



Town of North Andover
Community Preservation Committee
 400 Osgood Street North Andover, MA 01845

Community Preservation Act Project Submission Sheet

Submission Date: February 10, 2005

Submitter/ Contact Name: Heidi Griffin, Community Development and Services Director

Submitter's Address / Phone Number: 978-688-9533

.....400 Osgood Street

.....North Andover, MA 01845

Project Name: North Andover Planned Production Plan

Project Description (attach additional pages, if needed)

...See attached sheet

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FY	Total Cost	CPC Funds Requested	Other Funding?	Purpose:
2005	\$40,000	\$40,000		<input type="checkbox"/> Open Space
2006				<input type="checkbox"/> Historic Preservation
2007				<input checked="" type="checkbox"/> Affordable Housing
2008				<input type="checkbox"/> Recreation
2009				
Total				[Please check all that apply]

How does this project help preserve North Andover's character? ...See attached sheet

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Is this project affiliated with any Town Board, Department, or Committee? . Yes – See attached sheet

For Community Preservation Committee Use Only:

Received:

Associated Town Committee:

Reviewed on:

Determination:

Project Description:

The Housing Partnership Committee believes the highest priority for affordable housing development in North Andover is to generate a comprehensive plan. Components of the plan will include:

- Housing Needs Assessment – a quantitative assessment of the need in North Andover for housing units affordable to households in various income ranges (less than 30% of AMI, 30 - 50% of AMI, 50 – 80% of AMI, 80 – 100% AMI) as well as elderly, special needs, etc.
- Vision Statement for desired AH projects – a statement of goals; should ownership or rental be emphasized? Detached housing or condo/town home? Also, desired design features should be described.
- Implementation Strategies
 - Identify specific tools and planning concepts (e.g. incentive zoning, smart growth, etc.) with examples of how they might be applied in North Andover.
 - Identify sites or geographic areas where tools are to be applied.
 - Identify town-owned land with potential for affordable housing potential (e.g. Bradstreet School, site of current police station; etc.)
 - Identify strategies for accessing funds from other sources, such as the federal HOME program or CDBG grants.

An additional requirement on the plan is that it be approved by the Department of Housing and Community Development as a Planned Production Plan.

The majority of the Community Preservation Act funds requested in this proposal will be used to hire a housing consultant to develop this plan. The remainder will be used to publicize the plan, printing costs, and to garner public support for the goals and the strategies. We are attaching a spreadsheet of communities with approved Planned Production Plans and the amounts they expended on a Planned Production Plan. The average seems to be approximately \$30,000. If this project is funded, the consultant will need to be hired through the public procurement process in accordance with M.G.L. Chapter 30B. Finally, we are attaching the list of components required by the Massachusetts Department of Housing and Community Development in the event further background of the “scope” and “tasks” are of interest to the Committee.

How does this project preserve North Andover’s character?

North Andover, traditionally, has had a mixture of housing types and prices. This diversity has been eroding for some time, with the escalation of land prices, tear-downs of a few smaller more affordable houses, and the conversion of rental units to condominiums. The Master Plan of 2000 and the Community Development Plan of 2004 both support maintaining the diversity of housing.

The Community Development Plan is a comprehensive strategic plan for development within North Andover. It encompasses economic development as well as housing, and includes an assessment of impact on transportation infrastructure and on open space. It provides a framework for the development of affordable housing, but it does not provide sufficient detail to function as a road map. One of the recommendations in the CDP is to “develop a Comprehensive Permit Policy that identifies (a) community housing needs and (b) preferences for affordable housing development, design and locations” (Page 51). The Affordable Housing Development Plan carries out this recommendation of the CDP and completes the planning process initiated with the CDP.

Is this project affiliated with any Town Board, Department, or Committee?

Yes. The consultant will be working with the Community Development and Services Director and the North Andover Housing Partnership Committee, a committee appointed by the Selectmen to foster affordable housing development. Members of the HPC include the Executive Director and the Chairman of the North Andover Housing Authority, and a member of the Zoning Board of Appeals.