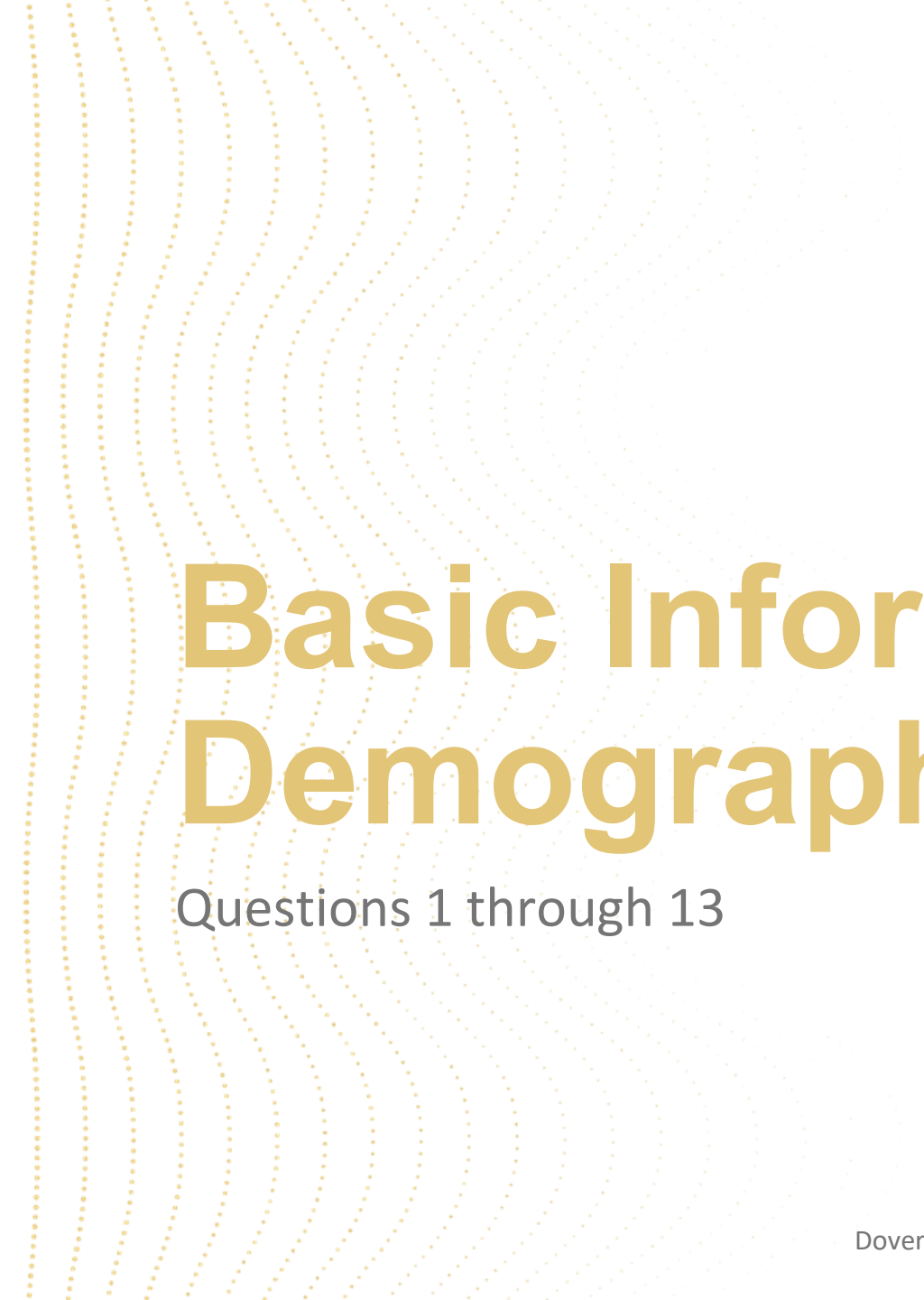


Preliminary Housing Survey Results

Presentation for
Dover Housing Task Force
September 30, 2026



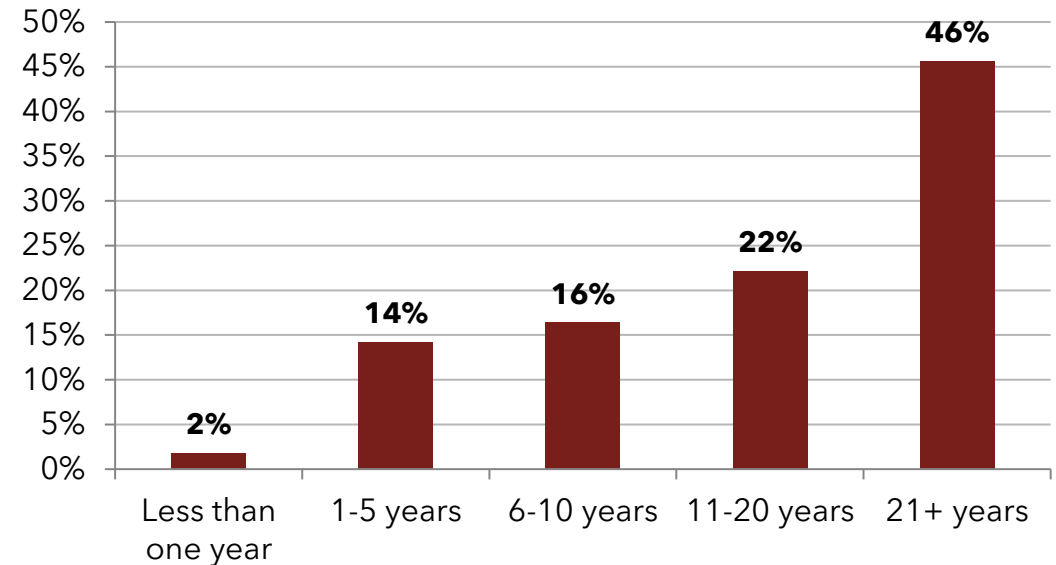
Basic Information & Demographics

Questions 1 through 13

Basic Information

- Survey ran August 10 - September 23
- **240** Total Responses
 - 232 Online
 - 8 Print
 - 183 Complete Surveys (**75%**)
- **63%** of respondents **haven't previously engaged** with the Task Force.

