

"What do you think is Dover's biggest housing challenge?"

1. **Affordability Concerns:**

- The most common theme among the responses is the issue of affordability. Respondents express concerns about the cost of both rent and homeownership, emphasizing the challenge of finding housing that is genuinely affordable for various income levels.

2. **Diverse Housing Needs:**

- Dover's housing challenges extend beyond mere affordability. Respondents highlight the need for a diverse range of housing types, including affordable options for singles, families, and seniors. There's a call for housing that caters to different needs and preferences, such as pet-friendly and walkable neighborhoods.

3. **Zoning Policies Impact:**

- Some respondents identify restrictive zoning policies as a significant obstacle. They argue that these policies, such as setbacks and minimum frontage requirements, limit the potential for denser housing development. This suggests a need for reviewing and possibly revising zoning regulations to address the housing shortage.

4. **Rising Rent and Lack of Rent Control:**

- Several responses point to the challenge of rising rents, with concerns about annual increases and the lack of rent control. This issue contributes to the overall affordability problem and forces some residents to move out of Dover in search of more affordable housing.

5. **Balancing Development and Preserving Dover's Character:**

- A recurrent theme is the balance between development and preserving the character of Dover. Respondents express concerns about overbuilding, excessive taxation, and the impact of large-scale developments on the city's aesthetics. There's a desire to maintain green spaces while addressing workforce housing needs.

These key takeaways suggest that addressing Dover's housing challenges requires a multi-faceted approach that considers affordability, housing diversity, zoning policies, rent control, and the delicate balance between development and preserving the city's character.

"How would you address that housing challenge"

Addressing the housing challenge in Dover requires a multifaceted approach, and the responses you provided cover a range of potential solutions. Here's a summary of the key themes and strategies mentioned:

1. **Rent Control:**

- Several respondents suggested implementing rent control measures, either in specific sections or citywide. This could involve capping rent increases to prevent drastic spikes.

2. **Mixed-Use Zoning and Flexibility:**

- Encouraging mixed-use zoning and easing restrictions on mixed-use development, especially in downtown areas with mill properties, was mentioned. This approach aims to create a more diverse and vibrant urban environment.

3. **Incentives for Developers:**

- Providing financial incentives for developers to build affordable housing, such as tax breaks or reduced property costs, was a common suggestion. This could make it more appealing for developers to focus on affordable housing projects.

4. **Diverse Housing Options:**

- Advocating for a variety of housing options, including mini cottages, tiny houses, apartments, and starter homes, reflects the recognition that different individuals and families have diverse housing needs and preferences.

5. **Affordable Housing Requirements:**

- Requiring a percentage of affordable units in new developments, along with incentives for developers to comply, was a recurring theme. This approach ensures that a portion of new housing is accessible to individuals with lower incomes.

6. **Tenant Protections:**

- Strengthening tenant protections, such as rent increase caps and regulations to ensure fair and reasonable treatment of renters, was suggested to create a more stable and secure rental environment.

7. **Community Engagement and Education:**

- Engaging with the community, including talking to UNH seniors and understanding their needs, was highlighted. Education campaigns on affordable housing were also suggested to address misconceptions and stereotypes.

8. **Density and Zoning Regulations:**

- Exploring higher density housing, relaxing zoning restrictions, and addressing barriers to smaller projects were mentioned to facilitate more efficient land use and construction.

9. **Collaboration with Local Businesses:**

- Involving local businesses in creating co-living housing and encouraging the development of intentional communities were ideas to foster collaboration in addressing housing challenges.

10. **Government Investment:**

- Some responses emphasized the need for public investment in affordable housing projects, potentially with subsidies or funding for developments.

11. **Reducing Barriers and Regulations:**

- Streamlining the approach for builders and developers by reducing zoning barriers and regulations was suggested to encourage more investment in housing.

12. ****Public Transportation:****

- Expanding public transportation options and considering mixed-use zoning beyond the downtown area were proposed to enhance accessibility and reduce reliance on personal vehicles.

It's important to note that some responses acknowledged the complexity of the issue and the need for a combination of strategies. Additionally, there were mentions of challenges related to state laws and the importance of considering the broader economic context. Implementing a comprehensive strategy that takes into account various perspectives and engages key stakeholders will likely be crucial in addressing Dover's housing challenges effectively.

Opportunities to address problems

1. ****Common Themes:****

- ****Affordability:**** Many respondents emphasize the need for affordable housing, with suggestions such as income-based housing, smaller homes, and rent control.
- ****Diverse Housing Types:**** There is a call for a variety of housing types, including apartments, condos, duplexes, townhouses, and smaller single-family homes.
- ****Mixed-Use Development:**** Several respondents mention the importance of mixed-use development, combining residential and commercial spaces, often with a focus on walkability.
- ****Reuse of Existing Spaces:**** The idea of repurposing existing buildings, particularly in downtown areas, is highlighted for both sustainability and preserving historical character.
- ****Concerns about Overdevelopment:**** Some express concerns about overdevelopment, loss of green spaces, and the impact on the city's character.

2. ****Specific Ideas:****

- ****Tiny Homes:**** The concept of tiny homes is mentioned by several respondents, either as standalone communities or as part of existing neighborhoods.
- ****Workforce Housing:**** There's a focus on housing for essential workers, including teachers, nurses, police, and firefighters, to attract and retain them in the community.
- ****Co-Living Communities:**** Some suggest exploring co-living developments as a potential solution for certain demographics.
- ****Sustainable Construction:**** Several respondents highlight the importance of energy-efficient, sustainable, and aesthetically pleasing construction.
- ****Accessible Housing:**** Consideration for accessibility, including ADA compliance, is mentioned, especially in new constructions.

3. ****Challenges and Concerns:****

- ****Traffic and Infrastructure:**** A few respondents express concerns about increased traffic and stress on existing infrastructure with more housing.

- ****Preservation of Character:**** Some emphasize the need to preserve the character of Dover, suggesting careful planning to avoid a generic or overdeveloped look.
- ****Wildlife and Green Spaces:**** Concerns about the impact on wildlife, loss of green spaces, and the environmental consequences of development are raised by a few.

4. ****Community Engagement:****

- ****Community Involvement:**** Some respondents advocate for involving the community in decision-making processes, listening to local opinions, and avoiding decisions driven solely by developers.

These insights provide a comprehensive view of the community's perspectives on housing in Dover. It's clear that there's a desire for thoughtful, inclusive, and sustainable development that addresses the specific needs and character of the city.

All response analysis

Certainly! Let's analyze all three questions together to identify key problems and solutions based on the responses:

****Common Problems:****

1. ****Affordability:**** Across all three questions, affordability consistently emerges as a major concern. Respondents express the need for housing options that are accessible to a diverse range of income levels.
2. ****Limited Housing Options:**** Many respondents highlight the lack of diverse housing types, emphasizing the importance of having options such as affordable apartments, condos, duplexes, and smaller single-family homes.
3. ****Sustainability and Aesthetics:**** Concerns are raised about the environmental impact of development, loss of green spaces, and a desire for sustainable, aesthetically pleasing construction.
4. ****Community Engagement:**** Some respondents express the need for more community involvement in decision-making processes related to housing development, suggesting that community input is crucial.
5. ****Overdevelopment:**** A subset of responses indicates worries about overdevelopment, with concerns about the potential negative impacts on traffic, infrastructure, and the overall character of Dover.

****Common Solutions:****

1. **Affordable Housing Initiatives:** Respondents propose income-based housing, rent control measures, and incentives for developers to include affordable units in their projects.
2. **Diverse Housing Types:** There's a strong call for a variety of housing options, including apartments, condos, duplexes, townhouses, and smaller single-family homes.
3. **Reuse of Existing Spaces:** Many suggest repurposing existing buildings, particularly in downtown areas, as a sustainable and character-preserving solution.
4. **Sustainable Construction:** Respondents advocate for energy-efficient and environmentally friendly construction practices, including the use of renewable energy sources and sustainable materials.
5. **Community-Focused Development:** Solutions include mixed-use development that fosters community engagement, walkability, and integration of residential and commercial spaces.
6. **Preservation of Character:** Suggestions are made to carefully plan development to preserve the character of Dover, avoiding a generic or overdeveloped look.
7. **Inclusion of Affordable Housing in Larger Projects:** Several responses propose that larger development projects should include a significant proportion of affordable housing units.
8. **Community Engagement Strategies:** A few respondents emphasize the importance of involving the community in decision-making, potentially through committees or forums that allow for public input.

By combining insights from the three questions, it's evident that the community is seeking a balanced approach that addresses affordability, sustainability, and community engagement while preserving the unique character of Dover. The solutions proposed reflect a desire for inclusive and thoughtful urban planning.

Data

1. **Distinctly Dover: Master Plan Vision Chapter – Adopted 7/25/23**
 - **Relevance:** This resource would likely contain Dover's overall vision and plans for development.
 - **Potential Use:** It could provide insight into the city's long-term goals and how housing fits into the broader vision.
2. **Workforce Housing Coalition of the Greater Seacoast – Housing Dictionary**
 - **Relevance:** Focuses on workforce housing, which aligns with the emphasis on affordable and inclusive housing in the responses.

- **Potential Use:** Definitions and strategies provided in the dictionary may inform discussions on workforce housing solutions.

3. **SRPC - 2023 Dover Community Profile**

- **Relevance:** A community profile can provide data and trends specific to Dover.
- **Potential Use:** Useful for understanding current demographics, housing patterns, and challenges within the community.

4. **SRPC - 2023 Regional Housing Needs Assessment**

- **Relevance:** Regional assessment likely includes insights into broader housing trends and needs.
- **Potential Use:** Can provide context for Dover's housing needs within the regional context.

