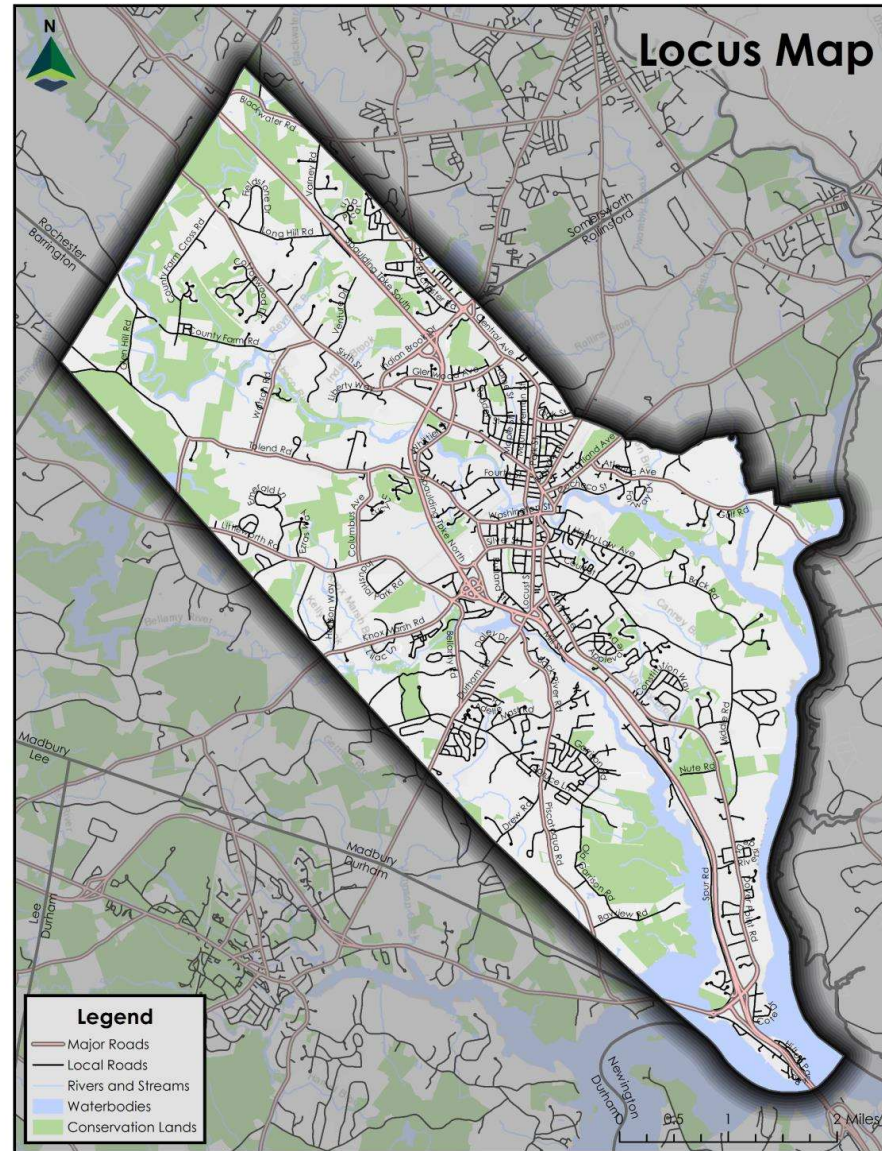


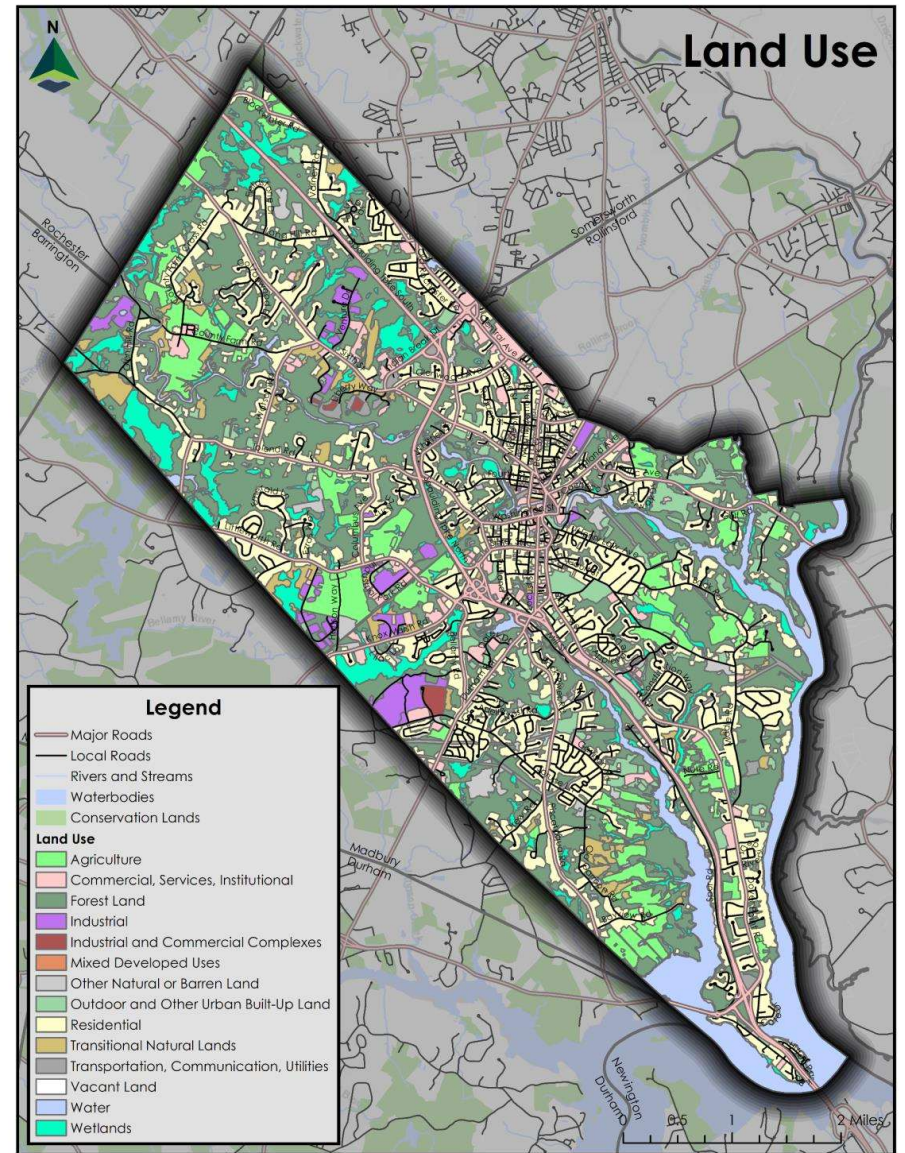
