

CITY OF DOVER

CITY COUNCIL - AGENDA

Meeting Type: **Workshop Session**
Meeting Location: **City Hall, Council Chambers**
Meeting Date: **Wednesday, May 6, 2026**
Meeting Time: **7:00 pm**

- 1. CALL TO ORDER**
- 2. MOMENT OF SILENCE**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL ATTENDANCE**
- 5. PUBLIC FORUM**

Taxpayers, Business owners, and Residents are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

- 6. DISCUSSIONS**
 - A. HOUSING REPORT RECOMMENDATIONS UPDATE**
 - B. DREDGE CELL/MAGLARAS PARK UPDATE**
- 7. ADJOURNMENT**



Dover City Council: Housing Workshop

May 6, 2026

Dover's Current Housing Stock

16,352 Total Housing Units

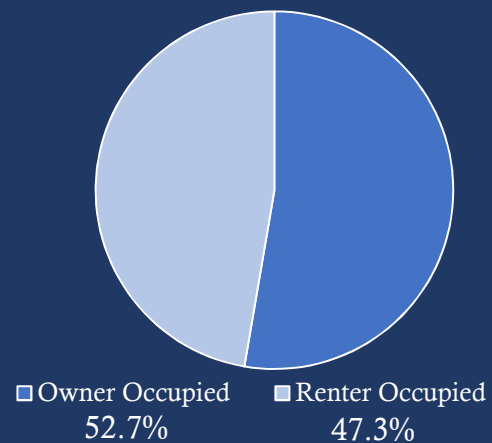
Single Family: 6,743

Two Family: 2,592

3-4 Family: 1,871

5 or more Family: 4,670

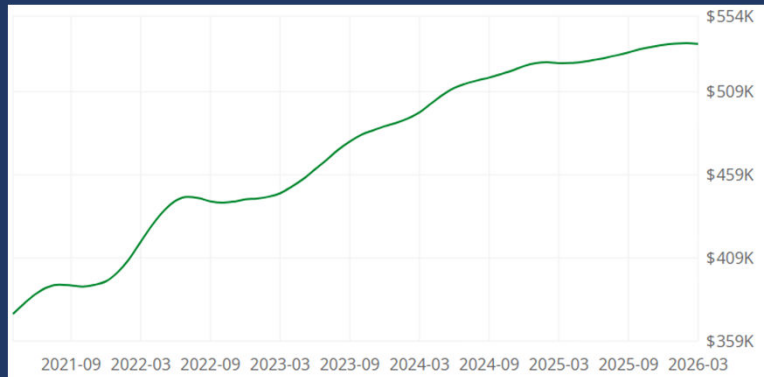
Manufactured Housing: 453



Homes for Purchase

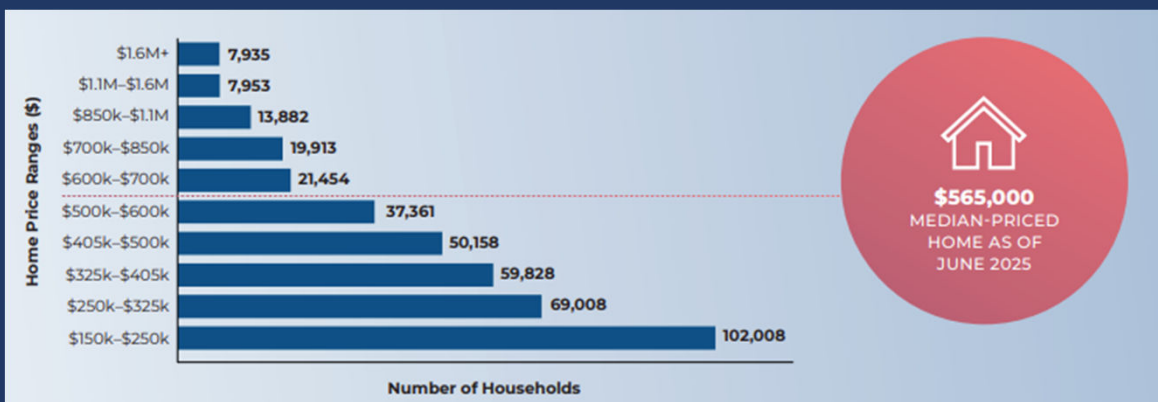
Median Sale Price March 2026:
\$573,710

- Key Factors that drive Price
 - Construction Cost
 - Land Cost
 - Low Supply vs High Demand



Homes for Purchase

Maximum Home Price Affordable to NH Households



4 out of 5 CURRENT HOMEOWNERS ARE PRICED OUT OF THE STATE'S MEDIAN SALE PRICE OF \$565,000.

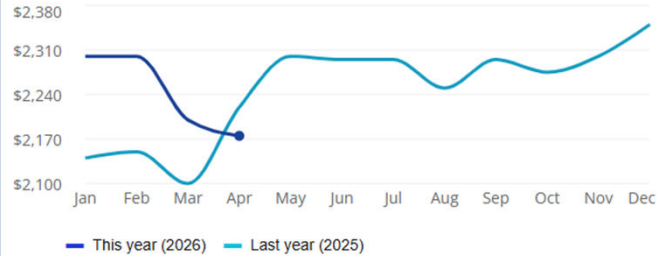
4% OF RENTER HOUSEHOLDS COULD AFFORD TO BUY AT THE STATE'S MEDIAN SALE PRICE OF \$565,000.

Rental Market

- Average 2bd Unit:
 - \$2,267 per month
- Income to be “affordable”:
 - \$90,680 yearly income
- Rental Vacancy Rate for New Hampshire 2025: 3.9%

Average rent price over time

In the last year, rent has decreased by \$217 compared to the previous year.



Rental market summary

The average rent for all bedrooms and all property types in Dover, NH is \$2,095.

Average rent

\$2,095

Month-over-month change

-\$30

Year-over-year change

-\$217

Available rentals

135

AFFORDABLE
ATTAINABLE VS
 WHAT'S THE DIFFERENCE?



