

## ACT Celebrates Completion of Two Affordable Homes at Annual Meeting

George Bixby, president of Merrimack Valley Habitat for Humanity, was the keynote speaker at Andover Community Trust's annual dinner meeting, held at the Greater Lawrence Technical School. George shared the challenges facing Merrimack Valley Habitat for Humanity, which has enabled fifty-five families to become first time homeowners in the Merrimack Valley since 1986.

New board members, Lynne Batchelder and Sandra Davila were welcomed at the meeting.

- Sandra and her husband, Melvin, are ACT's newest homeowners. They have two young sons.
- Lynn is a research chemist and a member of the Andover Zoning Board of Appeals.

Past director, Nancy Redding, who served as chair of the owner selection committee, was honored with a poem by board member, Joan Johnson:

ODE TO NANCY REDDING (Friend of ACT)

*She started out a neighbor  
And fast became a friend  
She worked for social justice  
From beginning to the end.*

*She figured out the problems  
Of how to make things fair  
She didn't get discouraged  
Or ever show despair.*

*No one has worked more hours  
To find the right home owner  
Although she leaves us now  
We surely won't disown her.*

*And now that she's retired  
We thank her, every one  
We always will be grateful  
For all the work she's done.*

THANK YOU, NANCY



Keynote speaker on the right: George Bixby, president, Merrimack Valley Habitat for Humanity; center, Margot Bixby and on the left, Larry Sharp, executive director, Merrimack Valley Habitat for Humanity



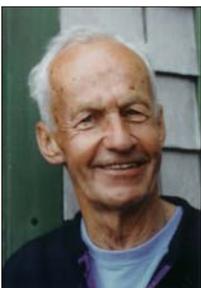
Andover Community Trust homeowners and board members: From left to right: owners Mercedes Duran and Sandra Davila; board members Nancy Redding, Tana Sherman and Terry Anderson; and Mercedes husband, Amet Marin.

### The Volunteer Board of ACT

John Pearson, *President*  
Don Schroeder, *Treasurer*  
Joan Johnson, *Clerk*

Terry Anderson  
Lynne Batchelder  
Sandra Davila  
Mercedes Duran  
Wendy Gallant  
Tom Galligani  
Alice Kleinhans  
David Lindsay

ex officio  
Susan Stott, Executive Director



## Fred Stott 1917–2006

*We miss Fred.*

A member of our board, our clerk, our cheerleader, friend and Advocate, Fred Stott epitomized the very model of public spiritedness and Spirit. He challenged us and he supported us. He thanked us. He charmed us. And in his estate he left us a major financial gift. Fred's son Sandy, in remarks at the memorial service at Phillips Andover's Cochran Chapel, called his father "an Apostle of Hope." He was certainly that. From his business card saying simply "Frederic A. Stott, Advocate" to his letters and phone calls, his thank-you notes, his complete attention and engagement in every conversation and human encounter, Fred was a passionate promoter of progressive causes. Andover Community Trust is stronger because of him. He will continue to be our inspiration.

## Message from ACT's President



John Abrams, President of South Mountain Company and a Director of Island Housing Trust on Martha's Vineyard, writes in his book "The Company We Keep" about the importance of "people conservation." When affordable housing choices are available in a community, people who otherwise would not be able to live there can benefit from the opportunities

that community provides. And ACT believes strongly that the community itself becomes more vital and livable through economic diversity.

In the last twelve months Andover Community Trust has:

- Completed 2 homes and welcomed 2 new owner families.
- Purchased a lot on Cheever Circle and is about to release construction drawings for bidding by general contractors for what will become ACT's fourth home.
- Received a \$40,000 grant from the town of Andover Municipal Affordable Housing Trust Fund for the Cheever Circle project.
- Received a \$25,000 bequest from our colleague and friend Fred Stott.
- Celebrated the approval at Town Meeting of the Community Preservation Act, the first step in what will eventually provide funds for historic preservation, land conservation and affordable housing in Andover.

All of this has been possible only through the dedication and support of our Board of Directors, our Executive Director Susan Stott, ACT members and the businesses, institutions and town boards and committees that believe in the importance of affordable homes in Andover.

When I write a thank you letter to volunteers and contributors to ACT I include a quotation from Margaret Mead: "Never believe that a few caring people can't change the world. For, indeed, that's all who ever have."

As you review the accomplishments, hopes and dreams reported in this newsletter I hope you will consider increasing your commitment to ACT. If you are not yet a member please use the attached membership form and join us in making Andover a more diverse and welcoming community, one home at a time.