5. **Communities & Consequences - Housing Fact or Fiction Series**

- **Relevance:** Offers a series focusing on housing issues, which could align with concerns expressed in the responses.
- **Potential Use:** Educational material to deepen understanding of various housing challenges and potential solutions.

6. **New Hampshire Housing Toolbox, 2023**

- **Relevance:** A toolbox implies practical tools and resources for addressing housing issues.
- **Potential Use:** Could contain actionable strategies and policies that align with community suggestions.

7. **NH Housing - Housing Market Snapshot, March 2023**

- **Relevance:** Offers current data on the housing market.
- **Potential Use:** Useful for understanding market dynamics and informing strategies for affordable housing.

8. **NH Housing - How Do We Talk About Housing?**

- **Relevance:** Focuses on communication about housing issues.
- **Potential Use:** Insights into public perception and communication strategies, which could align with community engagement in housing development.

9. **NH Housing - Housing Solutions for NH, April 2019**

- **Relevance:** Addresses housing solutions for the state, which may include applicable strategies for Dover.
- **Potential Use:** Could provide proven models and strategies for affordable housing.

10. **NH Housing - Policy & Program Models for Creating ADUs in NH, 2023**

- **Relevance:** Focuses on Accessory Dwelling Units (ADUs), which aligns with suggestions for diverse housing types.

- **Potential Use:** May contain policies and programs that Dover can consider for encouraging ADU development.

11. **NH Housing - 2023 Statewide Housing Needs Assessment**

- **Relevance:** Provides a comprehensive assessment of housing needs at the state level.
- **Potential Use:** Offers a broader context for Dover's housing needs and potential regional collaborations.

12. **NH Housing - 2023 Residential Rental Cost Survey Report**

- **Relevance:** Focuses on rental costs, a key concern in the community responses.
- **Potential Use:** Useful for understanding current rental market conditions and informing policies for affordable rentals.

13. **New Hampshire Zoning Atlas**

- **Relevance:** Provides information on zoning, crucial for any discussion on housing development.
- **Potential Use:** Could inform discussions on zoning changes and their impact on housing.

These resources collectively provide a diverse set of information, data, and potential solutions that can aid in addressing the housing challenges identified in the community responses.

Five main focuses that your committee may want to research more or advocate for in the next year:

1. **Affordable and Inclusive Housing Models:**

- **Research:** Investigate successful models for affordable and inclusive housing in similar communities or regions.
- **Advocacy:** Advocate for the implementation of diverse housing models, such as workforce housing, smaller single-family homes, ADUs, and co-housing, to meet the needs of various demographics in Dover.

2. **Community Engagement and Communication:**

- **Research:** Explore effective community engagement strategies in housing development, considering the concerns and preferences expressed in the survey.
- **Advocacy:** Promote transparent and inclusive communication about housing initiatives, addressing misconceptions and fostering community support for diverse housing solutions.

3. **Zoning Policy and Regulatory Frameworks:**

- **Research:** Examine zoning policies and regulations, both within Dover and in comparable communities, to identify barriers to affordable housing.
- **Advocacy:** Advocate for zoning changes that encourage mixed-use developments, higher density in appropriate areas, and the creation of policies that support the development of affordable housing options.

4. **Partnerships and Collaboration:**

- **Research:** Explore successful collaborations between public, private, and non-profit sectors in addressing housing challenges.
- **Advocacy:** Advocate for partnerships with developers, community organizations, and other stakeholders to leverage resources, share expertise, and implement holistic housing solutions.

5. **Financial Incentives and Support Programs:**

- **Research:** Investigate financial incentives and support programs at the state and regional levels that encourage affordable housing development.
- **Advocacy:** Advocate for the creation of local programs or incentives, such as tax credits, grants, or public-private partnerships, to stimulate the construction of affordable housing and improve housing affordability.

These focuses aim to address key aspects identified in the survey responses, including the need for diverse housing options, effective communication, supportive regulatory frameworks, collaboration, and financial tools to facilitate affordable housing development. Tailoring research and advocacy efforts in these areas can contribute to a comprehensive strategy for meeting Dover's housing needs.



Community Housing Needs

Survey Results
FINAL

10/31/2023

What do you think is Dover's biggest housing challenge?

Affordable rent

Affordability

Affordability - even potential homeowners may get priced out of markets that do not look to curtail price spikes. This is more acute for the rental market as oftentimes they will need to relocate (likely impacting local businesses labor pool).

Homelessness

Dog-friendly, affordable housing

Affordable housing! We don't have enough of it.

lack of available housing for purchase

Not enough housing stock

Lack of housing

Affordable housing but also consider how we keep adding households to the water system. Where are we going to get this much water and how will we process it as it leaves the household.

We came to Dover several months ago after selling our condominium in Lowell, MA. We had hoped to purchase here but were unable to find a single level 800-1200 sq ft. condominium, walkable to dining and commercial opportunities. Maybe our expectations were unrealistick but we found a property in Kittery, ME so will be leaving Dover.

A large amount of new housing in Dover is either section 8 or "luxury" housing. Rental prices one new buildings are inflated from both the regional housing shortage, but what keeps it that way is big companies that can afford to have units sit vacant until someone can pay the "luxury" price.

Lack of affordable (not subsidized/restricted, affordable) housing

Meeting the need of senior housing

My wife and I discussed this question and we believe restrictive zoning policies are the biggest challenge. Restrictive zoning prevents people from fully investing in the land that they own within the city. An example would be R-40 zoning, which applies to much of the edges of Dover, the zoning does have many permitted uses, however it requires that the buildings be set back 40 feet from the street with a minimum frontage of 150 ft. At a minimum that is 6000 square feet of land that cannot be used by the land owner for housing and prevents these areas from supporting denser housing needs.

Availability of affordable housing for folks with pets

Creating a balance of housing types/values

Affordability

Affordable and safe housing, many of us are living in spots that aren't up to code.

Lack of affordable housing both single family homes, and apartments. Affordable \$1200 or less per month for 1 bed room apartment.

Not enough affordable houses/rental units

Skyrocketing annual rent increases pushing mid and low income residents out of Dover, while many residents remain houseless

no rent cap for resigning leases

The cost of housing is probably the biggest challenge, but that challenge stems from a lack of inventory. and lack of inventory stems from the high costs of building.

Affordable Housing

Affordable housing

Affordable housing at sizes appropriate for families. 1 bd and studios at affordable prices dont really count

Overcoming the impression that affordable housing will destroy the property value of nearby homes.

Housing is not affordable! Housing seems to be only for people making six figures. ALSO, there's no housing for young professionals - the housing available is only for 3+ people.

Shortage of available housing supply and the cost of rent. My landlord raising the rent last year caused me to move out and there was such a lack of available housing to move into, and what was available I couldn't afford. This led me to have to move to Somersworth. I really built a strong community in Dover and being priced out has left me feeling detached from a place I grew to love.

NIMBYism. It's very difficult to push through affordable housing developments when people are overly concerned about their property value going down. The extrinsic over intrinsic.

landlords have way too much power to just raise the rent whenever—and i know that interest rates and the cost of maintaining a home goes up causes that increase in rent—but raising the rent by 400\$ one month rly screws ppl over and that doesn't feel fair also there needs to be more affordable housing developments built just bc there's not nearly enough! there's just a lot of complexes with expensive apartments which does produce money but it prices folks out of dover

affordable housing

homelessness

Lack of affordable car free areas

Too many apartments not enough parking. Train station should be a plus but homeless are hanging there. I hear people complaining a lot about it.

Gentrification

High rent

The lack of affordable housing! It is next to impossible to be able to work in this community and live here! I have a Masters Degree in nursing with almost 20 years of experience and as a single person am going to need to make a move when my lease expires this coming year because my rent keeps going up and up, along with the cost of living.

Providing affordable, accessible, equitable housing with appropriate supports to everyone who needs it.

A lack of quality, affordable apartments and houses (and particularly the lack of affordable non-HOA new builds) due to investor-owners making it

cost of homes and affordability of rentals.

low wages/ high cost of living combined with tight rental market and housing market.

Affordable housing for medium to low income families and younger folks.

Lack of affordable housing

Having enough in young people

Quantity of low cost units. Too many luxury options.

Cost

Beginning professionals can't afford apartments nor can they purchase a house.

Work force housing, allowing tiny houses on own property.

Housing downtown, not for seniors. A thriving downtown needs people to visit stores and eat in restaurants. Ideally people who don't need to drive.

Liberals from Massachusetts moving here

Affordable housing units

Cost of homes and cost of taxes

Land use planning. Housing is just crammed into any and all available space, seemingly to maximize property taxes and rentier profits. There are too few examples of dense housing with integrated green space and housing that addresses a broad spectrum of income levels.

Need for more affordable housing

Cost of housing.

Prices of affordable homes to buy and/or rent for single people, including young people, older adults and working people who are not big income earners, even though they work full time.

Affordable housing

Affordable/workforce housing. Large single family housing on large lots are not what is needed to address the issue.

Affordable housing.

Not enough AFFORDABLE housing. Rents are sky high and having pets makes even harder to find and more expensive.

Affordable rental and starter home properties.

Lack of affordable housing

Outside investors taking rent money and then not reinvesting that money into the Dover community.

Lack of Affordable Housing.