Affordable vs Attainable

- Typically defined as housing that costs no more than **30% of a household's gross monthly income**. It's often linked to income-restricted housing programs and government support.
- Typically defined as housing that costs no more than **30% of a household's gross monthly income**. It's often linked to income-restricted housing programs and government support.
- Designed to be realistically priced in relation to the local economy, job market, and cost of living

High-Demand Occupations and Affordability



2026 HUD Fair Market Rent Dover, NH

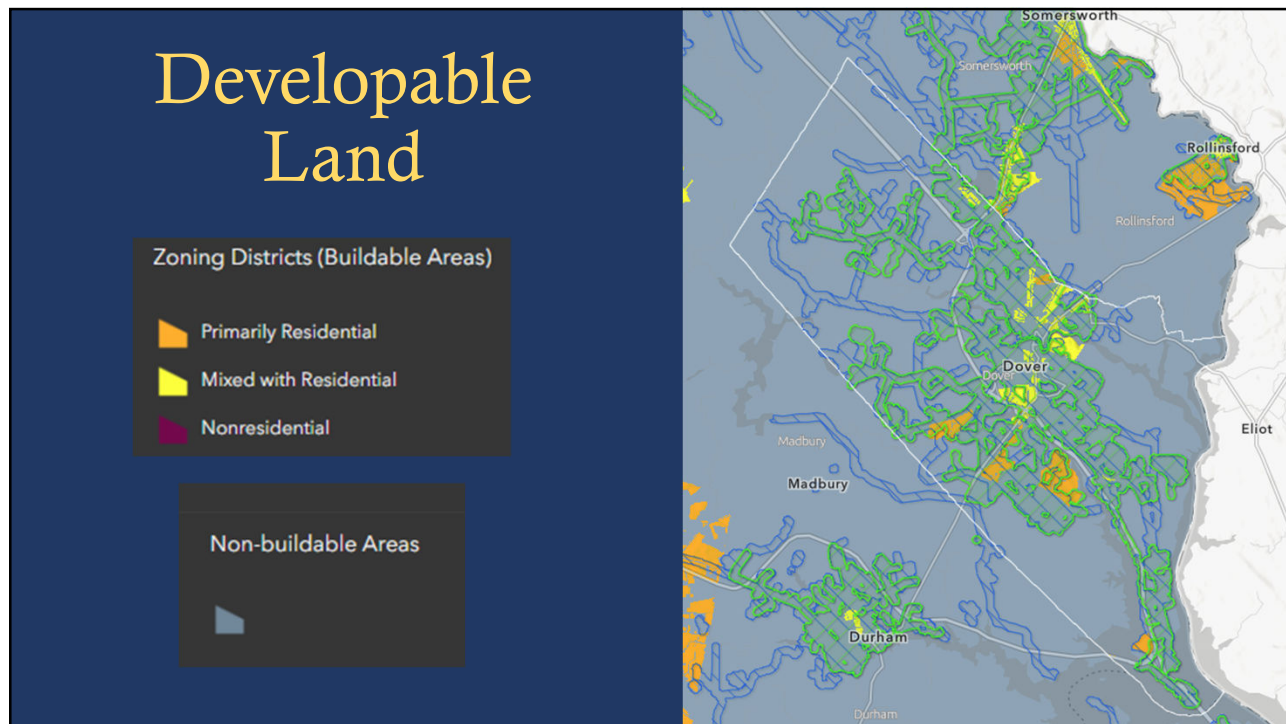
Unit Size	Studio	1 bedroom	2 bedroom	3 bedroom
Maximum Rent	\$1,601	\$1,677	\$2,194	\$2,693

FY 2026 Fair Market Rent Documentation System: Portsmouth Rochester NH Metro Area

2025 Area Median Income Dover, NH

Household Size	1 person	2 persons	3 persons	4 persons
80% Area Median Income	\$72,950	\$83,400	\$93,800	\$104,200

FY 2026 Fair Market Rent Documentation System: Portsmouth Rochester NH Metro Area



Innovative Land Use Policy

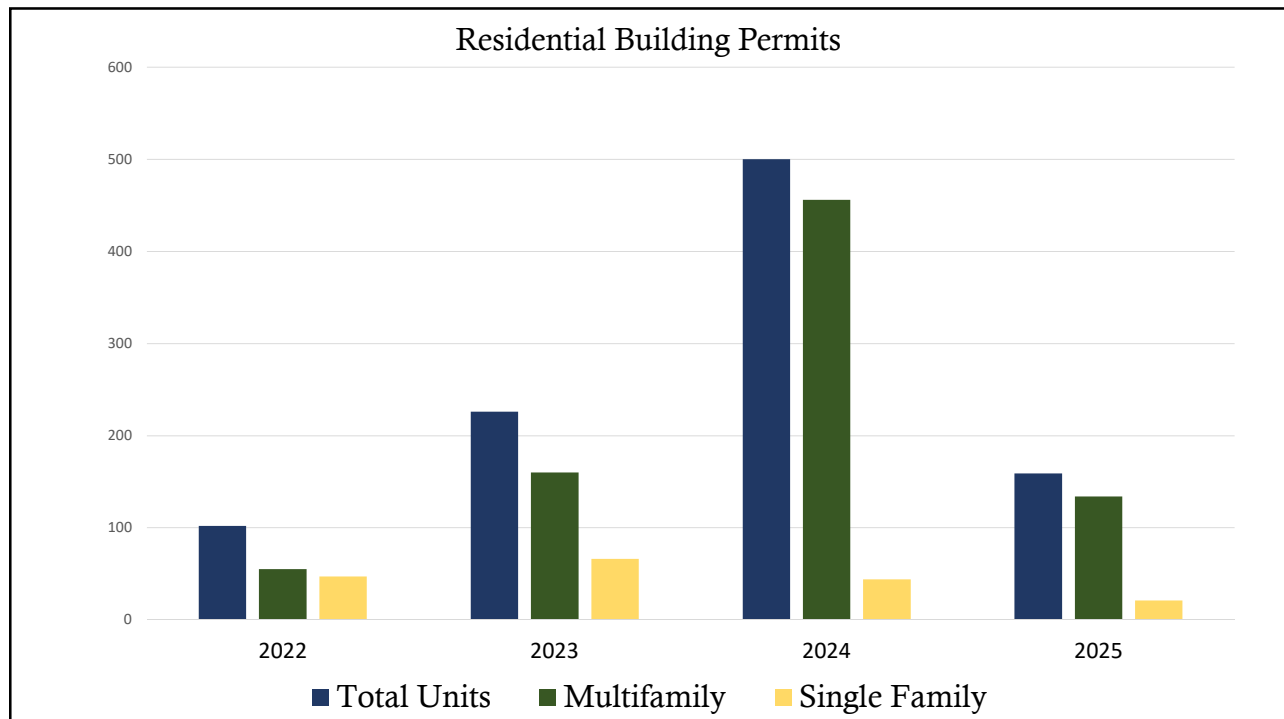
- Transfer of Development Rights
- Residential Commercial Mixed Use Overlay District
- Density bonuses for HUD FMR units,
- Maximum parking requirements
- Mixed-use zoning
- Transit-Oriented Development Sub-District

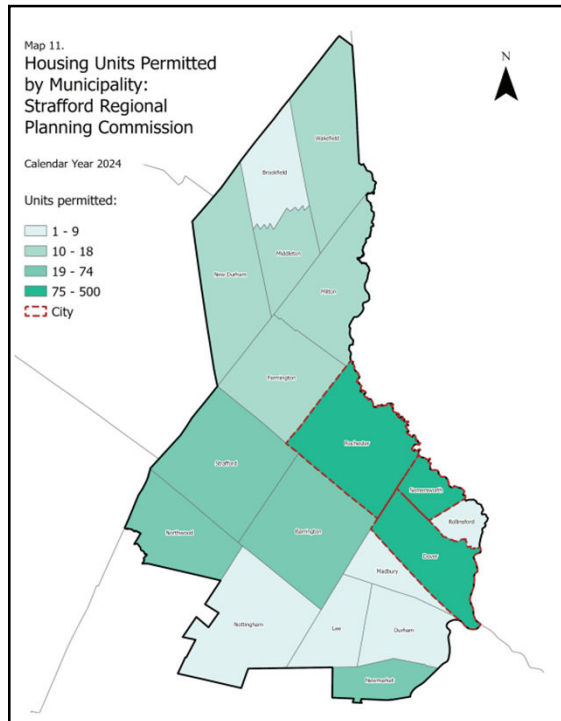
Dover identified as one of the most diverse housing market in the region.