*John Pearson*

## 94 Cheever Circle



*Architect's rendering of home to be completed in 2008*

The Andover Zoning Board of Appeals approved a comprehensive permit to build one permanently affordable home at 94 Cheever Circle in June 2007. Several local contractors have expressed interest in bidding to build ACT's fourth affordable three bedroom single family home, with an anticipated completion date in 2008. The acquisition of Cheever Circle is the first time ACT has purchased a lot for one of its homes. The first three properties were donated by their owners.

The lot at 94 Cheever Circle is the same size as the lots it abuts, but smaller than current zoning permits, since the existing homes were built before current zoning. Since a market rate home cannot be constructed on the lot, it was sold for a price that permitted development of an affordable home, one that an income eligible household (a family of four with total household income less than \$60,000) can afford.

The major challenge facing Andover Community Trust is acquisition of land for future homes. In the next year ACT will reach out to owners of non-conforming parcels, where a modest home, consistent with the existing neighborhood, might be developed and sold to an income eligible household with an Andover connection.

## Why Our New House is Special to Me

This house means a lot to me because I have a new house to live in and sleep in. I love showing my friends and family our house. I like it because it is right down the street from my Grandma's house so I can see her whenever I want to, and I can go down town whenever I want, because it's near our house.

I appreciate the house and all the hard work that was put into it. I want to thank all of the people that helped us with it. I also want to thank my Grandma and Papa for letting us stay with them before we got our new house.

*Jackie Gallant  
age 13*

**PLEASE VISIT THE ACT WEBSITE AT [WWW.ANDOVERCLT.ORG](http://WWW.ANDOVERCLT.ORG)**

## Community Preservation Act (CPA) in Andover

The 2007 Andover Town Meeting approved the implementation of the Community Preservation Act (CPA) in Andover. Andover Town Meeting approved a surcharge of one percent on the local real estate tax, after an exemption for the first \$100,000 of assessed valuation and an exemption for low and moderate income households. The state will match up to one hundred percent of the funds raised by the Town of Andover. However, the final hurdle is approval of the CPA by ballot at the March 2008 Town Election.

At least ten percent of CPA funds raised by the Town must be spent on each of three categories: open space, historic preservation and affordable housing. The remaining 70 percent may be spent on any of the three categories and/or recreation. For many years Town Meeting funded open space acquisition with an authorization to borrow, but now there are no funds left to protect the watershed and add to existing open space reservations. Major renovation projects on the Town's capital improvement program will qualify for CPA funds, matched by the state, if the CPA is passed in March 2008. CPA funds may be used to develop playing fields on land owned by the Town. The Andover Housing Partnership Committee has been working hard to preserve affordable housing units developed in the 1980s to keep the Town above ten percent on the state's subsidized housing inventory and CPA funds could be used to help implement those efforts. The Shawsheen Renaissance project and other dreams for pedestrian walkways along the Shawsheen River would also qualify for CPA funding.

The only sources of funding for local affordable housing efforts in Andover at this time are private grants and donations and funds from the North Shore HOME Consortium (NSHC). The Town joined

the NSHC three years ago and is entitled to HOME funds annually. The Trustees of the Andover Affordable Housing Trust Fund request proposals for use of these funds and decide how they should be allocated. In April 2007 Andover Community Trust was awarded HOME funds for the acquisition of the lot for its fourth permanently affordable home on Cheever Circle. Passage of the CPA in Andover would more than double the funds available for affordable housing in Andover, at a minimum (i.e. the 10 percent share required by state law for affordable housing).

Neighboring towns which have adopted the CPA have taken excellent advantage of the funding that we all pay for through a fee on each transaction at the Registry of Deeds. (North Andover has received more than \$5 million in state matching funds since it passed the CPA in 2002.) If the CPA is passed at the Town Election in March 2008, a Community Preservation Committee (CPC) will be appointed to develop criteria for the use of CPA funds, request proposals from the community and hold public hearings. The CPC will make recommendations to the Andover Town Meeting in 2009 and subsequent years on which proposals the Town should consider funding. Andover Town Meeting will make the final decision on the expenditure of CPA funds.

The citizens who worked to pass the CPA at Town Meeting in April 2007 have formed the Andover CPA Coalition to work for the passage of the CPA at the March 2008 Town election. Look for information and ways in which you can help on their website [www.andovercpa.org](http://www.andovercpa.org), which is under construction. Please vote yes for the CPA at the March 2008 Town election.

*Susan Stott, Executive Director*



River Road



Heather Drive



# THANK YOU

## Thank You to ACT's Generous Donors and Supporters

who enabled Andover Community Trust to fully earn a challenge grant from the Stevens Foundation in 2006-2007

In addition, an anonymous donor matched all new and increased membership donations in 2006-2007 and will do so again in 2007-2008.