It's not a housing challenge. Dover raises taxes on properties because they want to fund high paying government workers salaries with big yearly increases. It's a government jobs funding challenge. Instead of having affordable housing laws, you raise taxes in land and structure with reckless abandonment without realistic assessment of each property, and build relationships with developers that rape the land and overbuild instead of continuing current neighborhood aesthetics and standards of existing communities Transfer of Development Rights are ruining the fabric of our this existing communities as well, as developers cheat to build "urban" developments no existing communities want even though they have the most generous development laws in the state, they still get caught bending rules. The city is falsly and undeservedly increasing land and property values as a form of forced gentrification. Our environmental practices in this community are make believe. We had a building moratorium 20 years ago because we had no room and city infrastructure roadways that are an unsolvable bottle neck. Now we have a city with vehicle pollution increasing rapidly, constant traffic from Sunrise to sunset, extra taxes at meters anytime we want to enjoy the city, and no privacy as peace and quiet have become a thing of the past. With developers like vampires, small tracts of land are building more homes in tiny spaces, constantly outnumbering communities in neighborhoods with existing home numbers that collectively hold 10 times more acreage than a new development next door. It's purely greed. Dover isn't a version of Sim City. It's a real life place, treat it that way.

Providing sufficient variety of housing

Housing that working people can affird

Need to build more apartments near downtown

Affordable Housing

Maintaining green space while developing work force housing. The housing market is geared to higher Incomes but there are those who make 30 thousand a year or a little more but are single and are above the limit for subsidized housing. These people need places to live. The do not need ALL the bells and whistles but a safe place to live.

Affordability relative to the jobs available in Dover.

The rents in Dover are outrageously priced. A-lot of the apartments need to be updated and worked on. They're aren't any laws that protect tenants, a landlord can increase your rent however much they want and all they need to give is 30 day notice. Which quite frankly is not enough time when looking for a place in New Hampshire. Housing is very limited there aren't enough apartments and home prices are unaffordable. Working people can't afford, and compete with out of staters and their cash offers.

Availability and affordability

Affordable housing, rent, and property taxes for our community of workers and their families.

Homeless or Not enough affordable housing for working individuals and families

Location and cost.

Empty nesters not moving out of their homes as they don't have a place to go for a cheapnas their monthly payment is

Responsible engaged citizens

There are two - people with mental health and substance abuse issues have no place to live, and the rental rates are now too high for people with less than full employment or employment at below a current living wage.

lack of affordable housing for a wide range of incomes.

Affordable and accessible housing available to all income levels, even and especially, those with very limited to no income.

Housing that is affordable to young people just starting out who work in their community and want to be able to afford to live there too. This also includes blue collar workers, school teachers, etc. These people work in our community... in coffeeshops, restaurants, grocery stores, schools, public service, etc. and they should be able to afford to live in the community they serve. There is simply not enough of this type of housing available in the central Dover area where public transit is available as well. In addition, supportive housing for individuals with IDD to live inclusively within their community, with access to public transit, is in critical need as well.

Affordable housing shortage

Insufficient affordable housing

Balancing the types of housing stock.

Lack of affordable housing for our workforce

Parking

Affordable housing, specifically for moderate to low income residents.
Diversity of housing options
The market is too expensive for single parent families.
Affordable inventory
getting the homeless problem resolved; creating affordable housing
The only affordable apartments are scarce in numbers and full of lead paint, and the expensive ones are turning us into Portsmouth in a BAD way. Even if you're lucky enough to find housing here, you might be exposed to a world of environmental health risks because of the old housing stock not being up to code.
Not enough affordable housing.
Affordability, and the challenge of growth while maintaining Dover's charm
Number of units in proximity to city services
Affordable apartments
affordability
Affordable housing for the working poor and elderly.
Not enough attainable housing units for employees of small/medium-sized businesses, lack of community housing developments
affordable single family homes
Lack of affordable housing.
Affordability and available housing stock.
Affordable rent/housing
Housing for low/lower income people
too many houses being built
Affordability.
Low vacancy and uncontrolled rent pricing
Affordability
Limited density and resistance to multi-family dwellings (often tied to parking expectations) that drive up costs
The biggest challenge is the cost of property and construction to create workforce housing.
A shortage of medium-low price housing and an increase in high price housing and sprawl. Development downtown is good (apartment buildings), but there is a ton of underutilized downtown space (parking lots) and lower income people are being forced out of the city and medium income people are being forced into unwalkable edges of the city.
Excessive taxation that leads to the inability for those to afford to keep or purchase homes. This directly ties into developers not flooring the bill and being able to put up anything without a thought to the tax burden.
Affordability and lack of renter's protections. It is becoming more and more challenging to find rent that isn't exorbitant. My apartment is under market rate right now and it's still hard to make ends meet. I live in fear that my landlord will increase my rent by hundreds of dollars when I go to renew my lease.
Quickly rising housing prices and lack of available housing is making Dover unaffordable for many folks who have contributed to this community for a long time. There's also seems to be visible increase in houselessness and there are not effective solutions to help people in that situation.
Affordable housing. Dover is home to a diverse community, including an inexcusable number of unhoused people. Dover needs to invest in truly affordable housing so our neighbors can be safe and stay healthy.
Affordability
Gentrification and unrealistic housing costs
Affordability and access to amenities without having to drive to them.
chronic lack off access to affordable, safe, clean housing. Rental units are well out of the price range of average people. These units are often mold infested, dilapidated to the point of being unsafe, and are extremely expensive to heat in the winter and cool in the summer.
Lack of housing for students
Cost! It is way too expensive.

The biggest challenge is trying to accommodate non-citizens and those who are ill-equipped to acquire or maintain housing at Dover's relatively high socioeconomic levels.

Lack of actually market rate affordable units

Not enough affordable housing for poor and low-income folks

Affordability

There is not enough actually affordable housing and because there is no rent control many of us are bracing ourselves every year when the rest increases come to find out whether we are able to stay in our homes or forced to move. We need more housing that people who work the jobs available here in town can afford.

Affordable housing. Not HUD "affordable", \$1775 for a one bedroom, but affordable based on what actual wages are.

The cost. Homes/apartments need to be more affordable.

Builders are already working overtime.

Affordable housing

Affordable workforce housing

More affordable entry level homes

Expensive rentals, not enough affordable houses

Affordable apartments

AFFORDABLE housing

Realistic affordable housing in safe areas

Lack of affordable inventory

Lack of affordable housing in areas with accessible services. There is also little mobility for those ready to move up from their starter house (thus keeping that market out of reach for first time buyers too.) everything at the “next tier” is 300k more than it was 3 years ago.

The cost of rent is unsustainable

Affordability driven by lack of options for anyone not looking for a luxury apartment

Providing quality and affordable housing, while ensuring this housing need does not circumvent current Zoning/neighborhood characteristics.

No rental cap and lack of housing overall.

Housing for adults with developmental disabilities

Xx

Major lack of affordable housing, both in terms of price and number of units available.

Lack of affordable housing for single people making less than \$50,000 per year

In this moment, a combination of 1) Dover being willing to permit more and denser residential development while other towns are not, and 2) current economic conditions seem to be stalling the big projects.

High rent costs

Affordability and supply

There are too many expensive apartments and not enough affordable homes.

and other gentrifying landlords raising rent 30-40% with 30 days notice!

Newer units being built are financially out of reach for the average renter/home buyer.

Lack of workforce housing

Not enough for lower income

Too little affordable housing

lack of affordable housing! also the affordable housing that dover does have have so many issues

Lack of affordable rentals

Not enought reasonable priced houses.

Low income small houses

Rent prices are increasing fast

Affordable options

Availability, especially at a range of price points

G ex one dcd

Not enough

Lack of affordable housing! We need housing that allows people of every income bracket to be able to build equity, especially for young people new to the workforce and elderly people who want to continue to live in Dover even with a fixed income

Not enough affordable options for young people

Cost of rental housing

Affordability and availability

Affordability

Affordability

Affordable housing for ages 18-30

Workforce housing

Not enough low income housing, and small houses

Lack of units and price

lack of affordable housing

No place for the homeless. A transitional living. Not like Crossroads. A better program that is a hand up and not a hand out.

Affordable housing

We need more affordable housing

Lack of inventory driving up prices

Lack of housing inventory

Affordability

Affordable apartments for low income individuals.

Senior and affordable family housing

affordable housing for home owners and renters

lack of affordable inventory

affordable houses to buy for middle to lower income families.

How would you address that housing challenge?

Rent control in some sections

Rent control

Through a private/public approach? Easing up restrictions on mixed used zoning if they're too onerous (very much doable in downtown Dover with the mill properties and their mixed use). More direct/effectively

Mini cottages (like at Shattuck in Boston)

Subsidize building new apartment complexes, convert mills into predominantly residential.

Build more affordable housing!

Allowing flexibility to create as much missing middle housing as possible.

Build more housing

Most importantly are we trying to find housing for people who work on Dover or in other areas. I'd talk to UNH seniors and see where they are going to work and what they are looking for.

As developers present their plans, encourage more than rental options.

Unfortunately I don't think a city ordinance issuing fines for empty apartments held by non-resident landlords is going to go over well in Dover. The solution is probably just to build more downtown mixed-use housing. It's what people come to Dover looking for and it's also what the people already working in Dover need. If it is easy to "just rent elsewhere", there is a motivation to not endlessly raise rents.

Expand the multi-use CBD. Allow next-increment-by-right (e.g. no single family only zoning, current single family should permit duplexes). Investigate and remove barriers to smaller projects--massive projects like the waterfront, Orpheum, etc. cannot be the whole solution.

Same way your addressing other housing issues \$\$\$\$\$

We would relax some of the restrictive zoning requirements to allow and encourage land owners to further invest in the property that they have. In many ways zoning is a deterrent to change and adaptation, an attempt by a city to govern the desired look and feel of sections of the city. We believe that reducing the existing barriers of land owners, citizens of the city who have already invested in it, will allow that previously forbidden adaptation to emerge and permit a bottom-up, community-driven approach to resolving the needs of neighborhoods, including affordable housing.

Encourage landlords to be local, community minded, and fair

Reducing barriers such as setbacks and increasing density where it fits.