Innovative Land Use Policy

- Public-Private Partnerships
 - Court House
 - Waterfront
- Conversion of single-family homes into duplexes permitted in most residential zones
- Flexible ADU regulations
 - 2 ADUs permitted in most residential zones
- Tax Increment Financing (TIF) Districts

Dover identified as one of the most diverse housing market in the region.





Housing Production

- Dover led the State in Residential building permits
- 28 Cities and Towns approved 45% of all housing built in 2025
- 4 Neighboring municipalities did not permit any multi-family housing in 2024
- 1 Neighboring municipality permitted 1 singular housing unit

Residential Density Per Acre

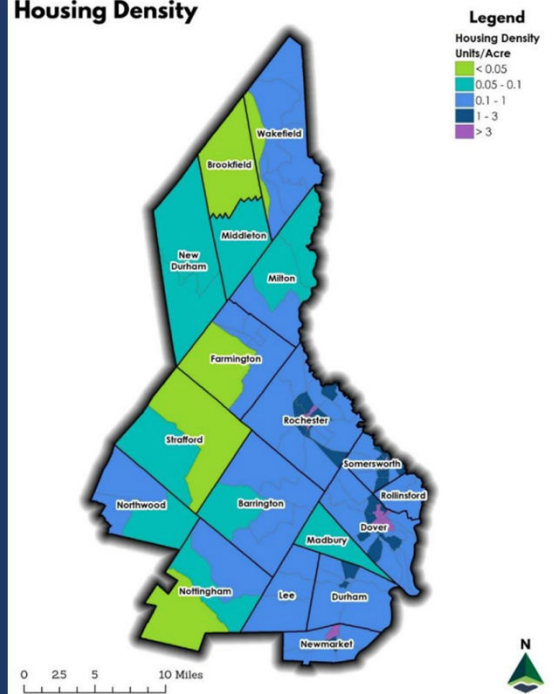
Dover - 0.87 units per acre

Rochester - 0.53 units per acre

Somersworth - 0.36 units per acre

Portsmouth - 1.12 units per acre

Housing Density



Infrastructure Implications

- Dover's developable land is closely tied to existing W/S infrastructure.
 - Opportunities for new housing are in already-serviced areas.
 - Reinforcing a pattern of infill and redevelopment.
 - W/S availability directly impacts housing density and affordability.
- The highest potential for new housing aligns with Dover's transit corridors.
 - Strategic infrastructure investments can unlock additional housing near transit.
- Federal Funding landscape shifting to prioritize housing development tied to infrastructure

Pathways that Promote Attainable Housing in Dover

- Reduced TDR fees for HUD-restricted units
- Density Bonuses in the Gateway
- Height Bonuses
- Zoning allows for Cottage Clusters
- Housing Champion Eligible Grants
- Invest NH Funding
- LIHTC Funding
- Public Housing Resources
 - Housing Choice Vouchers

Pathways that Promote Attainable Housing in Dover

- 109 TDR Units Restricted to HUD FMR
- 12 Rent-Restricted Units at the Courthouse Redevelopment
- 92 Units 60% AMI Income-Restricted Units at McIntosh Commons

Low Income Housing Tax Credit (LIHTC)

- New Hampshire:
 - 223 properties, 8,961 units
- Strafford County:
 - 22 properties, 1,132 Units
 - Dover: 9 properties, 654 units
 - Portsmouth: 10 properties, 479 units
 - Rochester 6 properties, 229 units

Public Housing Units

- New Hampshire:
 - 3,458 units
- Dover: 274 units
 - 7.9% of all NH units
- Rochester: 232 units
 - 6.7% of all NH units
- Portsmouth: 421 units
 - 12.2% all NH units



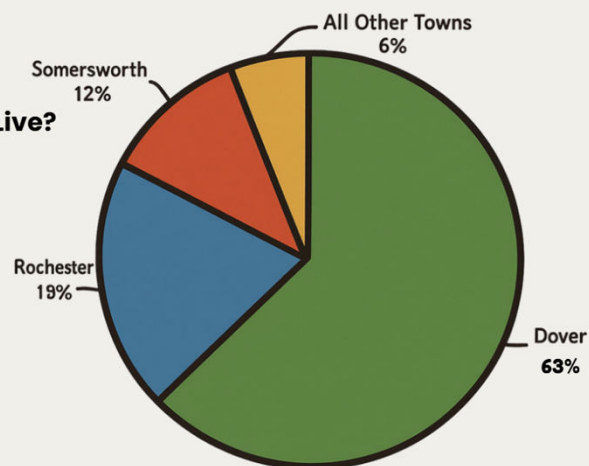
Dover Housing Authority

Housing Choice Voucher Program

Where do DHA's HCV Families Live?

- Dover: 186
- Rochester: 57
- Somersworth: 34
- All Other Towns: 17

294 Voucher Holders



Dover Housing Authority

- Public Housing
 - 274 residential units
 - Extremely Low & Low income seniors and young disabled residents
- Managed Properties
 - 235 residential units
 - Extremely low to very low income families
- Single Family Homes
 - 6 single family homes
 - Extremely low to very low income families

Dover Housing Authority Recent Accomplishments

- Haven At The Falls
 - First new construction since 1999 (Addison Place)
 - Two ADA ground floor units
- Renovation of Jack Buckley Commons
 - One unit being converted to as near ADA as possible
 - Four additional HC accessible units
 - Elevator Modernization (previous was from 1982)

Housing Champion Program

- Dover received designation in Dec 2024 for demonstrating pro-housing zoning and regulatory practices
- Preferential access to state grants and infrastructure funding
 - Dover Awarded Municipal Infrastructure Grant
 - \$859,689.00

Recent Affordable Housing Projects

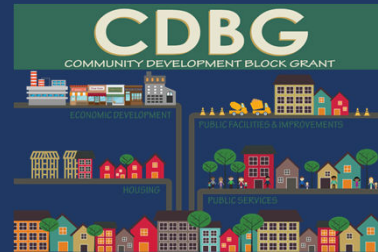
- Our Place NH
- McIntosh Commons
- Haven at the Falls
- Old Rochester Road
- Smaller Infill projects
- restricted to HUD FMR



Our Place NH
Proposed Development

Community Development Block Grant

- Support of Local Shelters
 - Cross Roads: \$8,032.00
 - My Friend's Place: \$8,532.00
 - HAVEN: \$6,832.00
- Security Deposit Assistance for Dover Residents
 - Community Partners: \$4,832.00
 - Dover: \$3,026.00
- Weatherization and Energy Efficiency Program
 - CAPSC: \$25,000.00



Community Development Block Grant CDBG Rental Rehab Pilot Program

- **Launch:** Fall 2026
- **Purpose:** Grant funding to rehabilitate smaller multi-family properties and maintain affordable rents for 3 years.
- **Eligibility & Priority:** Low- and moderate-income households, including rental voucher holders; properties with critical repairs prioritized.
- **Goal:** Complete 3 rehabilitated units by the end of FY27.