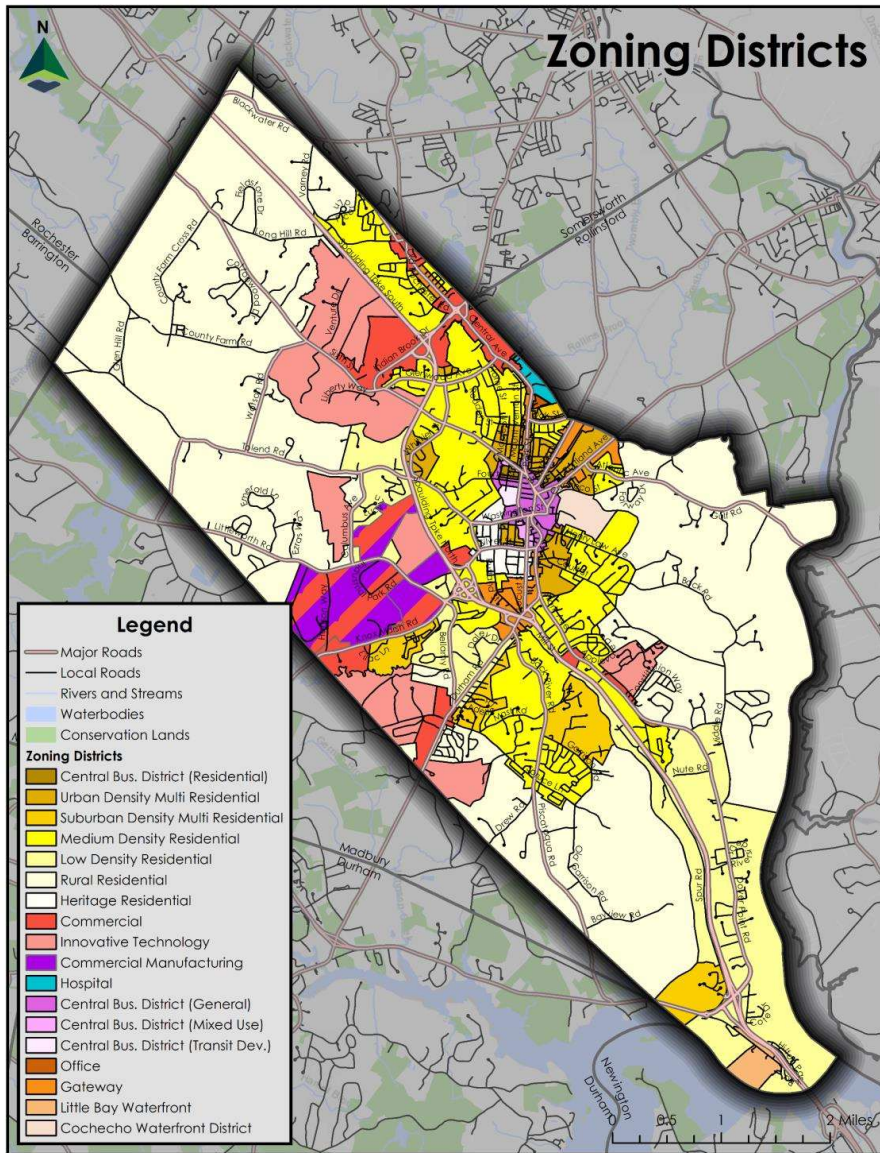
City of Dover  
Housing Committee Meeting  
May 23, 2024

