



## Goals and Strategies for Expanding Housing Opportunity

**Goal 3-1.** Based on the 2023 assessment of need, Hanover will facilitate the development of approximately 800 new housing units between 2020 and 2040.

- ▶ **Strategy 3-1.1:** Anticipate the housing production needed to be sure that it is feasible for developers to produce and for Hanover to accommodate its regional fair share of housing.
- ▶ **Strategy 3-1.2:** Explore legislative and regulatory opportunities to enhance Hanover’s housing affordability and safety.
  - Support the development of ADUs.
  - Modify zoning criteria for detached ADUs, such as entrance location, height, and aesthetic requirements.
  - Initiate changes to the Zoning Ordinance to encourage a greater range of housing types including allowing a palette of housing types, from duplexes and small to medium scale multi-family dwellings, to large (up to 20 unit) multi-plex structures plus, mixed-use housing across the greater downtown.
  - Encourage denser housing development in areas with existing public water and sewer infrastructure and transit services.
  - Consider a form-based approach to zoning to incorporate more dwelling units in mixed use situations, with an emphasis on maintaining neighborhood character.

## Chapter 3 Expanding Housing Opportunity

*We will promote economic and cultural diversity through improved housing choice and affordability. We strive towards enabling those that enjoy Hanover to be able to live in Hanover.*

- Remove/reduce parking requirements to provide for additional housing units on a lot.
- Implement the 20223 Rental Housing Ordinance’s system of registration and inspection to assure compliance with basic building codes regarding safe and decent rental housing.
- Continue to regulate short- term rentals.



- ▶ **Strategy 3-1.3:** Encourage the development of housing in areas that are walkable to services and easily accessible by public transit so that vehicle ownership is not necessary.
- ▶ **Strategy 3-1.4:** Work with property owners and developers to overcome constraints to create housing in the water and sewer service area.
- ▶ **Strategy 3-1.5:** Evaluate the feasibility of developing housing on College- and Town-owned land in the water and sewer service area.
- ▶ **Strategy 3-1.6:** Investigate ways for seniors to age in the community, including multi-generational housing.

**Goal 3-1 Performance Indicators.** (1) Number of new dwelling units permitted and those ready for occupancy each year between 2023 and 2040; (2) Number of new dwelling units located in the greater downtown area; (3) Number of ADUs approved, developed and registered in the Rental Housing Registry; (4) Number of building permits issued for non-single family housing types; (5) Number of violations identified through the Rental Housing Ordinance’s system of inspection

**Goal 3-2. The town’s attainable and affordable housing stock will be expanded.**

- ▶ **Strategy 3-2.1:** Support Dartmouth College’s 2020 *Planning for Possibilities* to ensure an adequate attainable housing supply for students, faculty, and staff.
- ▶ **Strategy 3-2.2:** Encourage Dartmouth College to house 90 percent of its undergraduate students on the main campus and graduate students, faculty, and staff within the transit area.
- ▶ **Strategy 3-2.3:** Support the efforts of the region’s large employers to develop **workforce housing** that is logically integrated with existing development and transit services.
- ▶ **Strategy 3-2.4:** Encourage major employers to institute repurchase programs to moderate inflated housing re-sale values.
- ▶ **Strategy 3-2.5:** Facilitate new **affordable** and **workforce housing** production using public sector assets, such as government funds, public lands, and public infrastructure improvements.
- ▶ **Strategy 3-2.6:** Partner with housing organizations to identify suitable locations for **workforce housing**.
- ▶ **Strategy 3-2.7:** Explore adopting an inclusionary zoning policy, which would require developers to create **affordable housing** units within specified rental and home-ownership developments.

**Goal 3-2 Performance Indicators.** (1) Number and percent of affordable housing units; (2) Number of new “missing middle” housing projects approved and developed; (3) Number and percent of owners and renters considered cost- burdened or severely cost-burdened; (4) Number and percent of population receiving housing subsidies; (5) Number of undergraduate/graduate students living in Hanover in non-Dartmouth College provided living quarters; (6) Plan for future affordable and workforce housing developments

**Goal 3-3. Hanover’s housing stock will be improved to be more energy efficient and to include more accessibility features.**



- ▶ **Strategy 3-3.1:** Adopt a building code with higher standards for energy efficiency.
- ▶ **Strategy 3-3.2:** Provide contractors and homeowners with information about how to make residences more accessible to people with disabilities.



- ▶ **Strategy 3-3.3:** Connect residents to programs for retrofitting the older housing stock to ensure it is healthy and energy efficient.
- ▶ **Strategy 3-3.4:** Encourage the property owner or developer to address displacement, a potential problem when rental units are renovated, by, for example, providing interim or alternate housing.

**Goal 3-3 Performance Indicators.** (1) Adoption of a building code with higher energy efficiency standards; (2) Educational materials about accessibility improvements; (3) Number of energy audits for Hanover dwellings

**Goal 3-4. Educational resources and opportunities will expand the public awareness of Town housing initiatives, issues, and opportunities.**

- ▶ **Strategy 3-4.1:** Continue to conduct targeted public outreach and promote public awareness of the importance of new housing projects.
- ▶ **Strategy 3-4.2:** Create new educational programs or expand existing program relationships with partners (e.g., Twin Pines Housing Trust, Vital Communities) to provide guidance and resources to current homeowners and potential home buyers in Hanover and the Upper Valley region, including downpayment and closing cost assistance, lease-purchase programs, and financial literacy and mortgage counseling.

**Goal 3-4 Performance Indicators.** (1) Number of engagements with the community on housing issues; (2) Number of educational programs on housing issues.