National League of Cities: Housing Accelerator Challenge

- Selected as one of 16 Housing Accelerator Communities nationwide
- Develop strategies to expand, preserve, and improve housing supply and quality
- Share and learn best practices from peer communities advancing affordable housing

Ad-Hoc Committee to Address Community Housing Needs

Status Update of Goals

Current Policy/Completed: 8 Goals

In Progress: 12 Goals

Under Consideration: 15 Goals

To Be Achieved by Partners: 7 Goals

Infeasible: 1 Goal



Ad-Hoc Committee to Address Community Housing Needs

Current Policy

- Promote Diversified Housing
- Balanced Housing Policy
- Relax ADU regulations to allow more flexibility
- Approved plans are consistent with Dover Master Plan
- Senior Tax Credit is maximum allowed by State
- Permanent Warming Shelter under development
- Assistant City Planning focused on Housing and Community Development

Ad-Hoc Committee to Address Community Housing Needs

In progress

- Study comparable communities that have successfully expanded affordable housing
- Explore HUD restricted homes for purchase options
- Review and analyze Current Manufactured Home Park Codes
- Explore strategies that promote ADA-compliant units
- Community Outreach and Awareness Campaigns

Community Engagement and Outreach

- Tabling at a Touch a Truck, Apple Harvest Day, and National Night Out
- Bi-Weekly Newsletter with community survey questions
- ADU Open House: **April 30th**
 - Community Info Session
 - Planning, Zoning, and Building Inspection Staff
 - Featuring 4 Local Banks touch a truck event, AHD, etc. Bi weekly survey questions.
- **Upcoming Engagement**
 - Community Education Series
 - On the Edge of Housing
 - Interactive Library Installation Focused on Housing
 - Local Advocacy Trainings

Public Facing Resources in Development

- Housing Data Dashboard
 - Track Housing Production
 - Comprehensive list of current housing stock
 - Interactive TDR Project Map
- Affordable Housing Resources
- Interactive Map of Planning Board Agenda Items

Questions?



WORKFORCE HOUSING COALITION
of the GREATER SEACOAST

Dover's Housing Outlook

Reflections and Insights from
The Workforce Housing
Coalition of the Greater
Seacoast



WORKFORCE HOUSING COALITION
of the **GREATER SEACOAST**



What's Working Well? A lot!



Boosting Housing Supply

- Thousands of housing units in the development pipeline
- Affordability has been central to both policy and implementation



Delivering on Innovation

- Enactment of TDR and Form-Based Code to unlock diverse solutions
- Use of Fair Market Rents to simplify the use and of administration of attainability incentives



Inspiring the Region

- **Fair Market Rental Calculations** as an alternative to traditional income verification
 - *Durham*: Attainable Housing Overlay District (2024)
 - *Chester*: Fair Market Rental Housing Subdivision Ordinance (2024)
- **Form-Based Code** is being introduced across the region
 - *Newmarket*: Enacted in Downtown through Master Plan (2024)
 - *Barrington*: Passed for Village District during Town Meeting (2026)

Case Study For Consideration – Nashua, NH



The Project

Maynard Homes is a 2-phase redevelopment project in Nashua converting 110 existing public housing units into ~274 affordable homes for a variety of incomes and household sizes.



The Players

Maynard Homes is the result of a public-private partnership between Tremont Developers, Nashua Housing and Redevelopment Authority with funding from local, state, and federal programs.



The Role of the City

Maynard Homes received an award from Nashua's Housing Revolving Fund. This deferred payment loan provides needed capital to the project, ensures long-term affordability commitments, and is repaid with interest so that funds can be recycled into new projects.



- Is this possible in Dover?
- Do any specific parcels come to mind?
- How could the City leverage existing buildings and infrastructure to unlock affordable/workforce housing options?

Taking a Regional Approach: Seacoast Housing Conversations



- New initiative from WHC and UNH Extension
- Focus on peer-learning and regional network building for housing-minded municipal leaders from across the Greater Seacoast
- **Next session:** June 16th (4:30-6:00 pm) at Dover Public Library
 - Theme: Municipal Economic Development and Innovative Financing Tools
 - Panel: Michael Scala (Rochester), Bart McDonough (Newmarket), Sarah Wrightsman (NH Housing)



Questions?



Dover Housing Authority

Prepared For:
Dover City Council Housing Workshop
May 6, 2026
7:00PM

Dian Maruca, Executive Director

About DHA

- Formed in March 1948 by the Dover City Council
- Created to provide safe housing for low-income families and WWII veterans,

Key developments in the DHA's history:

- Urban Renewal (1950s–1960s): DHA cleared blighted areas near Tolend Road and Whittier Street, replacing them with sustainable public housing. Mineral Park (now part of Whittier Falls) was completed in 1953.
- Downtown Expansion: In the 1960s, the DHA expanded into the downtown area, constructing Central Towers in 1964. Throughout the following decades, the DHA developed Waldron Towers and other sites.
- Modern Era: The DHA continues to provide and manage hundreds of affordable housing units, focusing on rehabilitation and the development of new affordable options, often in partnership with city development initiatives



PORTFOLIO: Public Housing

274 residential units housing extremely low to low income seniors and young disabled residents

- Waldron Towers: Built in 1960, 84 1bd units
- Central Towers: Built in 1964, 70 units: 59 1bd; 11 2bd
- Jack Buckley Commons: Built in 1980, purchased by DHA 1978, 30 1bd units
- Niles Park: Built in 1962, 40 units: 36 1bd , 4 2bd
- Union Court: Built in 1964, 30 1bd units
- Edgar Bois Terrace: Built in 1984, 20 1bd units



Pictured: Waldron Towers

PORTFOLIO: Managed Properties

235 residential units housing extremely low to very low income families

- Whittier Falls:
 - Built 1952–1962, converted from Public Housing to RAD PBV 2019
 - 184 Units: 12 1BD, 70 2BD, 80 3BD, 22 4BD
- Addison Place:
 - Built 1999
 - 45 Units: 8 2BD, 37 3BD
- Haven At The Falls:
 - Built 2025
 - Serves survivors of domestic violence
 - 6 2bd units (2 ADA units)



Pictured: Whittier Falls Housing

PORTFOLIO: Single Family Homes

6 single family homes housing low to moderate income individuals and families

- 5-7-7A Avon Street: 3 single family homes
 - Purchased 2018-2019
 - 2BD and 3BD
- 35 – 35A Maple Street: single family home w/attached carriage house
 - Purchased 2022
 - 2BD and 3BD
- 29 Union Street: single family home serving individuals with developmental delays
 - Purchased 2013
 - 4BD
 - Leased by Community Partners



Pictured: 35A Maple St

Housing Choice Voucher Program

Commonly known as Section 8, this program assists low-income families, the elderly, and people with disabilities to afford decent, safe, and sanitary housing in the private market.

