Using Zoning to Encourage Aging in Place
Massachusetts Municipal Association

January 18, 2019
ANDOVER’S DNA

- Single person households increased at a greater rate in Andover than in the county and state, and many of these are older adults living alone.

- By 2035 an increase in older adults is expected to grow by nearly 100%.

- Generally speaking, renters tend to be younger than homeowners, but in Andover there are more renters over the age of 65 than in the region.

- About 80 percent of Andover households own and 20 percent rent their home.

- With changing demographics comes the need to evaluate how to accommodate the future housing needs of Andover’s citizens.
Andover Household characteristics 2000-2015

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>31,247</td>
<td>33,201</td>
<td>34,616</td>
<td>10.78%</td>
</tr>
<tr>
<td>Households</td>
<td>11,305</td>
<td>11,851</td>
<td>12,174</td>
<td>7.69%</td>
</tr>
<tr>
<td>Households with individuals under 18 years</td>
<td>4,692</td>
<td>4,667</td>
<td>4,945</td>
<td>3.26%</td>
</tr>
<tr>
<td>Single Person Households</td>
<td>2,447</td>
<td>2,645</td>
<td>2,666</td>
<td>8.95%</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.74</td>
<td>2.68</td>
<td>2.72</td>
<td>-0.73%</td>
</tr>
<tr>
<td>Average Family Size</td>
<td>3.24</td>
<td>3.18</td>
<td>3.2</td>
<td>-1.23%</td>
</tr>
</tbody>
</table>


Available Housing Units

<table>
<thead>
<tr>
<th>Units in Structure</th>
<th>Andover</th>
<th>Merrimack Valley Region</th>
<th>Essex County</th>
<th>Massachusetts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>est.</td>
<td>%</td>
<td>est.</td>
<td>est.</td>
</tr>
<tr>
<td>1, detached</td>
<td>9,094</td>
<td>71%</td>
<td>66,967</td>
<td>51%</td>
</tr>
<tr>
<td>1, attached</td>
<td>508</td>
<td>4%</td>
<td>10,856</td>
<td>8%</td>
</tr>
<tr>
<td>2</td>
<td>368</td>
<td>3%</td>
<td>12,787</td>
<td>10%</td>
</tr>
<tr>
<td>3 or 4</td>
<td>466</td>
<td>4%</td>
<td>14,721</td>
<td>11%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>463</td>
<td>4%</td>
<td>7,349</td>
<td>6%</td>
</tr>
<tr>
<td>10 to 19</td>
<td>550</td>
<td>4%</td>
<td>6,295</td>
<td>5%</td>
</tr>
<tr>
<td>20 to 49</td>
<td>490</td>
<td>4%</td>
<td>5,271</td>
<td>4%</td>
</tr>
<tr>
<td>50 or more</td>
<td>839</td>
<td>7%</td>
<td>7,157</td>
<td>5%</td>
</tr>
<tr>
<td>Mobile home</td>
<td>19</td>
<td>0.1%</td>
<td>735</td>
<td>1%</td>
</tr>
</tbody>
</table>

Andover Units in Structure, 2017
Excerpts from Andover’s Approved Master Plans:

1992 Master Plan - Goals
- Encourage different housing opportunities for the elderly to accommodate their changing lifestyles and health care needs through alternative residential programs such as life-care or congregate living.
- Evaluate different programs for providing elderly housing and amend the Zoning Bylaw to allow this type of development.

2004 Community Development Plan - Goals
- Identify existing zoning incentives to create affordable housing.
- Adopt additional incentives as needed to reduce housing costs, reduce barriers to housing market, and streamline permitting process.

2012 Master Plan - Goals
- Promote the use of alternative residential programs such as life-care, assisted or congregate living arrangements.
- Consider including in the Single Residence C District additional services for seniors.
HISTORY OF RECENT SENIOR HOUSING ZONING INITIATIVES

- 1997 – Elderly Housing Zoning
- 2008 – Accessory Dwelling Units
- 2013 – Senior Residential Overlay District
- 2015 – Andover Historic Mill Overlay District
- 2016 – In Town Independent Living Overlay District
- 2016 – Create SRA -I Zoning District
- 2017 – ID2 – Residential Dascomb Road
- 2017 – ID2 Residential River Road
2013 - SENIOR RESIDENTIAL COMMUNITY OVERLAY DISTRICT
Examples of Senior Communities

**Senior Residential Community Overlay District (SRCOD) - Andover**
- 113 Acres
- 200 Independent units
- 200 beds in assisted living, congregate living, and skilled nursing

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**The Groves, Lincoln**
- 37 Acres
- 168 independent units
- 130 apartments, 38 cottages

**Carleton-Willard Village, Bedford**
- 72 acres
- 148 independent units
- 100 Nursing/Alzheimer’s beds
- 100 Assisted Living residences

**Edgewood, N Andover**
- 82 acres
- 243 independent units
- 40 Nursing/Alzheimer’s beds
- 100 Assisted Living residences
RIVERSIDE WOODS

Community Benefits:

✓ 14 Single Family Homes
✓ 186 Condominiums
✓ 30 Affordable Units
✓ 7.2 acres open space
✓ Improvements to local infrastructure
✓ Estimated $1.2 million in year one tax revenue
1997 – ELDERLY HOUSING ZONING

Purpose:

• To provide for the development and use of alternative housing and nursing care

• To create home health care, housing and other supportive services for the elderly population

• To encourage the preservation of open space

• To provide alternative housing for the elderly that cause relatively little demand on town services

• To provide housing which is affordable to the elderly population

• 1997 – Planning Board sponsors zoning amendment at Town Meeting, passes 1010 in favor, 1 against
Bridges by EPOCH at Andover

Bridges at Andover - 254 Lowell Street
63 Units of Memory Care Assisted Living
BRIDGES BY EPOCH AT ANDOVER
70 UNITS OF CONGREGATE LIVING
Community Benefits:

- 63 Units of Memory Care
- 6 Affordable Memory Care Units
- 9.3 acres open space
- $75,000 Contribution to the Andover Affordable Housing Trust Fund
- Improvements to local infrastructure
- Estimated $ 177,000 in year one tax revenue
Capital Senior Housing – 139-143 Elm Street and 26 Pine Street
96 units of Assisted Living
Special Permit for Elderly Housing
Community Benefits:

- 96 Units of Assisted Living
- 14 Affordable Units
- 6 Acres open space
- Improvements to local infrastructure
- Estimated $233,000 in year one tax revenue
2013 - ID2 ZONING REZONING
WHAT’S NOT ALLOWED
2017- ID3 ZONING AMENDMENT
Highlights:

- Collaboration with Downtown in event programming and transportation
- Housing developments shall propose a mix of residential uses
- The proposed development shall incorporate areas of recreational space and promote a family friendly environment
- Required 2 sf of business and commercial uses for every 1 sf of residential uses
- A minimum of 25% of all proposed residential units shall be 55 and older.
- All non-age restricted dwellings shall be studio or 1-bedroom units and shall not exceed 975 square feet.
COMMUNITY RESPONSE

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SUPPORT APPROPRIATE DEVELOPMENT. PUT ANDOVER FAMILIES FIRST.

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Andover Town Meeting Rejects Elected Planning Board

Selectmen had opposed the measure, saying it would interject politics into the planning process.
FUTURE MULTI-GENERATIONAL HOUSING OPTIONS
HISTORIC MILL OVERLAY DISTRICT
COMMUNITY CONVERSATION
FUTURE DEVELOPMENT OPPORTUNITY
AT FORMER TOWN YARD
QUESTIONS
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