



Action Plan for Implementation of Housing Committee Report Recommendations

Key Background Info

Dover as a leader in the state

- Master Plan (Vision and Land Use)
- Zoning Amendments as needed
- RCM overlay
- TDR ordinance
- Gateway District
- Downtown Density and Height options
- Participated in Housing Needs Assessment



Key Background Info

InvestNH Program

- Developer per unit
 - Municipal per unit (received \$560k)
 - Demo grant for 725 Central Ave
 - Housing Opportunity Program (HOP)
 - Audit by SRPC
 - Navigator
 - Housing Champion Designation
 - Housing Champion Infrastructure Grant
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- Housing Committee formed
 - Housing Accelerator Challenge
 - Housing Committee presented final report and recommendations
 - Action Plan



The Action Plan for Implementation identifies a set of priority recommendations from the Ad-Hoc Housing Committee Report for immediate focus.

While the Committee put forward a broad range of strategies to address Dover's housing challenges, not all recommendations are included here.

Action Plan

Many of the additional strategies outlined in the full report remain valuable and may be appropriate for consideration in future phases, as resources, capacity, and circumstances allow.

Community Vision Pillar 4:

We have affordable and attainable housing and support services that are accessible to, and utilized by, individuals, families, and households of diverse backgrounds and needs.

4.1

Housing is affordable, and attainable to a variety of individuals, families, and households at a range of income levels.

4.3

Housing types are interspersed to foster neighborhoods that are multigenerational and socioeconomically diverse.

4.5

Housing and property taxes are affordable to older residents on fixed incomes seeking to age in place in Dover.

4.12

Collaborative public and private partnerships address homelessness and housing needs in Dover, including supportive resources and specialists within local government and departments.

Recommendations Aligning with Current City Policy

4.1: Zoning and regulations allow for balanced housing needs.

4.1: Incentivize development for affordable/attainable housing.

4.3: Encourage a mix of housing stock in our code & regulations.

4.5: Enhance property tax relief program for seniors.

4.12: Hire city staff member dedicated to housing and community development.

4.1: Relax ADU Regulations to allow for more flexibility.

4.1: Establish a Housing Commission.

4.1: Establish A Rental Rehabilitation Program

4.3: Recent Zoning amendments propose expanding the definition of a “single-family home” to include manufactured homes.



Recommendations
Aligning with Policy
Amendments
Currently
Underway

Attainable Recommendations To Be Focused on Next



4.1: Continue exploring the possibility of restricted workforce housing for purchase

4.1: Conduct a Comprehensive Housing Needs Assessment for Dover.

4.1: Study comparable communities that have successfully expanded affordable housing and implemented effective programs to alleviate housing shortage.

4.3: Incorporate ADA into discussions with developers who have on-going or upcoming new developments.

4.12: Bring together local developers to discuss their financial needs and building code restrictions with local employers (hospital, restaurants, retail, schools) sharing the housing needs and support service needs (medical, child care, transportation) required to attract employees.

2025 State Legislation Session Updates

HB 457: relative to the occupancy of housing units.

HB 577: relative to modifying the definition of ADUs.

HB 631: permitting residential building in commercial zoning.

SB 284: relative to authority for municipalities to regulate residential parking requirements.

HB 399: establishing a commission to study the enabling act that grants local governments their zoning and planning powers.



Questions?