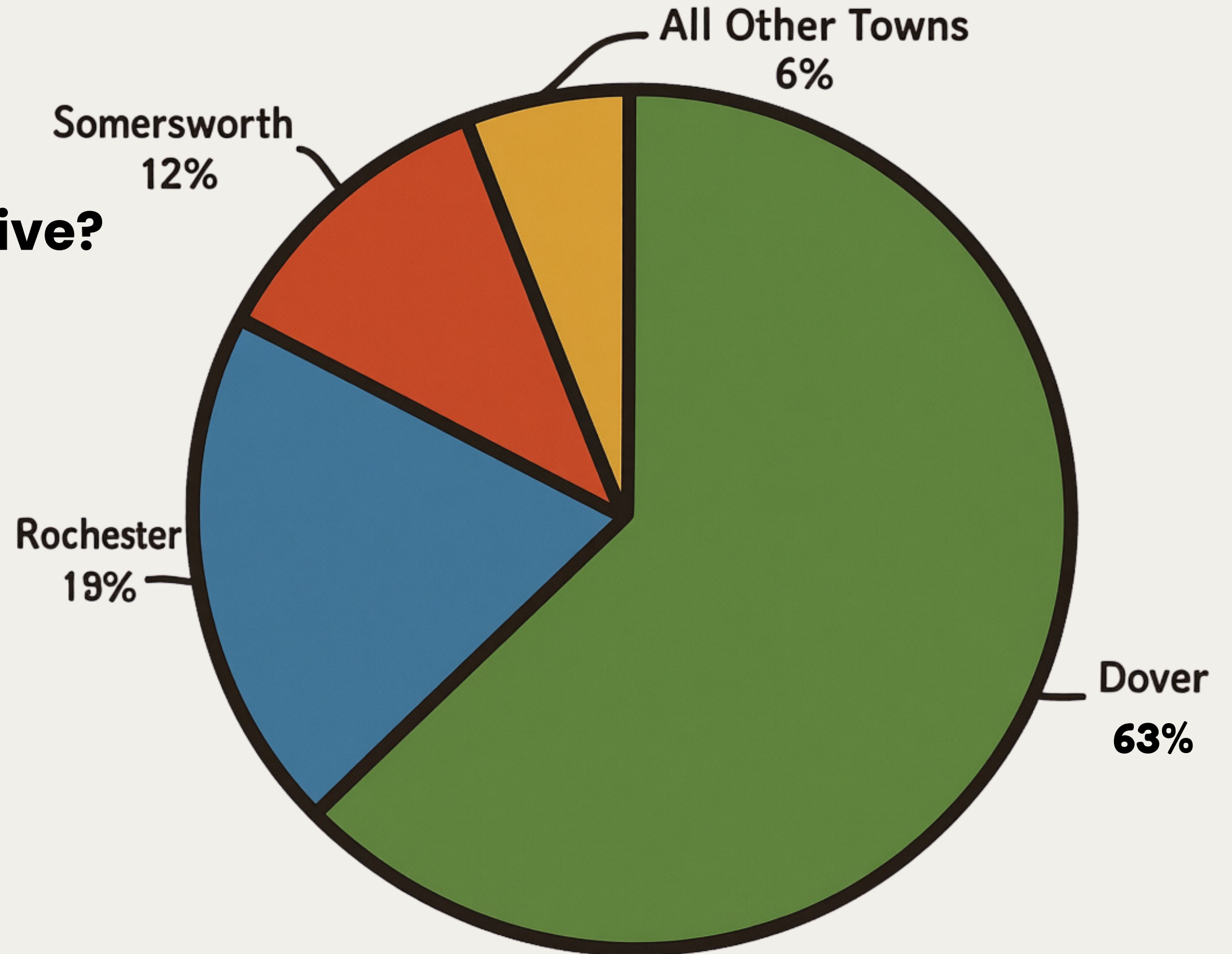
Snapshot of HCV Program as of May 1, 2026:

- 294 voucher holders under contract, receiving subsidy
 - Avg. Housing Assistance Payment (HAP): \$1256
 - Female Head Of Households: 215
 - Male Head of Households: 79
 - Disabled Families: 176
- Voucher Sizes Under Contract:
 - 0BR: 2
 - 1BR: 162
 - 2BR: 76
 - 3BR: 45
 - 4BR: 7
 - 5BR: 2
- Head of Household Age Range:
 - 18-29yr: 11
 - 30-40yr: 43
 - 41-50yr: 54
 - 51-60:62
 - 61-100: 124
- Hard to House: a specific designation for families with three or more minors or a disabled member:
 - 204

Housing Choice Voucher Program

Where do DHA's HCV Families Live?

- Dover: 186
- Rochester: 57
- Somersworth: 34
- All Other Towns: 17



Recent Accomplishments

Haven At The Falls 48 Whittier Street

- First new construction since 1999 (Addison Place)
- Supportive housing partnership with HAVEN-NH
- Provides housing for survivors of domestic violence
- Six 2BR Units
- Two ADA ground floor units
- Off Street Parking





Recent Accomplishments

Renovation of Jack Buckley Commons 18 Chapel Street

- Elevator Modernization (previous was from 1982)
- Aesthetic Upgrades to all 30 units:
 - Carpet, Paint
 - Kitchen cabinets, countertops, appliances
 - Bathroom accessibility features
 - Updated community room
- One unit being converted to as near ADA as possible
- Four additional HC accessible units
- Tenants returning May 1, 2026

Key Contributions to Affordable Housing

- Housing Assistance Programs: DHA provides rental assistance through Housing Choice Vouchers and manages affordable units directly through Public Housing.
- Project-Based Vouchers (PBV): DHA utilizes PBVs to incentivize the development of specific affordable housing projects (Whittier Falls, Haven At The Falls)
- Property Management & Development: DHA owns and operates market rate residential properties to provide safe, sanitary, and affordable homes.
- Strategic Collaboration: DHA engages with city planning, the CDBG program, and regional providers to identify housing gaps, streamline development, and support individuals with services.
- Support Services: Along with housing, DHA works to provide inclusive communities and supports residents with disabilities and elderly individuals
- DHA has been a key force in developing low-income residential options in Dover, often aligning with city efforts to rehabilitate housing and address homelessness

An aerial, high-angle photograph of a suburban neighborhood. The houses are mostly two-story, light-colored buildings with dark roofs, arranged in a grid-like pattern. There are many green trees scattered throughout the neighborhood, particularly in the background. The overall scene is bright and clear.

Thank You!