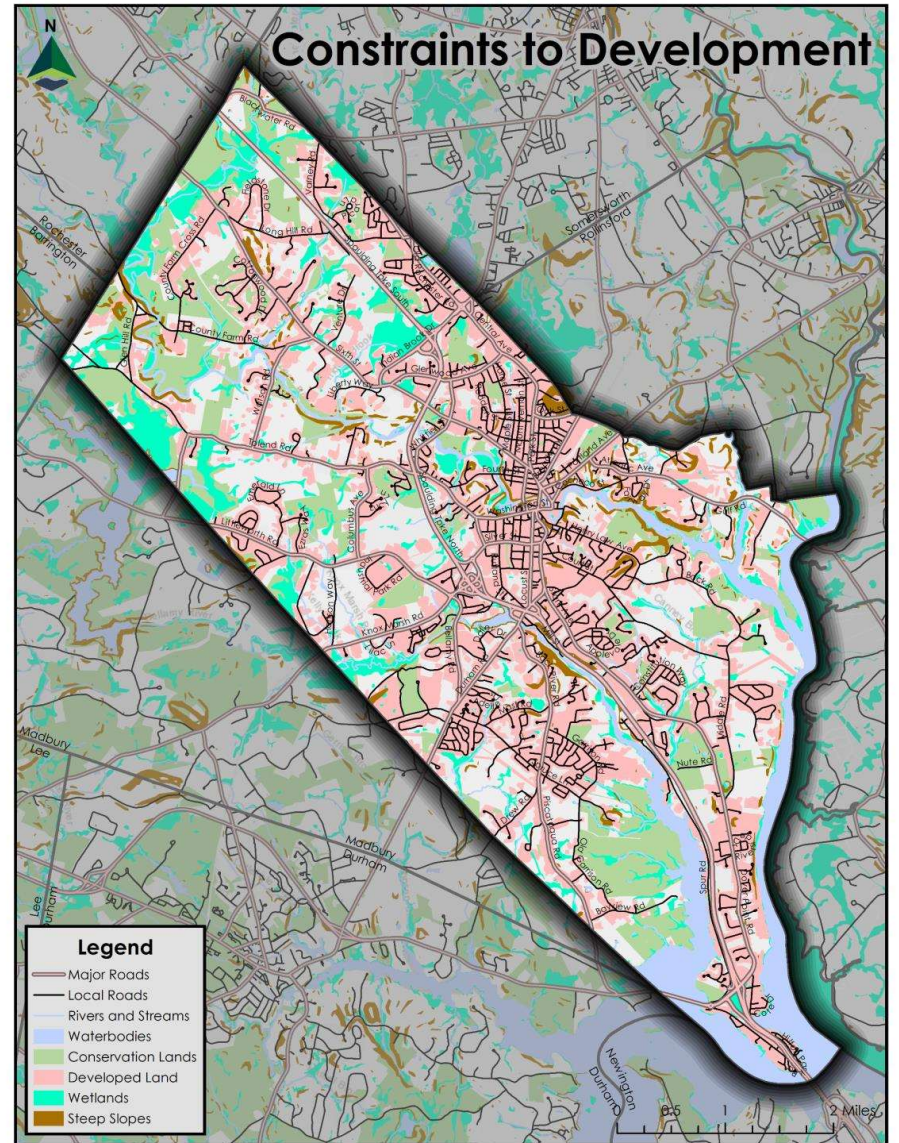
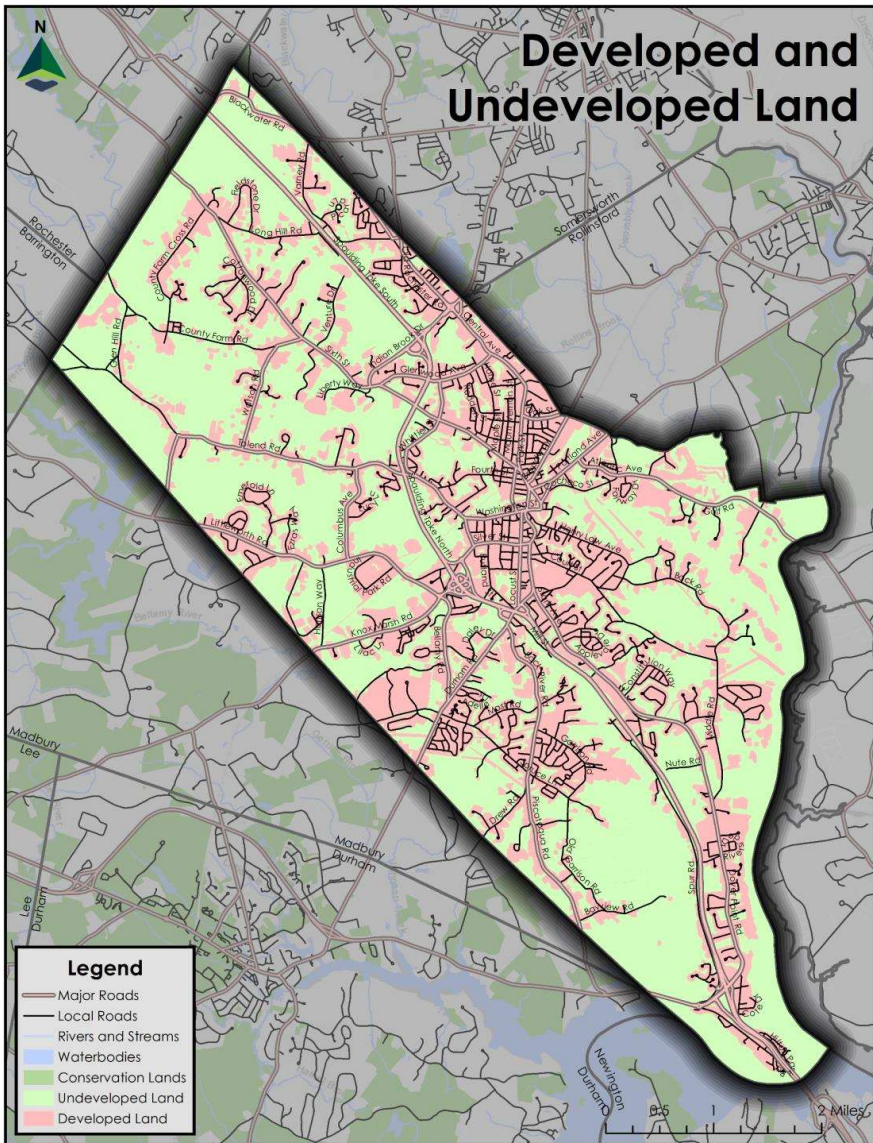
# Agenda