Lower rent costs

Incentives for landlords to have to bring buildings up to code so that residents aren't living in spaces that are harmful to their physical and psychological wellbeing

Address any barriers in zoning regulations for high density housing within downtown core and throughout the city. Any new housing complex approved should have a 10% affordable units. Incentivize developers with limited tax reductions or property costs purchase savings. Offer incentives to Dover residents who create affordable rental until (tax credit, reduction in city costs like water, trash removal, etc). Develop a city wide education campaign on affordable housing so the public better understands the concept and address the negative stereotypes of affordable housing.

Find a way to incentivize developers to build/retrofit buildings for affordable housing rather than market rate.

New construction at capped more affordable rent, but also capping rental rates and % increases of rates for existing property to be better scaled with New Hampshire residents' median and lower percentile incomes.

enact a less than 4% rent increase cap for renewal lease offers

encourage builders to create more housing. Whether this is through tax breaks, relaxed zoning restrictions, or incentives to build more "first time homebuyer/downsizer homes".

Streamline approach for builders and developers. Needs are for residential and rental both

Convincing land renters to accept less paym per month.

rent control, limit number of buildings an individual or entity can own to eliminate monopoly renting and allow individuals to purchase

Tiny houses, with minimal lot-size requirements, creating little "villages" throughout Dover would reduce the affordability problem.

More affordable housing - it is too expensive !

Would love more affordable housing to be built in Dover, as well as building protections for tenants so they can't get priced out of their home with little to no notice and not having anywhere to go.

Perhaps addressing the fears and concerns of the NIMBY with education on the benefits affordable housing could have on their neighborhood such as helping people in general and increasing diversity. Also sharing with them that the reality of the people moving in aren't just drug addicted, troublemakers but college students and low-income families for example.

more tenant protections, rent caps, building less expensive condos and more affordable housing that's like a walkable distance to downtown dover. also public transportation!!

tax incentives for owners and developers,

more housing

Increase bus service/frequency in underserved areas. More mixed use zoning outside of the downtown area (stores/groceries on lower levels and apartments/condos on upper levels)

Build condominiums instead. More tax dollars for the city and property is treated better.

Make housing more equitable by changing zoning laws and protections for tenants

Help bring rents down

I would love to see the city provide some sort of incentive to owners of apartment complexes to charge less for their rental properties. There is too much luxury housing and not enough affordable options.

I would begin by opening the current warming shelter full-time from Thanksgiving (or earlier if needed) through April 1.

Fast track building of more houses. Limit investor-owners. Have city-wide first time homebuyer incentives to make purchasing a home easier

Create a way to have a sliding scale for rentals - income based and need based but also create multiple options for alternative creative housing, like tiny homes, ADUs, infill, etc..

incentives to developers and landlords as well as ordinances requiring a 10+unit building to have 10% towards affordable housing with a penalty of the difference in rent if the owner chooses NOT to offer affordable housing.

Mandate that percentages of housing developments are required to be affordable.

Allow for higher density housing in mixed use areas. Consider reduced setbacks, smaller lots

keep working on a mix, auxillary units, experiement with cottage, tiny house, intentional housing communities

More apartment buildings/multi family housing complexes.

The cost is really high

We need more public/private development that redefines " affordable housing".

Editing zoning regs

Put buildings where parking lots are now with street level commercial. The courthouse is a good model. Mills should be residential not commercial. Dover commercial establishments are scattered and hidden. We need main street businesses to be on Main Street, Central, Chesnut, and the numbered streets, with apartments overhead, dare I say, like Portsmouth... And we need to get SOS and other services off of main street and central. They are vital, but they do not contribute to a thriving downtown. We need a pharmacy, fish store etc. To attract people to live downtown.

Elect conservatives

Require basic houses and/or apartments --under 1600 square ft with prices under 300k

Make other budget cuts- raising taxes is driving dover natives out

Use City property to do planned developments that meet City needs.

Combination of change in zoning to allow for multi-family unite and a decrease in property taxes so income-restricted elderly could stay in their homes

Requiring that new developments include a percentage (20%?) of units be "affordable." Unfortunately, the current thinking that \$1,700/month for a one-bedroom is affordable is not consistent with reality. If housing should cost no more than 1/3 of monthly income, and rent or mortgage plus heat, utilities, and insurance are factored in as housing costs, annual income would need to be almost \$74,000. Hardly entry-level wages, and we need entry-level workers for a multitude of tasks.

Build smaller affordable houses to buy and or rent. Not everyone wants these huge 3-4 bedroom 2-3 bath homes. Too many large houses being built, need more small affordable homes!

By talking to more community
add density to exiting developed areas. encourage secondary dwelling units. Require ALL new housing to contribute to impacts fees. The City is going to need another elementary school soon.
Approval of additional projects like the new developments on Old Rochester Rd. and Back River Road.
Build more duplex's or small apartment buildings that have off street parking and allow pets.
Encourage building of units like small ranch and cape style homes with actual land associated with them. Not giant homes with postage stamp lots.
support and incentives for same
Accept bids from local contractors to create housing
By building more affordable housing such as apartments and condos and even starter homes.
Pass a law making it illegal for investment banks to buy single family housing. An investment bank is not a single family. They are approaching 40% of single family properties nationwide and increase the rent yearly to satisfy shareholders, while failing to maintain a homes value because their stake is purely capitalistic. A home sold in our neighborhood recently where the owners sold a house to the lowest bidder to keep it out of "dirty manipulative developers hands." Not a vote of confidence, is it. This should be Dover's job, not a sellers. Protect what we already have to maintain homes realistic street value. Overdevelopment is a major cause for drugs grabbing hold off a community because it waters down services and other resource availability, and busts education budgets before they are even passed by council. Also, protect existing affordable housing by preventing new developments from creating high value real estate in lower income areas. That's a planning and zoning/city manager office failure. Visit the communities you serve in real time once and awhile instead of expecting people to show up at the city hall for meetings. People are busy, and outreach is not good enough. Email isn't outreach on its own. Get out and walk around the different neighborhoods and say hi.
By working with local leaders and developers on the housing plan
Build new zero emissions affordable house with a buy-in option for renters.
Build more and bigger/taller buildings, particularly near downtown
Prioritize LIHTC development to gain advantages of tax incentives over market rate deals with only a portion of units “affordable”
Apartments that have up to date wiring, the ability for cable access. These would be livable places for those that need it. I get that the river view is most likely going to have all the bells and whistles and those people will pay top dollar. However, there are places already up for development that do not need to offer all the bells and whistles. So, why not allocate those spaces?
Rent caps, incentivize landlords to price their rents reasonably.
create laws that protect tenants from rent increases, not enough notice and a verity of housing
Build more affordable housing
Ensure each of the new builds and existing builds contain a decent proportion (whatever is allowable and still attractive for developers) of affordable rental units. For permanent housing, we need less mansions and more reasonable housing on our precious land in Dover. Houses that are under \$400K at least. Our property taxes are becoming a burden on the community as well. I'd vote for a massive decrease in the police budget to drop the overall tax burden.
Plot of land, many smaller starter houses, after a period of time move on
Use City property that is available.
Provide a variety of options
Build up sense of belonging
The city's options are limited in some ways by state law. I applaud the city for the efforts it has made to provide incentives to developers to include below market rate units in otherwise market rate buildings and to encourage and support workforce housing construction. Addressing this issue is going to be largely incremental - more of what we are already doing, particularly finding ways to incorporate below market rate units in otherwise market rate buildings. What we don't want to do is create segregated housing for low income people. For those with mental health and substance abuse issues, supporting programs like Triangle and SOS is important, and finding ways to work with the state to provide facilities for treatment, including residential facilities. I think we should follow closely the experiment starting in CA that allows for fewer roadblocks to involuntary placement in care facilities.
I don't have any answers but I don't think the solution falls only on landlords. They are involved in real estate as an income generator and are generally charging market rates. If we want to support

more affordable housing options we have to look at public funded options that the tax paying public will support. Innovation with totally unique might seem scary at first but might be great too.

Rent controls? Tie rents to wages? Provide supplementary support to those who cannot afford housing otherwise?

Build more diversified communities that have a variety of income levels. Ensure that the "affordable" housing being built is actually affordable on the average salaries that are being paid in those jobs mentioned above. Stop approving projects that cater only to a demographic that can afford high-end rentals/housing. If we only build for those most in need and those with the most means, we leave out everyone in between.

Look at zoning to address com/res mixed use areas Create Incentives for buyers purchase existing multi fam bldgs to create more section 8 units

Build more affordable housing that is easily accessible to shopping and some accessible to schools. I believe the town is being white-washed. Too many conversions from low cost housing to higher. At least some infill building is being done. Probably need a bit more. I realize land is scarce in Dover. Yet both more housing and/or more conversions to low cost housing, but also neighborhood parks are important

Create incentives for contractors to construct entry level, first-time owner stock. Create incentives for one or two mobile home parks and modular home developments.

Allow 2-4 family homes by right in all residential zones serviced by municipal water & sewer. Encourage infill. Get rid of impact fees.

Extend Free street parking areas

Limited tax breaks - expires over time - for builders who plan, execute and maintain a plan to address this issue.

Incentivize missing middle housing

I don't know

Buy the 100 liberty way buildings and convert into 200 affordable apartments

1. rent rate caps for yearly increases; 2. build more rooming house type accommodations for singles; encourage more starter home type developments with smaller, efficient houses and communal green spaces

Community Land Trusts, Community Preservation Act, etc - I would look for programs that could start to allow long-time residents (not out of staters trying to capitalize) to buy their apartments or rental homes. High rates of homeownership is a tried and true way to prevent displacement like we're dealing with now.