Report of Ad-Hoc Committee's Findings

Green = Current Policy/Completed

Yellow = In Process

Orange = Under Consideration

Blue = To be Completed by Partners

Gray = Infeasible

5. Recommendations Related to the 2035 Community Vision – Pillar 4 Housing and Vision Elements

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Establish a Housing Commission in Dover, NH to address the city's current and future housing needs. The commission will create a comprehensive housing policy for the city and focus on strategies to ensure affordable, accessible, and sustainable housing options for all residents while supporting economic growth and community well-being.	4.1	End of 2025	City Council	Assess Housing Needs: Conduct a comprehensive assessment of current housing conditions, affordability, and future housing demand. Policy Development: Develop recommendations for housing policies that align with the city's Master Plan and long-term growth objectives. Community Engagement: Create opportunities for residents, stakeholders, and businesses to participate in the housing dialogue. Advocate for Funding: Identify and pursue funding opportunities, such as state and federal grants, for housing development and preservation.	Planning Board will continue to oversee Housing Efforts
Use available data on housing (inventory, pricing and affordability needs assessments, etc.) to determine concrete needs for Dover's housing stock, and then apply that data to drive	4.1	Annual reporting and analysis; Biennial	Housing Planner (data aggregator) Housing Commission	Planning Dept uses data to drive developer incentives and shape zoning policies, influencing developers to build most-needed types of housing.	Monthly report updated regularly. Close to launching new webpage and database.

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
policies that encourage development or reuse of the most-needed types housing.		needs assessment	(recommends policy)	Annual Out of Reach Report , Paycheck to Paycheck Database , State/local data on development	
Continue to offer an affordable component to all TDR applications. Offer increased density for affordable, workforce, and attainable units. Incentivize development for affordable/attainable priced homes (price restricted) for purchase. Reduce lot sizes and frontage requirements. Plans w/ greatest affordability are offered the greatest incentives.	4.1	NLT 2026; review annually, assess w/ biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Infrastructure costs are reduced through additional density. Developers build more affordable options w/ increased market rate unit density. Single Family Home construction often includes ADUs deed-restricted to HUD FMR rents. RSA 673:10 City Code, Ch 153, 157, 170	TDR ordinance continues. Subcommittee has been working on potential amendments.
Relax ADU regulations to allow more flexibility.	4.1	End of 2025	Planning Dept Planning Board City Council	Improved affordability for current residents, especially those on fixed incomes, to be able to remain in their homes with rental income either from the ADU unit or the main house. Home purchasers can qualify for a mortgage with anticipated ADU rental income and thus afford to purchase a home in Dover.	ADUs have been relaxed a couple of times in the last few years. PB may consider any further flexibility.
City of Dover to explore developing a housing assistance program for police, firefighters, teachers and other city employees in order to attract and retain quality candidates for Dover's open positions.	4.1	End of 2026	Housing Commission City Council	Dover has fully staffed Police, Fire and School Departments and can more easily attract quality candidates when openings do occur.	To be considered by City Council and Management

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Conduct a Comprehensive Needs Assessment for Dover: The assessment will identify current and future housing needs, with a specific focus on underserved and vulnerable populations, and provide data-driven recommendations to inform housing policies and programs.	4.1	Mid 2026	Planning Department	Analyze the current housing inventory, affordability, and gaps. Identify Vulnerable Populations: Highlight the needs of underserved groups such as low-income households, seniors, individuals with disabilities, and people experiencing homelessness. Forecast Future Demand: Predict housing needs based on demographic and economic trends. Support Strategic Planning: Provide actionable insights to guide the development of housing policies, programs, and funding decisions.	Conducting review of internal capacity and external data sources to support planning efforts.
Craft a Balanced Housing Policy to address Dover's housing needs for inclusion in Dover's Master Plan. The goal is to promote equitable, sustainable, and diverse housing solutions that support affordability, accessibility, community growth, and economic development while preserving neighborhood character and environmental sustainability.	4.1	End of 2025	City Council/ Planning Board	Incentivize Affordable Housing: Propose tax incentives, density bonuses, or streamlined permitting for developers prioritizing affordable housing units. Develop a landlord incentive program in Dover, NH, that encourages property owners to accept housing vouchers by addressing common barriers such as financial risks and administrative burdens. The program will provide funding for security deposits, offer financial support for damage repairs, and streamline communication and processes to foster positive landlord-tenant relationships and expand affordable housing opportunities.	The City is a leader in the state, the City Council crafted a goal related to Housing. Staff and the Planning Board are working towards those goals.

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
				Preserve Existing Housing Stock: Develop programs for the maintenance and rehabilitation of older homes. Conduct workshops, town hall meetings, and surveys to gather public input on housing priorities. Collaborate with local organizations, businesses, and housing advocates to ensure broad representation.	
Establish public-private partnerships (PPPs) to increase the development and availability of affordable and supportive housing in Dover, NH. These partnerships will leverage the resources, expertise, and capital of both the public and private sectors to address housing challenges while fostering innovation and cost-effective solutions.	4.1	Medium-Long Term	City Council/ Planning Board	Expand Affordable Housing: Increase the number of affordable units available for low- and moderate-income residents. Develop Supportive Housing: Provide housing paired with wraparound services for individuals with complex needs, including those experiencing homelessness, seniors, and individuals with disabilities. Leverage Resources: Combine public funding and incentives with private investment to maximize impact. Foster Collaboration: Build lasting partnerships between government, private developers, nonprofits, and community stakeholders.	Several examples have been completed. The Littleworth Road development is underway with an approved CUP.
Identify and study comparable communities across the country that have successfully expanded affordable housing and implemented effective programs to alleviate housing shortage. By	4.1	Medium-Long Term	City Council/ Planning Board	Identify Comparable Communities: Locate cities or towns with similar demographics, economic profiles, and housing challenges to Dover, NH.	In progress by being part of the nation-wide Housing Accelerator Program

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
analyzing best practices, Dover, NH can develop and adapt proven strategies to address local housing challenges and improve services for vulnerable populations.				Document Best Practices: Gather data on successful affordable housing initiatives and homelessness alleviation programs. Assess Transferability: Evaluate which strategies can be adapted to Dover’s unique needs and constraints. Inform Local Policies: Provide actionable recommendations based on proven models.	
Explore modification to HUD restricted housing to include purchase option.	4.1	Mid 2026	Planning/ Housing Commission	Expands options for affordable home ownership.	Working on language for amendments

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Approved plans are consistent with Dover Master Plan, reviewed to ensure inclusion of visual attractiveness; cohesion and connectivity throughout the entire city (walkability, bike lanes, public transit); thoughtful growth; and protecting and enhancing a vibrant urban core along with its surrounding residential neighborhoods, business	4.2	Jan 2026	All Boards Housing Commission Planning Dept TRC	Dover’s development pleases residents, contributing to a more cohesive, visually appealing, and well-connected city. Ensures walkability, expanded bike lanes, and accessible public transit are prioritized, enhancing mobility and connectivity for all residents. Thoughtful growth strategies support a vibrant urban core while preserving the character and vitality of surrounding residential neighborhoods, business districts, and rural open spaces.	While more can always be done, Dover’s Master Plan does speak to inclusion of these elements

