



Chapter 3 Expanding Housing Opportunity

Hanover 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.

Goals and Strategies for Expanding Housing Opportunity

Goal 3-1. Hanover will facilitate the development of 351 new housing units between 2020 and 2030.

- ▶ **Strategy 3-1.1:** Explore legislative and regulatory opportunities to enhance Hanover’s housing affordability and safety.
 - ▶ Support the development of accessory dwelling units.
 - ▶ 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 duplexes, multi-family dwellings and mixed-use housing in more zoning districts.
 - ▶ Encourage denser housing development in districts with existing public water and sewer infrastructure and transit services.
 - ▶ Removing/reduce parking requirements and providing for additional density bonuses.
 - ▶ Adopt and implement the 2022 Rental Housing Ordinance’s system of registration and inspection to assure compliance with basic building codes regarding safe and decent rental housing.
- ▶ **Strategy 3-1.2:** Anticipate the housing production needed, to be sure that Hanover is providing its regional fair share of housing.
- ▶ **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:** Investigate ways to encourage multi-generational housing development and ways that seniors can age in the community.
- ▶ **Strategy 3-1.5:** Work with property owners to overcome development constraints to create housing in the water and sewer service area.
- ▶ **Strategy 3-1.6:** Evaluate the feasibility of developing housing on Town-owned land in the water and sewer service area.

Goal 3-1 Performance Indicators. (1) Number of new dwelling units created between 2023 and 2030; (2) Number of ADUs approved and developed; (3) Number of building permits issued for non-single family housing types; (4) Number of violations identified through the Rental Housing Ordinance’s system of registration and inspection; (5) Status of development on land between CRREL and Kendal at Hanover

Goal 3-2. The Town’s affordable housing stock will be expanded.

- ▶ **Strategy 3-2.1:** Support Dartmouth College’s 2020 *Planning for Possibilities* to ensure an adequate and affordable housing supply for students, faculty and staff.
- ▶ **Strategy 3-2.2:** Encourage Dartmouth College to house 90% of its undergraduate students in 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 affordable 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 costs.

- ▶ **Strategy 3-2.5:** Facilitate new affordable housing production using public sector assets, such as government funds, public lands, and public infrastructure improvements.
- ▶ **Strategy 3-2.6:** Partner with affordable 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 both rental and home-ownership developments.
- ▶ **Strategy 3-2.8:** Investigate ways of dealing with displacement, a potential problem when rental units are renovated.

Goal 3-2 Performance Indicators. (1) Number and percent of housing units deemed affordable; (2) Number of new affordable 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 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:** Encourage the Selectboard to 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.
- ▶ **Strategy 3-3.3:** Connect residents to programs for retrofitting the older housing stock to ensure it is healthy and energy efficient.

Goal 3-3 Performance Indicators. (1) Adoption of a building code with higher energy efficiency standards; (2) Brochure about accessibility improvements

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 down payment 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.