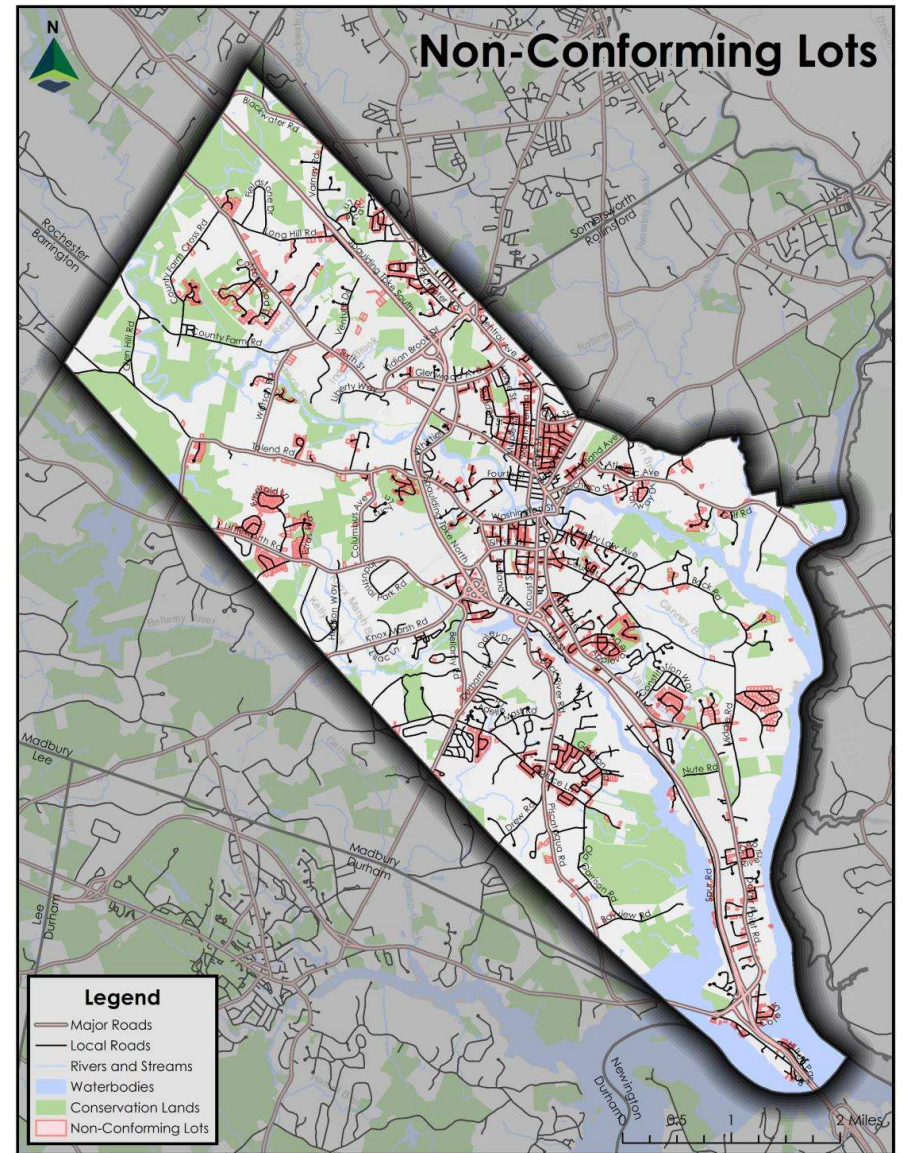
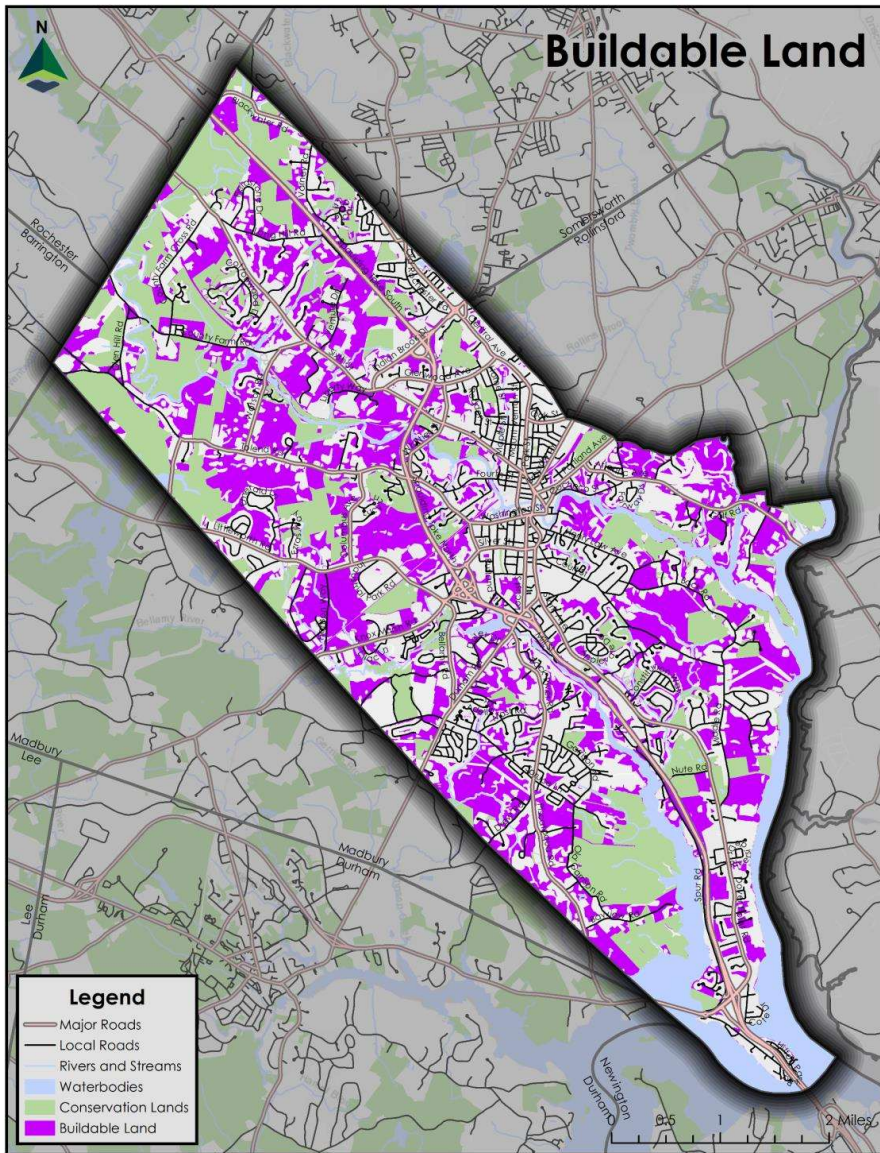
1. Developable Land Analysis
2. Community Engagement
  - Community Housing Survey
  - Visual Preference Survey
  - Developer Interviews
  - Housing Opportunities Stakeholder Outreach
3. Land Use Policy Audit
4. Project Timeline