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Abbot and Dorothy H. Stevens Foundation

Nathaniel and Elizabeth P. Stevens Foundation

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### LAND

Dikris Kazanjian

Bill Perkins

Steve Stapinski and King Weinstein

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Butler Bank

Citizens Bank

Enterprise Bank and Trust Company

National Grid

RiverBank

Smith Purdon Fund at West Parish Church

TD Banknorth

### GOODS AND SERVICES

Andover Consultants

Andover Paving

Town of Andover

C&K Appliance

Design Lighting and Electrical Supplies, Inc.

Doyle Lumber

Barbara Hicks, Graphic Designer | B•GRAPHIC

Kichler Lighting/The Langlais group

Jackson Lumber

White St. Paint

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### INDIVIDUALS

Terry Anderson

Joyce Andrews

David Wilbur and Lynne Batchelder

Wilfred Berard

Margot Bixby

Cynthia Barrakatt and Rich Bizzozero

Elizabeth Black

Thomas and Mary Carroll

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Carol Baffi-Dugan and John Dugan

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Skip and Chris Hartwell

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Joan Johnson

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Larry and Tina LaFranchi

Bob LaVoie

David Lindsay

Stephen and Hilary Loring

Mary Lyman

Susan and Phil Malloy

Cheryl McKeogh

Thomas McMillan

Michael Morris

Nancy and Don Mulvey

Karen and Cal Mutti

Donald and Roxann Nickerson

John Pearson

David and Rachel Penner

MJ Powell

Willard and Joyce Robinson

Valerie Roman

Marcia and Larry Sharp

Don Schroeder

Fred and Marjorie Snell

Martha Solish

Fred and Susan Stott

Sean Sullivan

Suetta Tenney

Susan Tucker

Louise Valleau

Norman Viehmann

Anne Wilson

## Other Andover Affordable Housing Organizations

### ANDOVER HOUSING PARTNERSHIP COMMITTEE

The Andover Housing Partnership Committee (AHPC) is an appointed town committee, established by the Board of Selectmen in the mid-1980s to review comprehensive permit applications made to the town and to advise the zoning board of appeals, which is charged to approve or deny comprehensive permits under Massachusetts General Laws, Chapter 40B. During the past few years, the AHPC has concentrated on three areas:

1. Review comprehensive permit applications.
2. Develop recommendations for modifications of the town's zoning bylaw that will facilitate the development of affordable housing in Andover.
3. Negotiate for continued affordability of 264 affordable dwelling units created in the mid to late 1980s under Chapter 40B at Brookside Estates, Riverview Commons and Andover Commons. In 2005 the AHPC reached an agreement with Winn development, owner and manager of Brookside Estates, which will keep 42 units affordable in perpetuity. At Andover Commons 167 units are protected until 2021.

Members are: chair, Joan Duff, Evan Belansky, Vinod Bhandari, Victoria Johnston, Erin McDonough, Frank O'Connor, Bruce Sorota and Sarah Young.

### ANDOVER AFFORDABLE HOUSING TRUST FUND

Established by Town meeting in 2006, the Andover Affordable Housing Trust Fund is responsible for allocating Town funds available for the development of affordable housing. In April 2007, the Trustees awarded grants totaling \$119,000 to support access to affordable housing in Andover.

Trustees are: chair, Kim Sousa, Jan Burkholder, Joan Duff, Carolyn Finlay, Linda O'Connell and Reginald Stapczynski.

### ANDOVER HOUSING AUTHORITY (AHA)

The AHA owns and manages 274 (56 family and 218 elderly) low- and moderate-income rental housing units in Andover. In addition, the AHA administers 127 section 8 rent subsidy certificates, of which 80 support households residing in Andover (including 28 households at Brookside Estates and 30 households at Riverview Commons).

Members are: chair, James Cuticchia, Jan Burkholder, Calvin Deyermond, Daniel Grams, Frank O'Connor. Christine Metzemaekers, executive director.

### ANDOVER'S FUTURE

In 2003, the Andover Housing Authority formed a non-profit Massachusetts corporation, Andover's Future, to provide flexibility and enable the town to apply for funding to develop additional senior housing.

## Yes, I want to be a Friend of Andover Community Trust!

*and continue to receive copies of Andover Community Trust News*

Name(s): \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

### SUGGESTED DONATIONS TO SUPPORT THE WORK OF ANDOVER COMMUNITY TRUST

Leadership gift	\$1000 _____	Sustaining Member	\$100 _____	Supporting Member	\$50 _____
Contributing Member	\$25 _____	Basic Member	\$10 _____	Other	\$ _____

PLEASE CLIP AND MAIL YOUR TAX-DEDUCTIBLE DONATION TO:

Andover Community Trust, Inc.  
P.O. Box 5038  
Andover, MA 01810

Thank you!