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
districts, and rural residential, agricultural, and open lands.			Planning Board	Promotes a balanced, sustainable city that reflects community values and supports long-term quality of life. RSA 673:10 City Code, Ch 153, 157, 170	
Explore using fines from Code enforcement violations to contribute to housing related funds.	4.2	Medium-Long term	Housing Commission City Council	Offers a locally controlled revenue stream to support affordable housing development, enhancing long-term housing stability efforts.	Infeasible unless policy changes

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Encourage a mix of housing stock by enabling special exceptions for mixed-styles of housing, with multifamily buildings and single-family homes side-by-side in projects of certain sizes.	4.3	Jan 2026	All Boards Housing Commission Planning Dept TRC Planning Board	A mixture of housing stock in neighborhoods enables a diversity of housing options while maintaining Dover's unique character. Developers innovate to include greater density and mixed affordability in new developments. Dover's stock of workforce housing enables residents to live/work/play in their community. RSA 673:10 City Code, Ch 153, 157, 170	Current city policy that will continue

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Investigate and identify developers and nonprofits that have been successful in securing funding through the New Hampshire Housing Finance Authority (NHHFA) program for apartment complex developments as seen Rochester and other cities.	4.3	Intermediate	Planning Dept or Housing Commission	Identify successful strategies for NHHFA funding Improve future application competitiveness Ensure effective use of public funds Support the development of impactful affordable housing in Dover	Collaborating with a local nonprofit partner to pursue NHHFA funding for development.
Review and analyze Current Manufactured Home Park Codes in Dover.	4.3	2026	Planning Dept	Provide informed recommendations for updating Dover's codes to accommodate modern tiny homes or revamped manufactured home parks, fostering affordable housing solutions and ensuring regulations reflect current housing trends.	City Code definitions updated; actively monitoring state legislation
Analysis and Evaluation of Single Room Occupancy (SRO) Style Group Living Models as seen in Boston.	4.3	2026	Planning Dept or Housing Commission	Provide recommendations for improving or replicating the model, considering factors such as structured self-sufficiency support, resident participation, space utilization, and program effectiveness.	To be reviewed
Review Design Evaluation of Apartment Buildings with Ground-Level Storefronts and ADA Apartments.	4.3	Long Term	Planning Dept AND Housing Commission	Evaluate the design's effectiveness in balancing residential and commercial needs, enhance accessibility for ADA residents, and provide actionable recommendations for optimizing and replicating this mixed-use model in future developments.	Planning Board recently approved a few of projects with units designed to be accessible
Review incentives for building housing units with a wide mix of incomes (Low-to moderate Income) to achieve Housing Integration.	4.3	Long Term	Planning Dept AND Housing Commission	This structured approach will provide a thorough evaluation of the integration of low-income housing in a multi-story condominium setting, offering insights into its success and potential for wider application in future housing developments.	Staff has these conversations during concept reviews. Impacted by LIHTC

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Offer the greatest possible incentives for accessible and supportive housing developers. Use all legal, financial, and planning tools to promote ADA-compliant, single-story, accessible and “ADA-ready units” development. Offer incentives for mixed use multi-family units with assisted-living, long-term care, or memory care facilities in the same neighborhoods.	4.4	2026; review annually, assess w/ Biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Supportive and accessible housing development measurably increases. Developers innovate to offer accessible and supportive multifamily units, and single-story accessible homes, in neighborhoods with mixtures of multifamily and single-family units; increased development of assisted, long-term, nursing, and memory care facilities. RSA 673:10 City Code, Ch 153, 157, 170	Some aspects underway or existing. Further actions to be reviewed by parties listed.

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Develop, enhance or expand Senior Property Tax Relief Program specifically for older residents on fixed incomes.	4.5	End of 2025	City of Dover Tax Assessor's Office, Senior advocacy groups, local Nonprofits	Reduces the financial burden of property taxes, allowing seniors to remain in their homes.	Dover already offers Tax Relief for Seniors
Create Affordable Senior Housing Development Incentives: Encourage the development of affordable, age-friendly housing units through zoning incentives and public-private partnerships.	4.5	Intermediate	Dover Planning and Zoning Departments, Private Developers, State Housing Agencies	Expands affordable housing options tailored to older residents’ needs. Ensure proximity to healthcare, public transit, and community amenities. Provide density bonuses, tax abatements, or expedited permitting for developers building senior housing.	Market to be reviewed. Dover has Senior Housing. Staff discuss with applicants.

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Establish "Aging in Place" Home Modification Grant Program: Create a grant or low-interest loan program to assist older residents in making their homes more accessible and energy-efficient.	4.5	Intermediate	Dover Community Development Office. State and Federal Housing Programs (e.g., NHHFA, Local Charities	Improves safety, comfort, and affordability, enabling seniors to age in place. Funding for modifications such as ramps, grab bars, stairlifts, and weatherization improvements. Partnerships with local contractors for affordable services.	To be reviewed

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Explore options to address “last mile” deficiencies.	4.6	Medium-Long term	Housing Commission	Increases access to jobs, education, healthcare, and essential services.	To be reviewed
Consider incorporating elements of “15-minute cities” to enhance neighborhood livability.	4.6	Medium-Long term	City Council/ Zoning Department	Reduces environmental impact, improves quality of life, and promote equity by ensuring that all residents — regardless of income or background — have convenient access to daily necessities.	The RCM Overlay District fosters neighborhood livability

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Consider expansion to Allow 2-4 family units by right in the R-40 district with provisions to maintain R-40's rural character.	4.7	2026	Planning Board	Building density and adding units, without impacting rural character.	To be reviewed

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Use all legal, financial, and planning tools to promote ADA-compliant, single-story, accessible, and “ADA-ready units” development. Provide incentives for accessible and supportive housing developers.	4.8	2026; review annually, assess w/ Biennial Housing Needs Assessment	Housing Commission Planning Dept Planning Board Dover City Council	Supportive and accessible housing development measurably increases. Developers innovate to offer accessible and supportive multifamily units, and single-story accessible homes, in neighborhoods with mixtures of multifamily and single-family units. Increased development of assisted, long-term, nursing, and memory care facilities. RSA 673:10 City Code, Ch 153, 157, 170	To be reviewed

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
City of Dover to develop a housing assistance program for private employers in order to attract and retain quality candidates for regional open positions.	4.9	End of 2026	City of Dover Local coalitions and housing partners	Dover has adequate workforce can more easily attract quality candidates when openings occur.	To be reviewed

