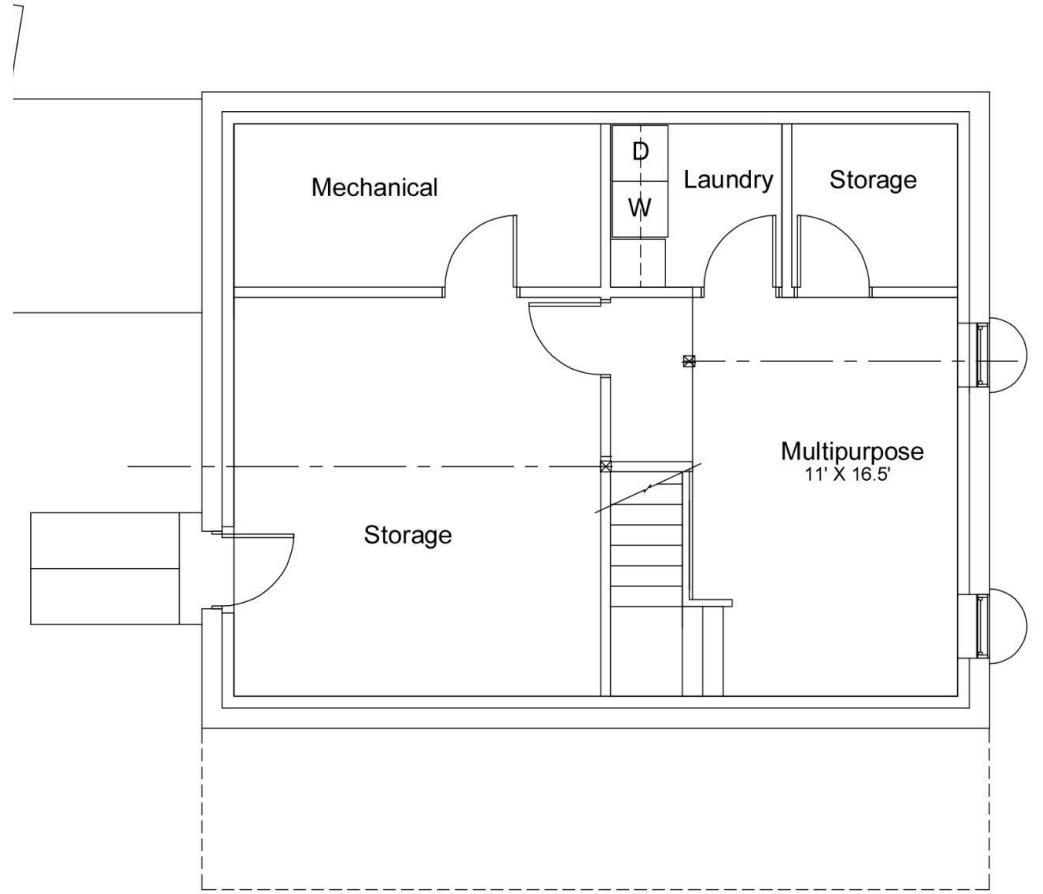
1st Floor Plan

Scale: 1/8" = 1'-0"



2nd Floor Plan

Scale: 1/8" = 1'-0"



Basement Plan

Scale: 1/8" = 1'-0"



- Unshaded southern exposure on back of house
- Mature street trees to remain
- More windows on south side
- Solar panels on back roofs
- Visitability design

ACT Homeowners



To qualify for 40B housing

- Income within the 80% AMI limit established by HUD. 2023= \$94,650 for family of 4
- First-time home owners, with a few exceptions (displaced homeowners, over 55, etc.)
- Live in the home as a principal residence
- Agree to a deed restriction that describes the responsibilities you will have as an affordable unit owner
- Assets must be below \$75,000

ACT will build with Greater Lawrence Technical School



Building an ACT home is more than just building skills, it's learning about teamwork, standards and respect for your fellow worker.



Project Timeline

- March 2023** Meet with neighbors
Presentation to Andover Housing for All Coalition
- April** Presentation to Andover Housing Trust Fund Board
- May-June** Presentation to Andover SelectBoard for support to apply for “friendly” 40B

Final project design
- June 2023** Application to Mass. DHCD for approval of site

Application for Comprehensive Permit from Andover Zoning Board of Appeals for a 40B Local Initiative Project
Final construction documents
Building permit
Closing of land sale
- Summer 2023** Site work, building foundation
- School years 2023- 2025** House construction
- Summer 2025** ACT Homeowner selection
Sale of unit to income eligible buyer

Neighbor meeting March 19

We heard concerns about a high water table and drainage issues.

Test pit on April 7, no water down to 10'2", clay in bottom ft area

Rainfall Mar-Apr 3.42-3.6 in., highest avg in June and Oct 4.1 in.

There are 2 catch basins in the street at the front and west of the property

We heard concerns about property values.

Current values \$593k - \$1200k, ACT assessed home values \$475k - \$733k

No ACT homes have gone down in value since construction

We heard concerns about aesthetics and site lines.

The home will again be professionally designed

We heard concerns about the nonconforming setbacks.

This is a small lot and as always we will follow all conditions set out by the ZBA in the comprehensive permit

We will offer the neighbors fencing as we have in previous projects.



THANK YOU!