Build apartment buildings and multifamily units

Stop giving away taxpayer-paid parking garage spaces for hire to developers who are too greedy to make accommodation for resident parking. Parking CAN be accomplished with development (and has been with many developers), but why is it not mandated across the board?

change zoning to allow up to 4 units in areas currently zoned for 1-2

Allow for greater density and height of apartment buildings. Eliminate arbitrary height limits.

Not approving the building permits of builders seeking to build exclusively luxury condominiums/new build structures. Maybe there's a way to attract developers who build using more affordable materials (not EVERY countertop needs to be marble...). Remove parking minimums for new build structures in the downtown (I'm not sure if this has been implemented) space for cars is wasted space that could be used to house humans.

Require all new developments to include 15% low income housing to qualified tenants (working low income). Encourage and subsidize owner occupied multi family homes of 2 to 3 units. More mobile home parks.

Ask business owners to assist in creating co-living housing, specifically for those working in area businesses. Create development initiatives to transform and bring together intentional communities of people, working together to live in shared spaces.

Lower property taxes, subdivisions with starter homes, not McMansions.

Cap rent costs. A 1bd shouldn't cost 1200+ but it does.

Create affordable housing options in desirable places around the community (not just in less desirable places), affordable housing should be a mix of single family, condos, town houses, etc. so there is variety of stock available. Balance housing with conservation and don't site affordable housing in areas subject to flooding. Don't fill in wetlands to make room for housing.

Build more rental apartments and ensure they are going for more affordable rates. Find a way for existing apartments to charge more affordable rates as well.

Offer incentives for building permits that focus on small, modest home developments and affordable rental units.

put a stop to permits for awhile

Reduce the cost of living. Non state assisted rent is way out of control. People need to make more than a mortgage payment for a rental unit each month. That in turn drives the home costs up. For the seller or landlord it's terrific. For those that want to live here they need to make 6 figures a year to make it without state help.

Not easy. The City needs to begin building new public housing for families and seniors.

Focus on housing affordable to middle class like workforce housing, not high end apartments. Also figure out better tax structure for the state to limit property tax increases.

Significantly increase density, especially in the Central Avenue corridor, allowing for more multi-family properties. It will absolutely change the character of the city, but that's far more appealing than having Dover's growth die off because no one can afford to live here anymore.

Seek federal and state funding to mitigate construction costs, allowing developers to attain a suitable return on investment while keeping rents in the affordable range.

Encourage development of downtown apartment buildings with 1st floor retail (much like the downtown zoning code already does). Big change would be to stop requiring parking minimums. This would allow more affordable housing in places where people who don't have a car want/need to live.

Less developments that don't make sense. Putting up workforce housing no where near public transportation doesn't make sense. Rezone some of the empty buildings (like the old Liquor and wine outlet) and make those into workforce housing. Then that ideal plot of land can be made into more appropriate homes for the location.

Incentivize developers to build over four stories to include market rate rentals. Develop policies that ensure renters can stay in their apartments by capping the percent that can increase. Landlords are also making bank off of housing applications - there is no incentive to actually rent the housing because they can make more money that way without the hassle of tenants. That is a predatory practice that should end.

Consider programs that don't depend on landlords and developers, who are always motivated by profit. Maybe work with non profit developers or even have the town lead projects to build housing that can be affordable in the long term.

Invest in affordable housing.

Cap investment properties and increase spending on community housing

Eliminate second home ownership, air bnb, corporate residential property ownership, and house the unhoused in the ample housing already existing

Build more housing near downtown, ideally with less restrictions so units could be built at less expense and could be rented at lower rates.

Impose a rent cap to prevent price gouging by landlords. Pass a local ordinance preventing landlords from keeping vacant rooms off of the market. Create a public trust to develop and repurpose existing structures in Dover as housing. These units should have rent capped at 27% of tenants monthly income. Create a rental oversight and review board. This board will be comprised of verified renters from the city of Dover and will review City conducted quarterly reviews of housing stock to assure compliance, safety, and other issues to be determined.

Build more student residentials

Rent stabilization

If you don't want homelessness, stop subsidizing it! Alternatively, attract more employers with more low-skill jobs that generate income enough to acquire and maintain low- income housing.

Rent control

Divert municipal funds away from over-funded departments to pay for dedicated low-income housing

Public housing

First establish rent control so that landlords cannot raise rents to an extreme amount every year. Then adjust our zoning so that we can build more public housing and attract developers who are committed to AFFORDABLE new housing (not luxury apartments, but more basic homes and apartments.) I'd also let Dover be part of the community power program and build renewable energy projects on public buildings and spaces wherever possible to reduce the city's energy costs so we can use more funding for housing.

Stop selling the city to "luxury" developers who build large buildings with the cheapest materials that will rapidly depreciate, and destroy sensible market rate. Build more workforce housing and

attempt to retain Dover residents, instead of booming to bust.

Stop high end apartment buildings from being built. The city is allowing too many permits for high end homes and apartments and pricing young people that have lived here all their lives right out of town.

Stop allowing so many buildings to go up!

Allow tiny house communities. Build that new senior housing and use the existing one for those who need it. Utilize empty buildings.

More middle income apartments and town houses outside of downtown with adequate transportation for work and fun

Build more densely towards the inner core of the city. Rezone/restrict building \$700k + houses on one acre lots! I'd much rather have 10 duplexes on 2.5 acre and 7.5 acres of preserved land than 10 houses on 10 acres.

Build small/tiny houses, have housing lottery for people trying to buy their first homes(lower interest rates, less money down)

Rent control law to prevent large price hikes

There needs to be more income-based housing. The definition of "affordable" is truly not affordable to many people. Many people are restricted to certain jobs or hours that greatly affect income due to the simultaneous childcare crisis (I know that I am one of them). So what Dover (and really NH as a whole) needs is more income-based housing.

stop building luxury condos, convert unused buildings, increase police presence, stop abetting/encouraging needle drop boxes that encourage drug users to congregate there, discontinue Dare Program it doesn't work

Make it more attractive to build smaller houses, 1500 to 2200 ft.² to attract young professionals, single professionals, and young families.

Approve less luxury condos projects. Encourage more reasonable housing at the lower-mid cost level through breaks or incentives. Note: reasonable is not \$3000 a month for a 2-bedroom apt or \$600k for 1800 sq ft house.

Require multi-unit housing to reserve some units as low rent.

Encourage higher density and taller buildings in specific areas where it makes sense. We have multiple gigantic mill buildings and no one complains about them being too big or too tall. The issue isn't development in general, but impractical or irresponsible development!

Lending regulatory requirements limit the ability for younger individuals to get into the housing market. As such, additional government assistance with lending/guarantees (not give aways) would be helpful.

Require rental cap of 4.5% for all landlords. Mixed use requirements for all new buildings.

Work with non-profits and other agencies to build supportive housing for this population

Cx

Significantly invest in a large number of quality affordable housing units. Affordable being truly affordable despite a majorly inflated market, significantly below 'market rate', because market rate is unaffordable for the majority of people right now. Potentially subsidized by the city or state, potentially a public housing project. There needs to be high density too, small developments here and there won't meet the level of need the city and region have for affordable housing.

Take into account inflation and single people in decent, but not high paying, jobs who have student loans, car loans, medical debt, etc. to repay when defining "affordable" and price housing accordingly. Get the perspectives & understand the realities of the Millennials & older Gen Z who are making up an increasing percentage of the workforce & USE that research. Secretaries, baristas, and janitors need apartments, too - not just multi-income families - and you need us to keep things functioning smoothly.

Support state level policy changes that require other communities to do more (I think Vermont might require towns to identify town centers or growth areas, etc.). Explore possibilities for supplying water and sewer to Madbury, Durham, or Rollinsford so they can build more. Support options for people to build wealth so they don't get priced out of Dover. Build an actual homeless shelter and support opportunities for transitional housing. Make it easier for lots of people to do small projects so we're not beholden to the profitability of a few big ones to fix this problem.

Limit the amount landlords can raise rent for no reason

Build more housing - a lot of it - of varying levels of affordability.

A law or zoning change that restricts the amount of apartments and house rentals, and promotes building new affordable new homes.

Rent control!
A rent cap based on number of beds/baths, convert existing structures to affordable housing and ask new construction companies to designate a portion of new apartments for section 8 or transitional housing.
Puts caps on rent rates, build less luxury housing, build more affordable housing
Encourage contractor incentives
Affordable housing development projects and rent controls (limits on how much rents can be raised each year, etc.)
QUALITY affordable housing
Require more developments to have a larger share of realistically affordable units. Incentivize fully affordable development.
More starter homes need to be built. As well as more apartment buildings with 2-3 bedrooms being around 1600-2000 in price. There also needs to be a rent cap. A tax for unoccupied units, and the banning of Airbnb.
Set up a small house neighborhood
Rent caps and more community support
Fund affordable developments; rent stabilization
Investigate & implement proven long-term strategies to increase affordable housing
Vii zzz
Build-More affordable
Create zoning regulations that encourage multi-family homes and attached/detached ADUs. In the downtown it would be cool to see more mixed use buildings with the first floor being commercial and the upper floors being residential. I think there should also be tiers to affordability that make it so people of various incomes can afford to live on their own or with family/roommates. The lowest tier could be \$800/month, while the top tier could be current market rate. I feel like if there were percentages required for each tier and incentives for developers to meet them we would have a much more diverse community
Idk, that's what you guys are for
Put policy in place to get property management companies to lower rates and help stabilize the market; it is greed that is driving the rental prices up, not need.
More units aligned to affordable housing, and requirements that developers build more starter homes.
Build more houses
Give incentives to developers to build affordable housing units.
Incentives for developers
Denser, mixed use development
Fewer housing developers/big companies buying all of the houses and also these companies turning cheaper apartments into luxury apartments
Build more units. Lots more units. Raise building hight limits
Advocate for changes in law that reduce restrictions on building and purchasing alternative housing such as tiny homes, trailers. Protect some existing structures from price increases so they remain affordable for low income individuals and families, increase funding and prioritize building additional structures specifically for affordable housing. Ensure affordable is actually affordable based on current data of people's income and not market value
Stop allowing a few people buy up all the properties and change them into high end houses/ pricy apartments for 2.
I think that the city of Dover has to commit to a clear goal of affordable housing. That must include a clear plan that details the definition of affordable housing, and how much of that housing is needed in the city. Specific and measurable goals must be included in the plan.
Require developers to offer a percentage of all apartments and condos as section 8 or income-tied rental or purchase price, or otherwise create an incentive for non-market priced options to be built and sustained.
Ease regulations for all parties starting in workforce housing area
1) In addition to the existing incentives already in place, the City could provide even greater incentives to encourage development of deed-restricted affordable housing at HUD Fair Market Rates. This could come in the form of significant tax abatement, impact fee waivers, or other types