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Establish/Expand Low-Barrier Shelters: Develop or enhance shelters that prioritize access by minimizing entry requirements, such as sobriety, income, or ID.	4.10	Short term	Shelter providers, Municipal governments, Continuum of Care (CoC) organizations	Increased access to safe, temporary housing for individuals and families, leading to a reduction in unsheltered homelessness.	Permanent low-barrier Warming Shelter under development
Enhance Support Services Integration: Provide wraparound services, including case management, mental health support, substance use treatment, job training, and healthcare, directly at shelter sites or through partnerships.	4.10	Ongoing	Shelter providers, social service agencies, State agencies (e.g., NH Department of Health and Human Services), community partners	Improved stability and pathways to permanent housing for shelter residents.	Dover CDBG funds awarded to agencies to aid in the delivery of support services
Community Outreach and Awareness Campaigns: Educate communities and potential service users about the availability and benefits of low-barrier shelters and services.	4.10	Short Term, Ongoing	CoC organizations, local housing advocacy groups, Media partners, local governments	Increased utilization of shelters and reduction of stigma around homelessness.	To be Completed by Partners
Measure and Track Outcomes: Develop metrics to monitor shelter usage, housing placement rates, and individual outcomes post-shelter stay.	4.10	Short Term, Ongoing	Shelter operators, CoC data teams, Academic or Research Institutions, Funders	Evidence-based improvements in service delivery and funding allocation.	Providers use the Homeless Management Information System (HMIS) to collect, manage, and report data on

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
					individuals and families experiencing homelessness.
Expand Funding Sources: Advocate for increased funding from public and private sources to sustain and scale low-barrier shelters and services.	4.10	Immediate to Short Term, Ongoing	Nonprofit Organizations, Municipal Governments, Philanthropic Organizations, State Legislators	Long-term sustainability of low-barrier shelters and associated services.	Engaged in coalitions advocating for support at all levels of government.
Create sanctioned campgrounds for homeless individuals in Dover, NH. These campgrounds will provide essential services, including showers, laundry facilities, garbage collection, and transportation, offering a safe and dignified living environment while facilitating access to supportive resources and pathways to permanent housing.	4.10	Intermediate	City Council/ Nonprofit organizations	Provide Safe Shelter: Offer a secure and designated space for homeless individuals to reside temporarily. Improve Quality of Life: Ensure access to basic amenities like hygiene facilities and waste management. Connect to Resources: Provide transportation to facilitate access to social services, healthcare, and employment opportunities. Promote Community Well-being: Reduce unauthorized encampments and their associated impacts on public spaces and safety.	To be Completed by Partners

Deliverable	Pillar	Timeline	Responsibility	Impact	Status
Create respite beds in Dover, NH, designed to provide short-term, safe, and supportive accommodations for individuals experiencing homelessness who are recovering from illness, injury, or medical treatment. Respite beds bridge the gap between healthcare services and permanent housing, ensuring vulnerable individuals receive the care and rest they need to recover and rebuild stability.	4.10	Medium-Long term	City Council/ Planning	Improve Health Outcomes: Provide a safe space for recovery after medical care, reducing readmissions and emergency room visits. Support Vulnerable Populations: Offer services tailored to the needs of medically fragile individuals experiencing homelessness. Integrate Services: Facilitate access to healthcare, case management, and housing support. Relieve Healthcare System Strain: Reduce the burden on hospitals and emergency services by providing an appropriate care setting.	Planning staff to review zoning to determine allowable use; Implementation would require external partners.

Deliverable	Pillar	Intermediate	Responsibility	Impact	Status
Expand Short-Term Rental Assistance Programs: Increase funding and accessibility to short-term rental assistance for individuals and families facing eviction due to income loss or unforeseen financial hardship.	4.11	Short Term, Ongoing	Local housing authorities, CAPSC, City Welfare offices	Prevent evictions and reduce homelessness by helping households maintain their housing. Maintaining housing is more cost-effective than rehousing individuals.	To be Completed by Partners
Establish Landlord Education and Support Program: Implement educational resources and training for landlords to identify early warning signs of tenant	4.11	Short term	Local housing authorities, CAPSC, City Welfare offices	Educate landlords on eviction prevention strategies and resources to support tenants, stabilizing households and reducing evictions.	To be reviewed

struggles, communicate effectively, and collaborate with social services.					
Expand Homeless Prevention Services and Record-Clearing Clinics: Broaden the scope of services addressing the root causes of homelessness, including assistance with clearing criminal records and providing tailored case management.	4.11	Ongoing	Local housing authorities, CAPSC, Police Department, City Welfare offices, Legal Aid	Provide families with resources to remain housed, reduce barriers to housing for individuals with criminal records, and promote long-term self-sufficiency.	To be Completed by Partners

Deliverable	Pillar	Intermediate	Responsibility	Impact	Status
Dover should establish and fund a Land Trust to provide appropriately located land for development of affordable and low-income housing.	4.12	Long term	City Council/ Planning Department	Creates a stable, community-controlled mechanism for preserving land for affordable housing. Ensure development occurs in appropriate, well-connected locations—close to jobs, schools, and transit, advancing equity and access.	To be reviewed

Deliverable	Pillar	Intermediate	Responsibility	Impact	Status
Local landlords ensure that those awarded vouchers have a choice of affordable, accessible, conveniently located living units of various sizes.	4.12	Medium Term	Planning Dept, Housing Commission, Housing Authority, CAPSC	Offers attainable housing options for families of diverse income levels, enabling residents to live in communities that align with their preferences and meet their housing needs.	New CDBG Rental Rehabilitation Program as a tool to help meet this goal
Determine next steps with the SRPC inventory of buildable large tracts of land that are buildable	4.12	Medium to Short Term	Strafford Regional Planning & Planning Dept.	Include landowners in the long term planning of housing, schools, recreation and open space in the city.	In conceptual and feasibility stages; identified as an attainable priority
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.	4.12	Medium Term	Housing Commission	Provide “cooperative” housing development of affordable and workforce housing apartments and condominiums to allow employees to live near where they work, and support services are available and convenient to home and work.	In conceptual and feasibility stages; identified as an attainable priority

Deliverable	Pillar	Intermedia te	Responsibility	Impact	Status
Conduct a series of group discussions, round tables, think tanks with local professionals (local housing developers, landlords, property managers, assisted housing agencies, social service providers, municipal and county welfare officials) and seek their opinions on how best to deal with homelessness and how to best build quality affordable housing.	4.12	Immediate to Short Term, Ongoing	Planning Dept, Housing Commission, Housing Authority, CAPSC	Consider the advice of professionals dealing with housing concerns every day. Develop new relations and possibly create new partnerships.	In conceptual and feasibility stages; identified as an attainable priority
Hire a full-time, dedicated housing grant writer to secure funding for affordable housing development, supportive housing programs, and other housing-related initiatives in Dover, NH. A dedicated grant writer will enhance the city's ability to identify, apply for, and manage grants, ensuring sustainable financial support for critical housing projects.	4.12	Short-term (1 st year)	City Council/City Manager	Increase Funding: Secure federal, state, and private grants to address Dover's housing needs. Support Housing Development: Provide financial resources for creating affordable and supportive housing. Streamline Grant Management: Ensure compliance with grant requirements and improve reporting efficiency. Enhance Collaboration: Work with city departments, nonprofits, and private developers to pursue funding opportunities.	Planning staff now includes an Assistant City Planner specializing in housing and community development.