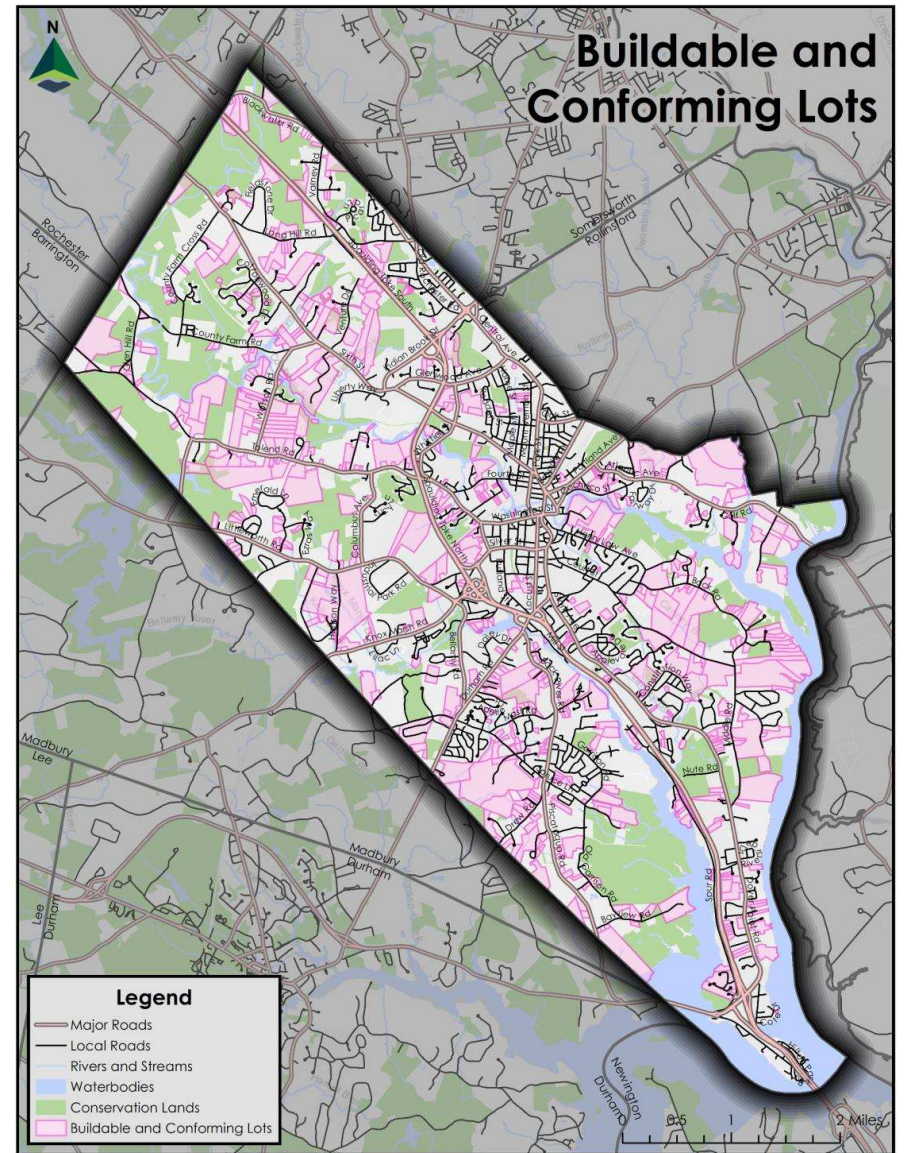
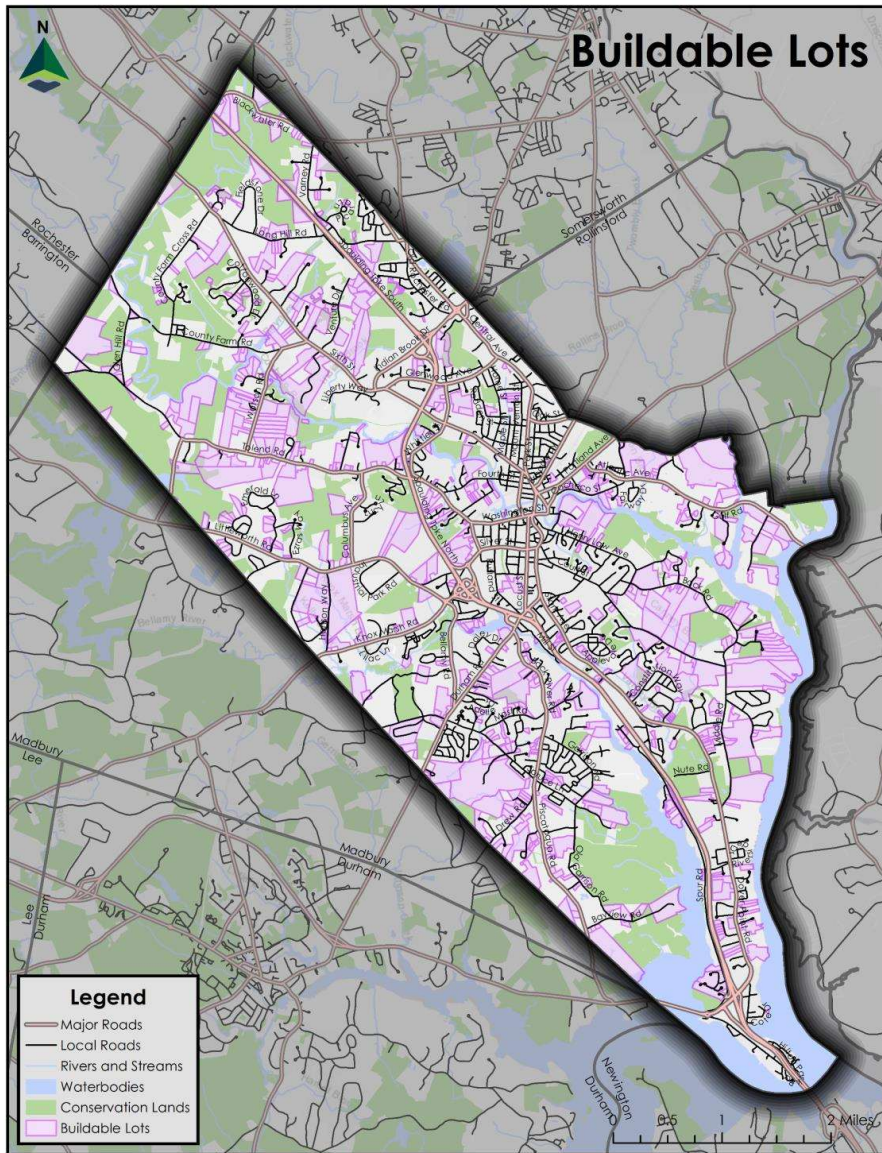
# Developable Lands Analysis