of cost moratoriums for developers who are building multifamily, multistory developments where 25% or more of the units are permanently (or for at least 20 years) deed-restricted to HUD FMR. 2) Influence / enable / direct zoning in Dover to allow any single-family home to be converted into multifamily, up to four total units, without re-zoning or conditional use permitting. Permit-less redevelopment like this is already legal in NH for single-family conversion to duplex. If allowed by NH law, Dover could adopt this less restrictive zoning code for residential zoning, perhaps including other “inclusive zoning” models like this one from Maine: <https://www.pressherald.com/2023/06/21/brunswick-approves-new-affordable-housing-rules-amid-crisis/> 3) Prevent new subdivisions / HOAs from emplacing “single-family only, no rentals/no leases/no ADUs” protective covenants as part of every home sale. These “protective” covenants tie the City’s hands for many, many years to come and prevent re-zoning or conditional use permitting where affordable housing could thrive. Ordinances that prohibit HOAs from emplacing these sorts of restrictive covenants will allow future development (or redevelopment). This one change would have a significant impact in Dover in only a few years. The counterpoint to this argument—“preservation of home values!”—is purely emotional, not rational, and is not borne out by evidence. From a report by the Nat’l Association of Realtors (and they are definitely NOT proponents of affordable housing): “The Urban Institute recently released an affordable housing case study from Alexandria, Virginia. The results indicate that affordable housing has a positive if not zero effect on property values. “Affordable housing units in above-median-income census tracts are associated with a 0.06 percent increase in property values, and affordable housing units in below-median-income tracts are associated with a 0.17 percent increase in nearby property values.” <https://www.nar.realtor/effects-of-low-income-housing-on-property-values> 4) Provide Incentives for any sort of day care, especially in-home day care, in the form of significant tax abatement, impact fee waivers, or other types of cost moratoriums for those who are starting, operating, or expanding child care in Dover. This is 98% as important as affordable housing – lack of child care is a workforce barrier that rivals the lack of affordable housing in terms of impact on the community and on City revenue. People who cannot find child care leave Dover to get to care—either they move, or they spend child care dollars in other towns and Cities. That money should be spent in Dover’s economy, flowing inside Dover, not headed out of our City. This goes for the retail and gas purchases made en route to and from child care and work—we want Dover residents to spend money at Dover businesses as much as possible. Here is plenty of evidence from May of this year: <https://newhampshirebulletin.com/2023/05/17/fired-up-parents-underpaid-workers-and-the-state-child-care-shortage/>

tax incentives

Building more apartment communities. Or renovating existing buildings into apartment buildings.

Finding a contractor that has funding available. City councilors that are willing to listen and not put ideas, suggestions down because it doesn't bring enough high income clientele to rent/pay for high rise apartments already being built.

each new development is required to have a percentage of workforce and low income housing within their project

allow more to be built, at market rate or otherwise

change zoning laws to allow for development that is more affordable to build hence lower cost to buy

What would more housing look like to you?

Apartments and condos - but invest in existing infrastructure

Revitalizing older spaces or unused commercial spaces

More starter family homes in the \$300k range

New construction that is not luxury-specific.

It looks like more apartments and condos and more density, even granny flats on single family detached home properties!

More like the areas around Horne Street, Park Street and Atkinson to Arch and less like a suburban subdivision.

More multi-unit housing that are walkable distances to restaurants and shops..

Preserving some green space with each development is critical so Dover doesn't just look like one big strip mall like in larger cities.

I would like downtown mixed-use housing much like the kind that is encouraged in Dover zoning laws already. First floor retail is good downtown, but also sporadically outside that area so people can have small stores and the like. I also like the idea of developing larger buildings that are NOT surrounded by a huge parking lot. Dover has the potential to be the most walkable city in NH and there are a lot of people who want to live here who don't even own a car. An apartment building that doesn't have multiple parking spaces for each apartment is the sort of thing that any dense walkable city should be expected to have.

More duplexes and quads. More small single-family homes on small lots.

Income based and affordable

To us it would look like more multi-family and mixed use areas in the city. It looks like accessory dwelling units, townhouses, duplexes, triplexes, etc. It looks like a single-family lot becoming a multi-family lot. It looks like a neighbor opening up a bakery or corner store because their neighborhood has the density and demand for it.

No more fancy, high end expensive downtown housing. Parking is already a tenuous situation downtown. I'd like to see small apartment units centered around common green space, or units in beautiful old homes, ideally walkable to downtown. Pet friendly. I'm a little nervous about what the new waterfront development will mean for traffic and parking in downtown.

It would create a place where more people could live and participate in the community, making Dover a more welcoming and diverse community

Don't add housing. Just lower rents. If you add more housing - that increases traffic. Etc

More housing would look like more apartment style housing near transportation and downtown with a layout that fosters community. I think more housing is only successful if public transportation is able to be utilized.

High density affordable unit, apartments or condos, around the city.

Single family homes renovated to be 2 units without changing the look of the structure, lots and lots of mixed use design.

energy efficient, renovations of many of Dover's buildings, guaranteed housing for any new developments

The housing that is needed is first time homebuyer/downsizer type homes. 2-3 bed with 1-2 bath. In having more of this style home you will free up apartments that are currently being rented by people looking for that type of housing which will increase inventory for those who can only rent.

Start with workforce housing committment for teachers, nurses, fire, police, etc - We need to attract and retain these individuals for our community.

Individual small 1 level condos.

Utilize all the abandoned boats within a 50-mile radius of Dover and create several "villages" imitating boat yards. (Having lived aboard a sailboats for prolonged times, I know they can be warm and cozy or cooled by breezes as the weather demands.) Clustered together, they would give a sense of Dover's maritime connections. Each would have its own climb-aboard ladder and be hooked up to a common septic holding-tank for easy pump-out. A single electrical outlet in each could run a one burner cook top, or a heater, or a light. The small water-holding tank would provide for cooking and be refilled at the occupant's expense, either in cash or community service. This same method would "pay the rent", which would be determined on an individual basis. A community bathing and laundromat would be required.

Walkable streets, accessible to downtown and more reliable public transportation

Would love to see mixed use developments downtown with affordable housing units. Doesn't have to be luxurious

Development proposals such as 36 Olive Road that are essentially cottages oriented in a small community, are great ideas. Couple that with a bus station or any other public transport nearby, and people who are down on their luck (like car troubles) just might be able to still get to work or find a new job nearby within the city. Old mill buildings that can be renovated, foreclosures that can be bought and divided up into multiple apartments or a duplex/townhouse, old lots that have been on sale for several years, temporary shelters, or more cottages, built on old parking lots such as downtown Dover next to the train station.

not the massive expensive housing that is being built now - smaller units

infill, maintaining open spaces, multi-unit, high-density, smaller/more affordable single family homes on small lots, tiny houses in people's backyards, an organizations promoting/guiding homeowners taking on "roommates," more temporary housing and resources to keep people from loosing their housing, an agency that helped with disputes between people sharing a residence

Townhomes/condos/apartments built, and corresponding services built in proximity (parks, bus stops, grocery stores).

Condominiums instead of apartments. Different size units to suite a wider range. Partner up with NH Bank or housing to offer some lower income units with reduced interest rates. Pride of ownership!

More multifamily housing; more truly affordable, inclusive housing. Mixed, inclusive. Accessibility for mobility and other disabilities are key for full community inclusion

Cheaper rent

I would like to see more affordable housing options in our city instead of increasing the amount of luxury properties.

A committee should be formed to help the city provide more affordable housing and incentives to landlords to participate in the voucher program. Veterans should get priority, but all should be housed safely and affordably.

4 over 1s, townhouses, and single family homes. Not tiny houses (forcing people to live in small spaces because that's all they can afford is not creating affordable housing).

multi-generational communities of creatives; focus on local community centered housing, not focused on making money for out of state developers.

mixed development.

Less commercial and more housing investment.

Na

variety across affordability

Townhouses, condos, and apartment options that are actually affordable for locals and not rich people from other places that move in and push locals out with higher prices.

More affordable

I love the tiny house concept!

a start

Quant 3-5 story buildings, parking underneath where possible, wide sidewalks and tree-lined streets with public spaces and connecting walkways

****, taking away Dovers small city feel

Duplexes

We have the housing- just make it affordable

Dense rental units with associated green spaces. Look at European models, especially the Netherlands.

I think there are many large houses being occupied by single occupants; allowing "in-law" houses on the property and decreasing property taxes for the elderly would help

Change height restrictions to allow more units on the same building footprint. We're using land at an astounding rate, and this would help mitigate costs since the foundation and roof sizes would remain the same.

Mixed smaller houses and affordable condos for single people or couples. Don't forget about younger single workers just starting out, older single workers and people nearing retirement that want affordable housing. Not everyone is a large 2 income family with kids!

