A Special Meeting of the Council on Aging Board met on Thursday, April 4, 2019, at the Senior Center at Punchard. Chair Kenneth DeBeneditis called the meeting to order at 8:30 am.

Present: Joan Fox, Jane Gifun, Paul MacKay, Tana Goldberg, Kenneth Debeneditis, Louise Hadad, Annmary Connor

Guests: Paul Materazzo, Director of Planning; Tom Urbelis, Attorney; Denise Johnson, Andover Community Trust; Reid Blute, Pulte Homes

Ken called the meeting to order at 8:30 am and introduced the guests.

Review of Article 61

Tom Urbelis explained Article 61 and the proposed change in age restriction from 62 to 55. If passed, this project would need to go before the Planning Board to revise the permit already received. Tom explained the potential impact of such a change to Chapter 40B development in Andover. Currently 13.2% of Andover’s housing is considered affordable housing. There is a 10% threshold for municipalities; some projects in town will be expiring and Andover’s percentage will be decreasing. Mr. Urbelis discussed the recent DHCD directive regarding age restricted housing and occupancy of persons under 18 years of age. Due to this, there is no way to know if DHCD will continue to count Riverside Woods affordable units toward the Town’s count of state subsidized housing.

Reid Blute from Pulte Homes explained that the Riverside Woods current bylaws do not allow occupancy by people under 18 and that will not change. They are only asking to change the age restriction from 62 to 55. Reid explained that a significant number of people under 62 have been interested in units, and he is looking to broaden the availability to more people.

There was discussion about:

- How this affects the senior population of Andover and their ability to find affordable housing.
- There have been cases of residents interested in downsizing to Riverside Woods before the age of 62 but due to the age restriction instead are moving out of Andover to 55+ housing in other communities.
- Is it worth changing the age restriction from 62 to 55 and risk losing 21 affordable units on the state subsidized housing list.
- Denise Johnson spoke about the project at Riverside Woods and 30 affordable units were permitted and of those only 21 will possibly count on the state subsidized housing list.
because those at or above 80% affordability, of which there are a potential of nine (9) are ineligible.

- Would affordable units come back on the market as affordable – Mr. Blute confirmed that they would.
- Asking DHCD for an opinion prior to Town Meeting. Mr. Blute has requested a waiver of the new policy and has not received a response.
- Andover currently has 1,637 (13.2%) units on the DHCD subsidized housing list; Riverside Woods potential 21 units represent less than one percent (1%) of that total
- The role of volunteers advocating for senior housing – less income as you age
- There was discussion that the typical Massachusetts age restricted housing development is 55+ rather than 62+ and that in fact cursory research did not discover any other development in the Commonwealth of 62+
- Worst case scenario in 2031 Andover could lose 167 units of affordable

MOTION: Jane Gifun made a motion to rescind the letter of support to change the age restriction from 62 to 55; Joan Fox seconded the motion; Paul MacKay and Annmary Connor abstained from voting; motion carries 5-0.

MOTION: Tana Goldberg made a motion to recommend disapproval of Warrant Article 61; Louise Hadad seconded the motion; Paul MacKay and Annmary Connor abstained from voting; motion carries 5-0.

Adjourn: Jane Gifun made a motion to adjourn; Joan Fox seconded the motion; motion carried unanimously.

Meeting was adjourned at 9:30 am

Respectfully submitted,

Christine M. Marshall, Office Assistant