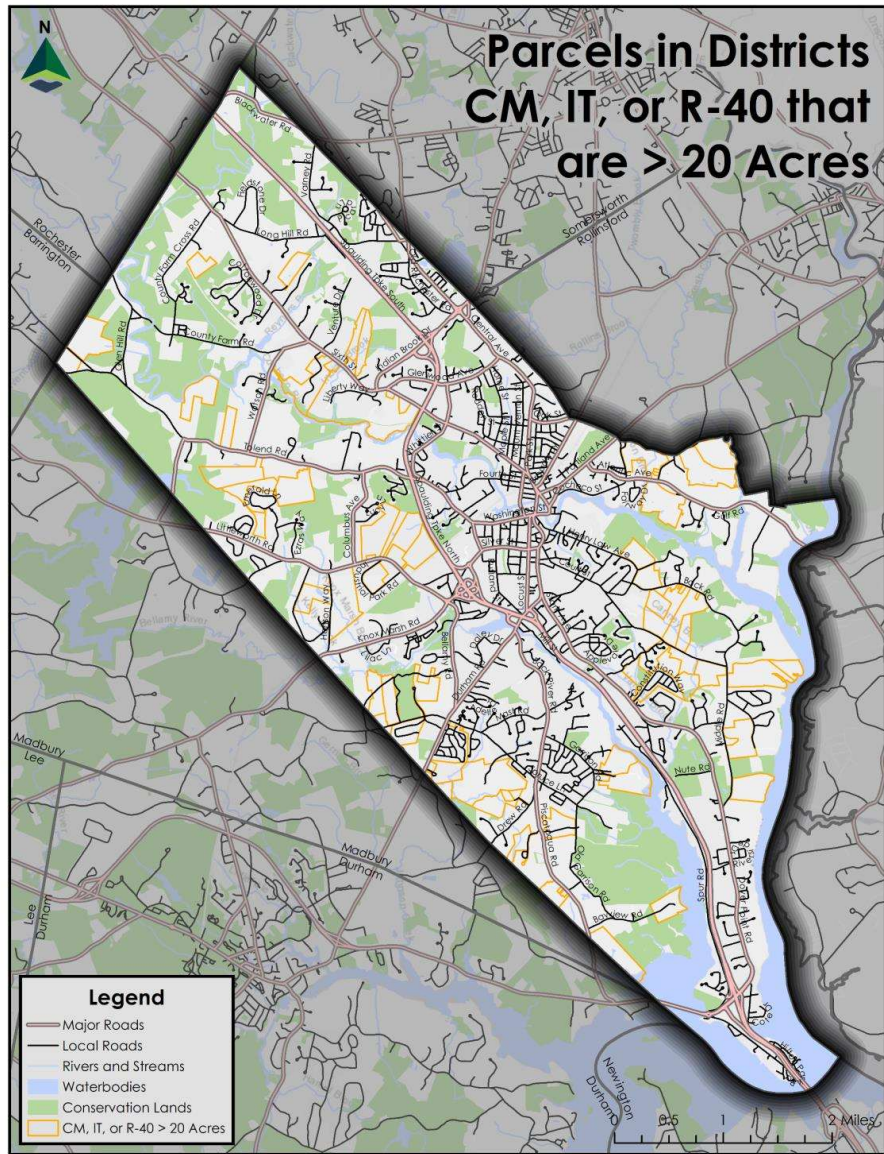












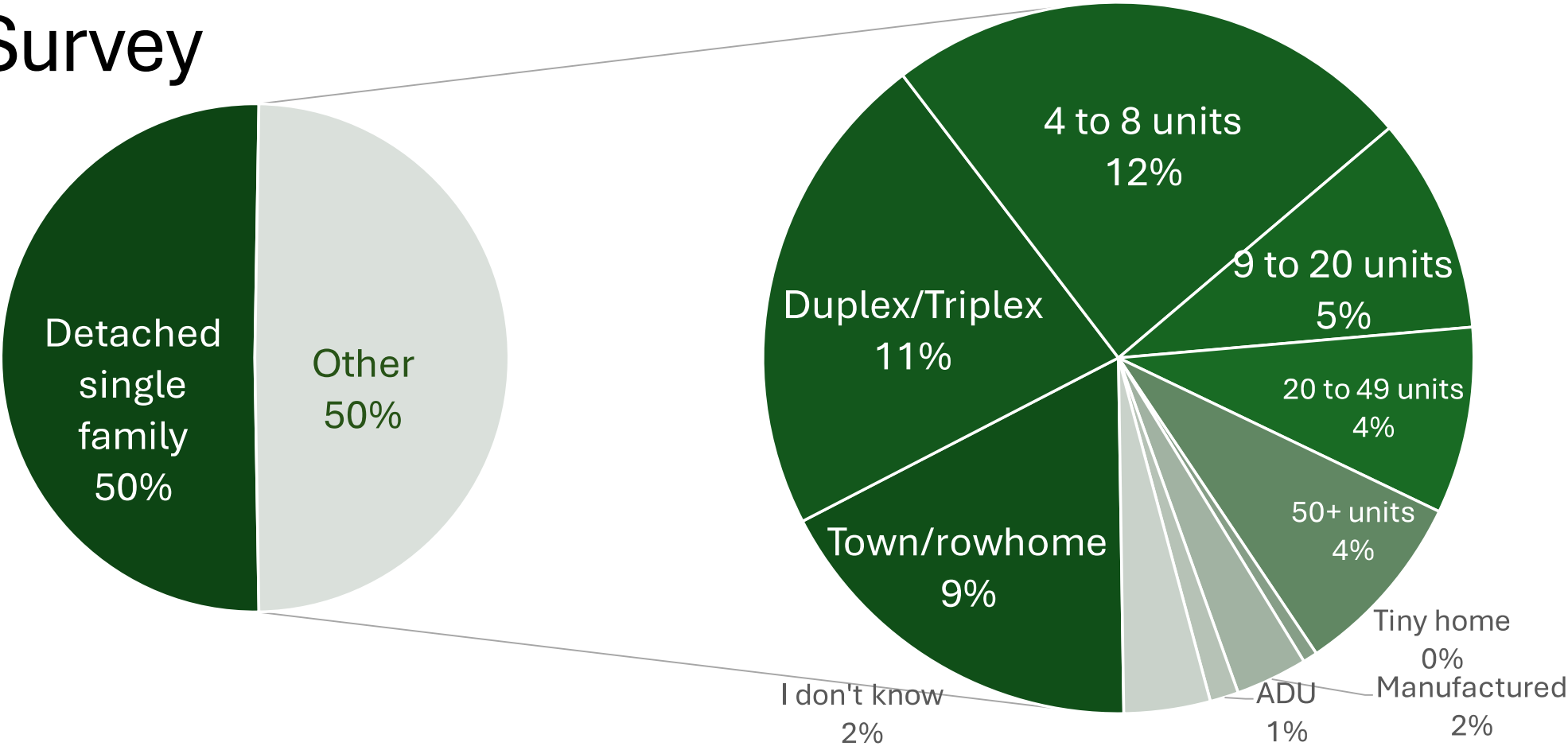
| Zoning District | # of Lots | # of Lots > 20 Acres |
|-----------------|-----------|----------------------|
| CM              | 100       | 5                    |
| IT              | 118       | 19                   |
| R-40            | 2141      | 87                   |