More people

mix of apartment buildings, cluster housing of small homes and accessory dwelling units.	
Affordable units that comply with HUD income standards.	
More options to find affordable housing in the city where I work.	
Instead of townhouse apartments how about bungalow style. Lower profile with less stairs. Something attractive to older people. Nothing like this exists because it's all about maximizing size and minimizing land use. Dollars. Dollars. Dollars.	
a mix of small home, clustered and multi use building with affordable units required as a proportion of total	
My ideal of more housing looks like sustainably crafted homes made to last a long time. Cheap construction with ugly architecture is not ideal, and Dover already has more than its fair share of that type of housing.	
Mostly apartments and or condos mixed with commercial/office on the bottom. Promoting mixed use development helps citizens lead healthier lives. Also starter homes that are affordable for new families who are looking to move to Dover and raise a family. Not all of the existing housing stock right now is affordable or even wanted for potential new citizens of Dover.	
Dover has created an impervious mess by overdeveloping. The next 50-100 year storm is going to create millions of dollars in damages do to poor engineering being approved again and again. We live too low to sea level to develop urban planning city wide. Especially the Great Bay watershed in Dover Point Road all the way to Newicks. Require major development groups to maintain 50% of a development as forested land or wildlife space before wildlife corridors are gone, and require all developments to plant 20% of the land with native trees shrubs and fauna to cope with overdevelopment flaws of the last 14 years. Require HOAs to place deed restrictions. Then the land is protected forever. Make open space available to all Dover residents in new developments instead of exclusivity to HOAs. Dover has given away to much land to developers for pennies only for the lucky development firms to turn around and sell us the land back in ways like parking spaces. That's a total rip-off. The police are also failing to keep up with traffic violations because of overdevelopment in the south side as unchecked speeding violations are becoming the norm in the bottle neck of the Southsides back roads and neighborhood wildlife is being lost at an incredible rate by vehicle hit and runs. The deer population fauns in our neighborhood were lost this year on Middle road and Back road in a matter of weeks. People don't enjoy going for a neighborhood walk and seeing bambi dead on the side of the road after being knocked 100 ft across the pavement at 2 o'clock in the afternoon by a 60 mph vehicle on a 30 mph road because no police presence exists. If we can't fund services to keep up with development, it is a tell tale sign of poor oversight of development rates exceeding favorable living circumstances A full time police presence, speed bumps, more signage, or a combination of all three should be reviewed before the impacts are to great to overcome, and we kill off wildlife families that have lived here thousands of years longer than us. Developers and real estate investors own Dover, not the community members. Dover rewards private HOAs with private open space, and the overall community loses resources because of it, like Cocheco and Bellamy River access. Limit HOAs and return to more private ownership developments with larger land allotments and smaller houses, or make HOA open space grueling open to Dover residents. One way to fix housing is to offer a new contract to a different city manager with a more balanced development approach when the time comes, and listen to the community more, not developers.	
a variety of housing types	
Lots of garden space—rooftops, balconies, community gardens	
Taller apartment buildings in downtown, which is beneficial for elderly/disabled who may not drive	
Multi family apartments.	
As mentioned above, what about basic apartments/ condos; smaller houses like a 1,000square feet. These could have 3 bedrooms, one bathroom, a smallish kitchen and a living room with an eating area at end near kitchen. I now this is possible as I grew up in one.	
Higher density, mixed use. Housing developments and affordability don't usually go hand in hand. Listen to the people who rent here, the rents are more than my mortgage.	
A mix of tiny homes communities, more apartments a range of different types of housing	
A mixture of apartments and homes as noted in my previous answer.	
Hopefully large apartment complexes and many starter smaller houses on smaller plots of community land	
Have a New England theme.	
Variety not just low income just more where it can fit	
Loss of town character	

Mixed rental units for people of different economic levels. Perhaps tiny houses. Perhaps more facilities like My Friend's Place, that is, residential facilities with oversight.

I'm intrigued by the tiny house market and cooperative housing options with private and public shared space. I'm originally from RI and an old retail building called The Arcade has been redeveloped as a micro apartment complex with first floor space housing cafe's etc. Im also interested in reviewing ADU rules to perhaps create more low capacity (1-2 person) small rentals.

Preserve natural spaces by building up and not out, eg, multi family complexes surrounded by protected, undeveloped areas. Avoid sprawling subdivisions full of expensive single family structures. Support community connection by integrating new and existing communities with sidewalks, bike paths greenway (eg, expand the Community Trail to connect neighborhoods with each other, schools, downtown, etc.).

Neighborhoods that include a mixture of affordable apartments, "tiny/starter" homes, and midsize homes, along with some commercial business space, so that individuals can live in a community with a diverse mix of income levels and stages of life to create and promote inclusive communities not as dependent on driving everywhere for conveniences.

Smaller homes in neighborhoods but not necessarily tiny homes Careful use of multifamily, mindful of density Consider rooming houses for essential workers who don't want/need a full apartment or shared room situation

Fairly low rise apartment buildings with some yard, greenery, trees, and sometimes benches around them. Depending on the needs of intended residents and space availability. The apartments can be small, but should be decent with pleasant surroundings to add a little dignity. Whatever can be afforded.

More single level, single family, two bedroom homes for empty nesters to affordably downsize to allow larger homes to be purchased by younger families. No more tiny homes until it is a proven alternative. In the 50's and 60's Dover's housing boom included Morningside Park and Applevale that attracted middle income families. Developments of that type are no longer built although it might be built at a more affordable price in the current market. Dover needs to reevaluate its zoning regarding mobile home parks.

Neighborhoods with 2-4 unit housing. Less large scale apartment buildings. Keep our small city feeling. Encourage walkability.

Less Condos

Conduct an inventory of possible building sites suitable for starter homes or retirement living. Renovation /restoration of existing buildings where ever possible for affordable housing. Explore rent control as an option. No skyscrapers. Minimal impact on environment and resources. such as water, sewer, schools, transportation, parking...

A respectful and context sensitive development with increased density, but not intensity

I don't know

Convert more commercial property to housing rather than build new constructions.

well planned green spaces surrounded by denser housing, not in the downtown historic areas as that should be preserved since it defines the character of Dover that everyone loves. Converted unused retail spaces could play a role. Bus transportation needs to be beefed up to serve new housing.

More projects like the courthouse reno on 2nd street where we can repurpose and retrofit. Other tools like infill development, getting rid of unnecessary parking lots and building housing on top of those (why are we prioritizing places to put cars before we find places to put actual people?) More pocket/village neighborhoods. Concentrating housing near the already-developed downtown and not in the more rural places in Dover also provides good access to transit and jobs while preserving open space for resiliency & ecosystem health

Not sure what is meant by this. My family is happily homed, but we hear from people who want to move to the area that finding an affordable place is a challenge. If Dover could marry more public transportation with more affordable housing, that would look good to us!

Impersonal, megastructures, built to line pockets of developers. More and more of this will make Dover look like every other city, it won't stand out. There are only a handful of large developers so they cookie cut when they build -- no creativity, no homage to Dover's past.

continued growth and prosperity in Dover

Large scale apartments buildings within walking distance of downtown.

upzone most single family residential (historical homes omitted) to not allow single family residential to be built in the case of new build residential development.

Utilize architectural styles that go with the neighborhood.

Co-Living Developments: 1. Thrive Co-Living Communities: <https://thrivecolivingcommunities.org/>
<https://www.youtube.com/watch?v=ErryA63DEJc> 2. The Gravity Project: <https://gravityproject.com/>
<https://www.axios.com/local/columbus/2023/06/22/co-living-columbus-ohio-gravity-apartments> 3. Tacoma Village: <https://takomavillage.org/> 4. Aria Co-Housing: <https://www.ariacohousing.org/> 5. Sunnyside Village Co-Housing: <https://www.sunnysidevillagecohousing.com/>
<https://www.sunnysidevillagecohousing.com/wp-content/uploads/Sunnyside-Village-Cohousing-web.mp4>

small neighborhoods with approx 1200 sf homes that young families can afford and grow with

Actually affordable housing, income based, or at least capped. Kick out air BnBs unless it's like a lake house (idk if we have those) or spare bedroom in the rentors house

Small neighborhood communities within Dover that have public access (sidewalks, trails, bike paths) that can access other parts of downtown.

Apartments

Modest home developments and multiple affordable rental complexes throughout the City.

I don't want more, schools are full and failing, taxes are not getting lower even with more people moving in

More second homes for the wealthy and no homes for the average starter home or young families.

low income vs. affordable should be available to different income levels.

A mix of affordable apartments, townhomes and smaller single family homes (less than 2,200.sq.ft). Housing in the price range that young professionals and families can afford. Not only affordable by people.movomg from big cities.

Increase of multi-story apartment buildings and duplex-type offerings especially near downtown.

It would improve the ability to recruit and retain the workforce needed to support the economic activity in the City associated with retail, hospitality, manufacturing, and the trades.

Downtown or near by apartment buildings without huge parking lots and retail/services that are useful to people who live there. Good *walkable* infrastructure is required around these areas.

Again, build appropriate to the neighborhood. This keeps housing prices more stable and keeps the tax burden more appropriate.

Less luxury apartment buildings, more tiny home communities, more workforce housing, more incentives to developers to include market rate housing in their new buildings (and solar panels because why aren't we requiring that too?)

Renovation of buildings in downtown that could be repurposed for housing, and more housing density to continue creating a vibrant walkable city (and/or build in transportation infrastructure to support housing a bit further from downtown). Housing would also cost no more than 30% of people's income, and affordability cannot be based on a median income which doesn't show the reality of folks who are being priced out of this market.

Less condos, more family apartments

More isn't necessarily the issue—it's affordability. There are plenty of places to rent, they're just inaccessible for the people that make Dover special

Using the housing we already have to shelter victims of capitalism. It's not a lack of housing, it's greed

More mixed use condo and apartment buildings within walking distance of downtown. Enough housing to start pushing down the price.

More housing looks like block style co-op housing, owned and maintained by the city. It means direct oversight of housing health, safety and compliance by those who live in the units. It means rent control measures and an end to selling off large chunks of land to private luxury developers creating units to draw renters in from Boston and NYC while locals are left out in the cold. It means an end to units being held off of the market for luxury "renovations" it means legal mechanisms to prevent landlord neglect.

More quality and more affordable housing options

More affordable options. Renting a room should not cost more than 700 dollars, let alone over 1000!

As currently defined it would most likely look like large inner-city slums--with the current property taxpayers subsidizing it. As always happens, that would drive out the high-value property owners (a/k/a taxpayers).

"Market rate" units spread throughout the city and units that take section 8 vouchers and could be afforded by young people working entry level jobs and in retail/grocery/fast food/etcetera work settings. Everyone deserves a safe and stable place to live.

The beginning of a solution to Dover’s homelessness, more police and stricter laws don’t help.

Sorely needed! Inclusive of all income levels not just people who can pay \$2000/mo for a one bedroom! I work at UNH but live in Portland ME. I look at rental listings in Dover sometimes with the thought that I could move to be closer to work, but everything is so overpriced I can't justify it. Why pay more to live in Dover when I can pay less to live in a bigger city with more amenities? I do hate the commute, though, so if rents were lower in Dover then I would seriously consider moving.

No more luxury apartment buildings or giant homes that cost over \$500,000! We need starter homes, multi family housing, and reasonable apartment buildings that people can afford to rent and buy. We also need to make a portion of that public housing to house our unhoused community and ensure people with housing vouchers have safe places to live. These should also be built with solar panels to reduce energy costs.

Workforce housing, low income housing, accessible housing. I am in support of new buildings because they comply with ADA regulations which is very difficult to find in old new england buildings. Unfortunately most people on a fixed income, people on SSI/SSDI can't afford \$2000/mo on rent alone.

Smaller more affordable homes instead of monstrosities.

I'm not happy about all the many new buildings/houses/condos that are going up! I'm sick of seeing the land being used up which helped support wildlife and the environment. There are 2 storage places on the same road (Route 9, Littleworth Road), with another storage facility just up the street, on Route 155! On Route 9, the first place took over the little-known pond & land and plowed it all in. The duck families, wild geese, deer, fish, frogs, etc., were all unthought about. I then saw wild geese down in Riley's field, trying to take advantage of the slight water flowing in a sad little trickle. They got displaced and they never came back! Then, also in Riley's field, the next storage unit went up. First they took the house and barn(s) down. Next the construction of the new building. No more lovely field or Ruth Riley's farmhouse. What a calming view it was and to see deer, turkeys, etc., was a nice change of pace until greedy people just wanted to make big money. The deer and all the other animals are being kicked out of their homes, faster and faster. Also, all those new homes and condos just use up the city's water resources and soon the schools will again be over-crowded. More police and fire members will be needed, along with ambulance service. Hospitals and doctor's offices are already overbooked. Please, I am begging, no more building in Dover!

See question 2

Attract builders of middle class housing

Dense, multifamily housing near downtown.

Tiny house community

More condos & more 'average' apartments (not luxury and not micro units/tiny homes)

More housing to me would like more INCOME-BASED housing, not granting building permits and tax incentives to developers that just build huge developments that are not nearly affordable to most. Dover does not need another high rise downtown or a waterfront development; it's residents need something affordable to put a roof over their family's head and not worry about buying food for the rest of the month or if they can make their childcare payment because the bills have come down to astronomical rent or groceries, etc. That's what housing looks like to me.

Grassy, with trees, some tiny homes, some duplexes, nothing institutional looking, relaxing, safe, pet friendly, a little community that you can run around on your scooter to nearby services

Smaller homes, not in condo associations or homeowner associations

New housing developments with homes below \$600k but not “tiny homes.” Apartments with rent less than \$2k a month.

We need to have options for people to mid-grade apartments within walking distance of downtown. "Mid-grade" meaning in size and quality of finishes, not everyone has to have granite counters and hardwood flooring. By enabling average people to live closer to the city center, they will be more likely to take jobs at local establishments and not being driving into town from somewhere else taking up even more of our limited parking. Whether its workforce housing or some other type of incentive to have these types of place's developed, it's going to have to occur or we risk pricing everyone out of Dover

Consistent with current Zoning and neighborhood characteristics.

Better management by landlords in terms of upkeep. And allowing change of land use type. That empty plaza near the chestnut st bridge could boys many people and have a smaller parking lot for example

Either self-contained supportive housing with apartments just for adults with IDD or mixed in with larger developments. Services provided at both types of models.

Xxx

Do not approve any more luxury, low density, high rent developments in Dover. Have the city propose an ambitious affordable housing project in partnership with local stakeholders to build a large number of dedicated truly affordable units. The city needs to take leadership on this and prioritize affordable housing.

Existing apartments in the Dover area with rent noticeably under \$1,000, preferably >\$700. Not newly built complexes several years down the road, but places that are available NOW so we can live (& spend our money) in the town where we work instead of 30+ minutes outside of it.

Incremental changes everywhere, including the lowest density areas. Allow oversized homes to convert into 2 to 4 units (maybe more-there are hinges on Dover Point that are like 5k sf). Allow detached ADUs by right in any outbuilding or as a new build. Prioritize development patterns that create communities, not nuclear family enclaves. Get rid of the golf course. Find opportunities to support and add more "affordable" housing, but don't go so far that you can't just do a normal project. Find ways to help homeowners convert for duplexes, etc and maybe incentivize the homeowner-developers differently from for-profit developers (waive impact fees if you live there?).

The ability for more people to afford to live alone without the need for roommates

A bunch of high-density housing in the core of downtown, along with a mix of high-density and single-family housing through the rest of the city.

More single and multi using homes, like condos, and also more mixed use zoning.

I would build section 8 tiny home communities to help with homeless populations! And or add more affordable housing apartments

See above.

Affordable apartments and condos

Apartment building

Inexpensive apartment blocks suitable for a single person working a regular job.

duplex neighborhoods, lowers prices on the extreme amount of unaffordable apartments in dover

Workforce housing developments with lots of free space that attracts a variety of tenants, including homeowners looking to downsize.

My partner and I have a budget of 300k for our first home. We cannot stay in dover with the current prices. We also cannot comfortably afford more than 2200/month with utilities included. More needs to fit that category. We both work full time jobs, plus I have a second job. We should be able to stay in dover, but we will be leaving next year due to being priced out.

Neighborhoods with small houses for lower income people

More homeless shelters and affordable housing

Eight-sided, energy-efficient construction of complexes

Possibly additional options to build income property (long-term rental) on residential lots, and continuing to thoughtfully consider multi family housing options.

J N u. l zgn Smart xx c w

Probably apartment buildings because of how much Needed

Smart land use policy that increases density without making dover feel like Boston. Mixed use buildings with green spaces and monthly rents/mortgage+utilities that allow diverse people to live in Dover. If we know people are getting priced out we can easily reevaluate and ensure that this doesn't happen

More government housing projects, less luxury apartment buildings taking usable space

Tax benefits for contractors to renovate deteriorating buildings; a special committee overseeing trends in price setting among property managers; Allowing ADUs; low-threshold homeless shelters with safe-use sites; and, as always, making rich people pay their goddamn share!

Mixed use developments and support for first time homeowners.

Multi or mixed used apartment buildings close to public transportation

Smaller homes on traditional lots and multi- unit units.

2-3 bedroom half Acre lots

Walkable communities, transit oriented development

More affordable apartments, more small houses

More 1-2 bed apartments NOT like the Orpheum. Those apartments only bring the average cost up which makes older units more expensive.

Tiny home communities, condos, apartments and townhomes with rent-to-own options, restoring and repurposing existing abandoned structures

Allowing the middle class to afford houses. If not, you will lose the middle class. And all you'll have is high and low income housing.

I would think the building of multi unit structures would be required. But the buildings should be climate, friendly, e.g. solar panels, possibly heat pumps, etc. This may require incentives from the city for builders, so taxpayers are going to have to be willing to pay for those incentives

I'd like to see apartment buildings being built where families could live instead of storage facilities. It's exciting to read about all the growth and development in Dover. I hope there are strategies to ensure that new residences are accessible to a range of residents.

Workforce housing and apartments with businesses contributing to solve their employee needs

Lots and lots of density radiating from downtown and along the development corridor of Silver Street. Developers with more than 50 units in their portfolios are required by law to rent at least 20% of those units at affordable rates or face huge incremental tax increases. Public transit and child care are prioritized within Dover and in the Seacoast through enormous incentives and tax breaks.

tiny homes

Building more apartment communities. Or renovating existing buildings into apartment buildings.

2-3 bedroom apartment on 1 floor, handicap accessible, solar-powered, mini-split for heat/air conditioner.

Developments of small apartments/condos and homes that are not designed as boxes but are architecturally pleasing without the appearance of being army barracks. Neighborhoods are not set up as a grid but rather in a flowing manner. This costs more money so developers should be given tax incentives to achieve this. Affordable housing should not have the appearance of "less than" but be considered a space that is desirable and welcoming where people want to live. Cricket Brook is an example of affordable housing with the benefit of a pool and lovely grounds.

increased density, especially in the downtown core. less deference to objections in the name of "neighborhood character" and such

bigger than apartments but not huge lots. Condo such as ones off Washington. Tiny homes to buy such as ones off Back River. Higher density such as off Rte 108.