| Zoning District                                   | Acres     | Buildable Acres | % Buildable Acres | # of Lots | Min. Lot Size (Sq. Feet) | Min. Lot Size (Acres) | # of Conforming Lots | % of Conforming Lots | # of Developable Lots | % of Developable Lots | # of Developable Lots > Min. Lot Size | % of Developable Lots > Min. Lot Size |
|---------------------------------------------------|-----------|-----------------|-------------------|-----------|--------------------------|-----------------------|----------------------|----------------------|-----------------------|-----------------------|---------------------------------------|---------------------------------------|
| Central Business District (General)               | 165.20    | 3.74            | 2.27%             | 374       | 0                        | 0                     | 374                  | 100.00%              | 1                     | 0.27%                 | 1                                     | 0.27%                                 |
| Central Business District (Mixed Use)             | 29.12     | 0.11            | 0.37%             | 66        | 0                        | 0                     | 66                   | 100.00%              | 0                     | 0.00%                 | 0                                     | 0.00%                                 |
| Central Business District (Residential)           | 22.92     | 1.24            | 5.39%             | 103       | 0                        | 0                     | 103                  | 100.00%              | 1                     | 0.97%                 | 1                                     | 0.97%                                 |
| Central Business District (Transit Oriented Dev.) | 18.33     | 0.17            | 0.93%             | 13        | 0                        | 0                     | 13                   | 100.00%              | 0                     | 0.00%                 | 0                                     | 0.00%                                 |
| Cochecho Waterfront District                      | 101.93    | 48.48           | 47.56%            | 24        | 0                        | 0                     | 24                   | 100.00%              | 7                     | 29.17%                | 7                                     | 29.17%                                |
| Commercial                                        | 608.01    | 133.22          | 21.91%            | 189       | 20,000                   | 0.459                 | 136                  | 71.96%               | 15                    | 7.94%                 | 15                                    | 7.94%                                 |
| Commercial Manufacturing                          | 699.43    | 343.94          | 49.17%            | 100       | 20,000                   | 0.459                 | 95                   | 95.00%               | 19                    | 19.00%                | 18                                    | 18.00%                                |
| Gateway                                           | 282.70    | 41.35           | 14.63%            | 313       | 0                        | 0                     | 313                  | 100.00%              | 6                     | 1.92%                 | 6                                     | 1.92%                                 |
| Heritage Residential                              | 133.61    | 5.32            | 3.98%             | 292       | 10,000                   | 0.229                 | 198                  | 67.81%               | 0                     | 0.00%                 | 0                                     | 0.00%                                 |
| Hospital                                          | 37.09     | 0.45            | 1.21%             | 19        | 10,000                   | 0.229                 | 13                   | 68.42%               | 0                     | 0.00%                 | 0                                     | 0.00%                                 |
| Innovative Technology                             | 1,457.35  | 610.51          | 41.89%            | 118       | N/A                      | 2                     | 80                   | 67.80%               | 29                    | 24.58%                | 25                                    | 21.19%                                |
| Little Bay Waterfront                             | 88.92     | 1.07            | 1.21%             | 33        | 10,000                   | 0.229                 | 31                   | 93.94%               | 0                     | 0.00%                 | 0                                     | 0.00%                                 |
| Low Density Residential                           | 2,134.80  | 363.33          | 17.02%            | 954       | 20,000                   | 0.459                 | 663                  | 69.50%               | 65                    | 6.81%                 | 65                                    | 6.81%                                 |
| Medium Density Residential                        | 2,581.71  | 456.70          | 17.69%            | 3,050     | 12,000                   | 0.275                 | 1,925                | 63.11%               | 135                   | 4.43%                 | 123                                   | 4.03%                                 |
| Office                                            | 17.48     | 0.52            | 2.95%             | 31        | 10,000                   | 0.229                 | 17                   | 54.84%               | 1                     | 3.23%                 | 1                                     | 3.23%                                 |
| Rural Residential                                 | 9,327.53  | 2,720.95        | 29.17%            | 2,141     | 40,000                   | 0.918                 | 1,317                | 61.51%               | 314                   | 14.67%                | 293                                   | 13.69%                                |
| Suburban Density Multi Residential                | 576.07    | 107.22          | 18.61%            | 116       | 20,000                   | 0.459                 | 98                   | 84.48%               | 16                    | 13.79%                | 16                                    | 13.79%                                |
| Urban Density Multi Residential                   | 378.64    | 36.49           | 9.64%             | 635       | 10,000                   | 0.229                 | 228                  | 35.91%               | 6                     | 0.94%                 | 6                                     | 0.94%                                 |
| Total                                             | 18,660.84 | 4,874.80        | 26.12%            | 8,571     | N/A                      | N/A                   | 5,694                | 66.43%               | 615                   | 7.18%                 | 577                                   | 6.73%                                 |

# Community Engagement

- Housing Survey
- Visual Preference Survey
- Developer Interviews
- Housing Opportunities Outreach

# Community Survey



# Community Survey

Ranked “Agree” options for types of housing needed in Dover

1. Rental housing
2. Supportive housing (employer-provided housing, asst. living, res. mental healthcare, etc)
3. ADUs
4. 55+ housing
5. Cons./cluster subdivisions
6. Cottage courts
7. Town/rowhomes

# Community Survey

Ranked perceived impacts to cost/supply of housing in Dover:

1. Cost of construction
2. People moving into the region who can afford higher prices
3. Wages
4. Cost of land
5. Interest rates
6. Property taxes
7. Household debt and/or student loans
8. Employment opportunities
9. Qualifying for mortgage
10. Available land

# Community Survey

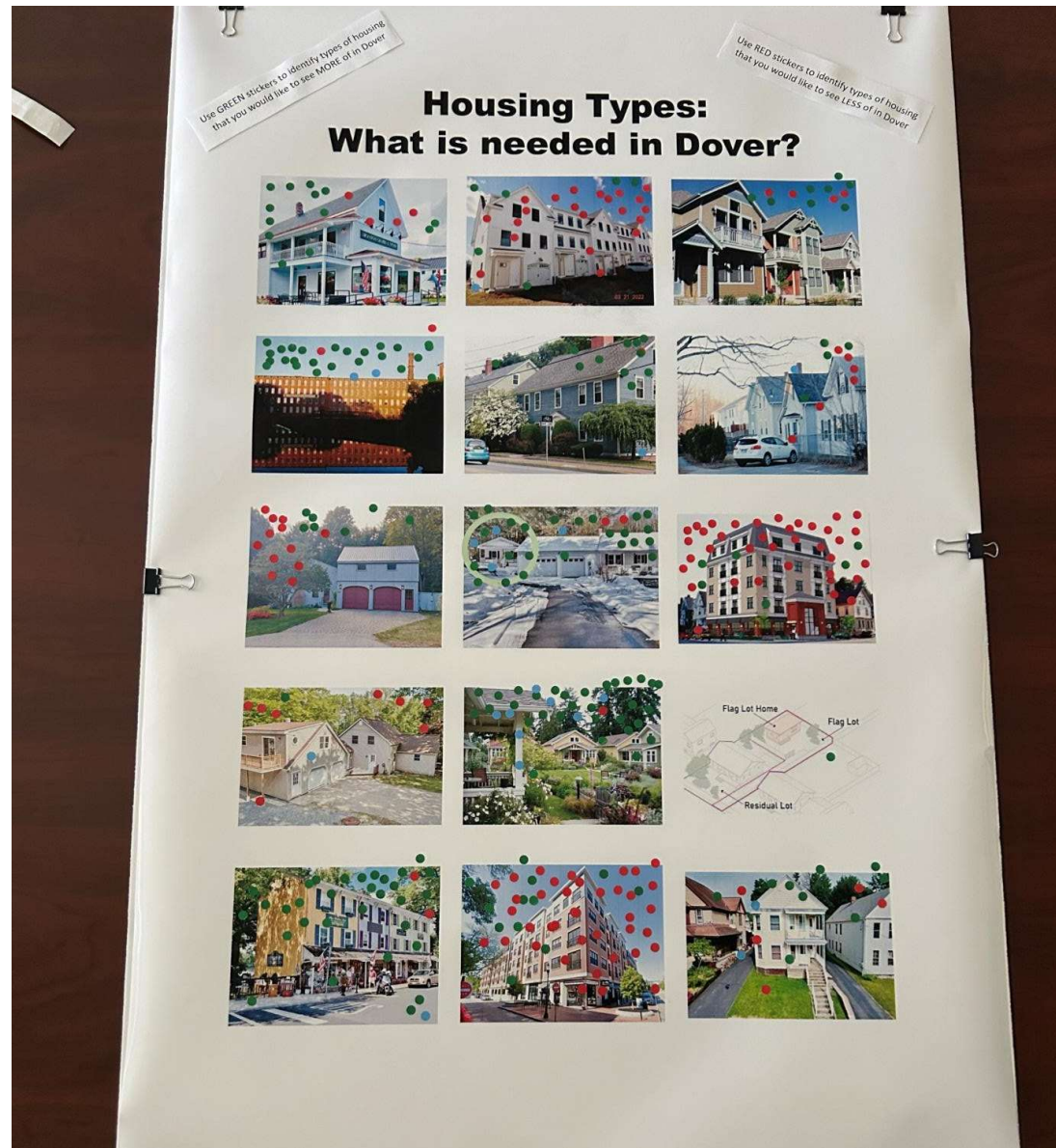
## What else did we ask?

|                                                                                                                                                                                                                                                  |                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Who?</b> <ul style="list-style-type: none"><li>• Residency + longevity</li><li>• Tenure</li><li>• Age</li><li>• Income</li><li>• Current housing type</li><li>• Race/ethnicity</li><li>• Household composition</li><li>• Disability</li></ul> | <b>How?</b> <ul style="list-style-type: none"><li>• Cost burden</li><li>• Change in costs</li></ul>                                                                                                           |
| <b>Where?</b> <ul style="list-style-type: none"><li>• Neighborhood characteristics</li><li>• Path to current living arrangement</li></ul>                                                                                                        | <b>Why?/What?</b> <ul style="list-style-type: none"><li>• Ability to stay</li><li>• Gaps in housing types</li><li>• Housing challenges (social)</li><li>• Perceived impacts to housing (structural)</li></ul> |

# Visual Preference Survey

**SCAN HERE**

# Visual Preference Survey



# Developer Interviews

- Planning process is straightforward with a predictable path
- Regulations are good: nods to Form Based Code and Transfer of Development Rights
- Other processes such as building permits and inspections can be time consuming
- Accessory Dwelling Units are desirable
- Variety of code change recommendations
- Housing Opportunity Zone possibly with expanded water and sewer

# Housing Opportunities Stakeholder Feedback

## **Types of housing most needed:**

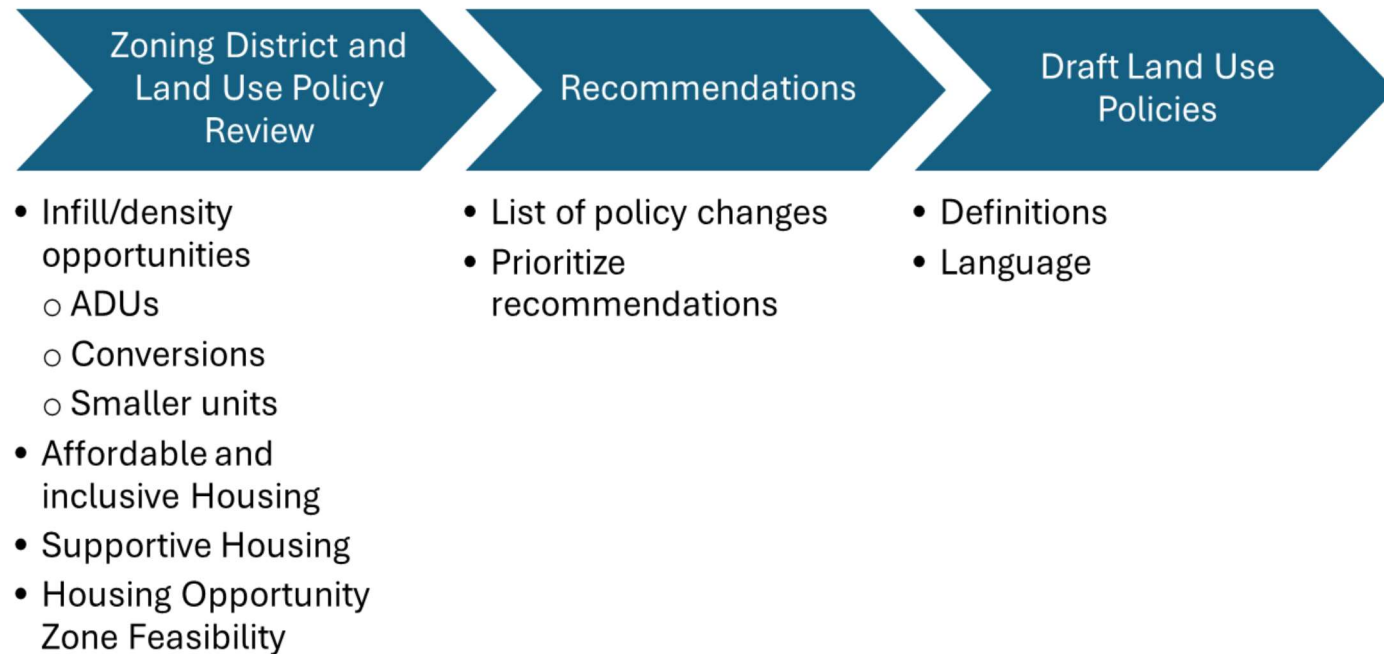
- Affordable apartments with disability access
- Supportive housing
- Intergenerational
- Attainable and workforce
- Entry level homes
- Transitional housing

# Housing Opportunities Stakeholder Feedback

## **Actions the City can take to increase housing opportunities:**

- Being open to feedback and change
- Reduce Fees
- Provide incentives
- Establish a Housing Commission
- Incentivize accessory dwelling units and conversions of existing dwellings

# Land Use Policy Audit



# Project Timeline

|           |                                                |
|-----------|------------------------------------------------|
| 5/28/2024 | Steering Committee Meeting                     |
|           | Discuss regulatory audit                       |
|           | Discuss potential policy regulatory changes    |
|           | Discuss Housing Opportunities Zone Feasibility |
| 6/11/2024 | Steering Committee Meeting                     |
|           | Review draft policy changes                    |
| 6/25/2024 | Steering Committee Meeting                     |
|           | Review final policy changes                    |
| 6/27/2024 | Housing Committee Meeting                      |
|           | Present final policy changes                   |