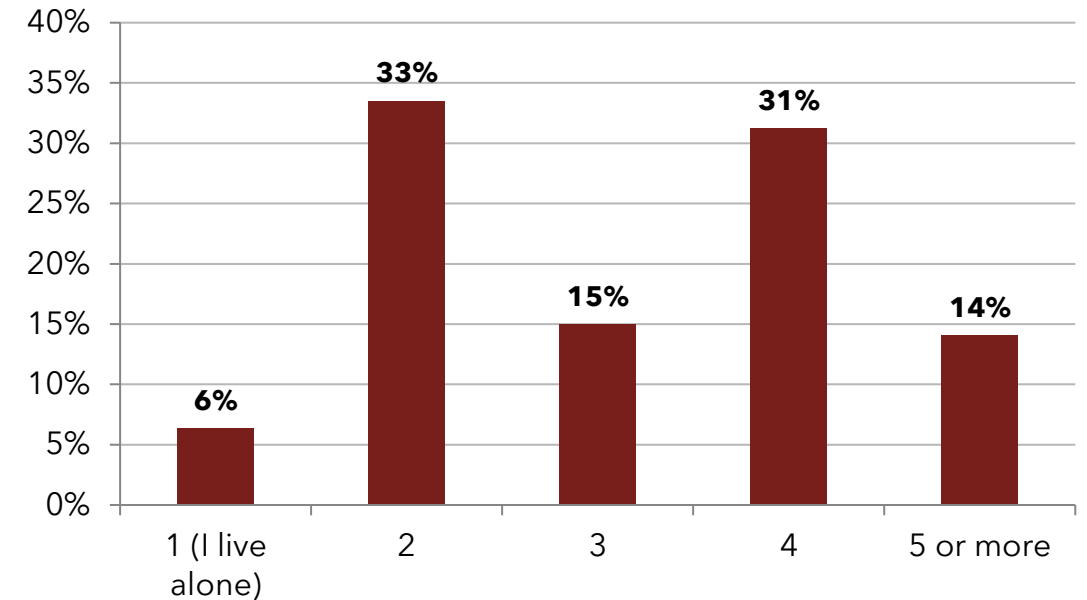
Question 5: How long have you lived in Dover?



Tenure & Household Size

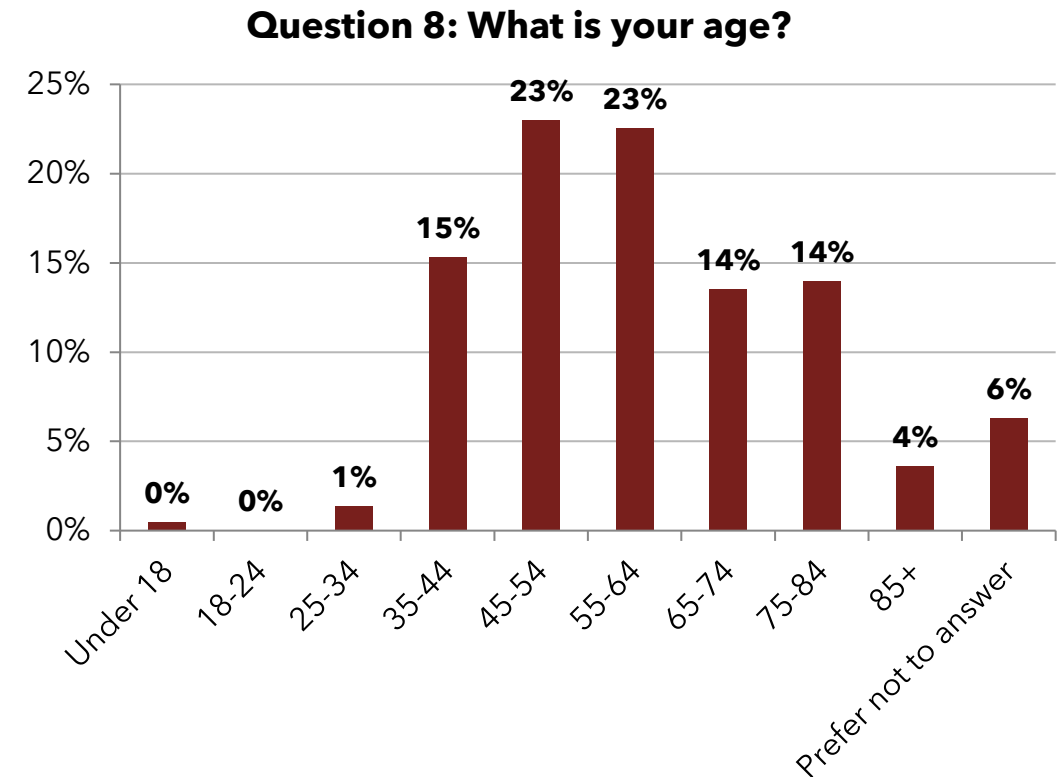
- Tenure of respondents
 - **53%** own with a mortgage
 - **43%** own and home is paid off
 - **1%** rent
 - **3%** other

Question 9: How many people (including yourself) do you currently live with or share a home with?



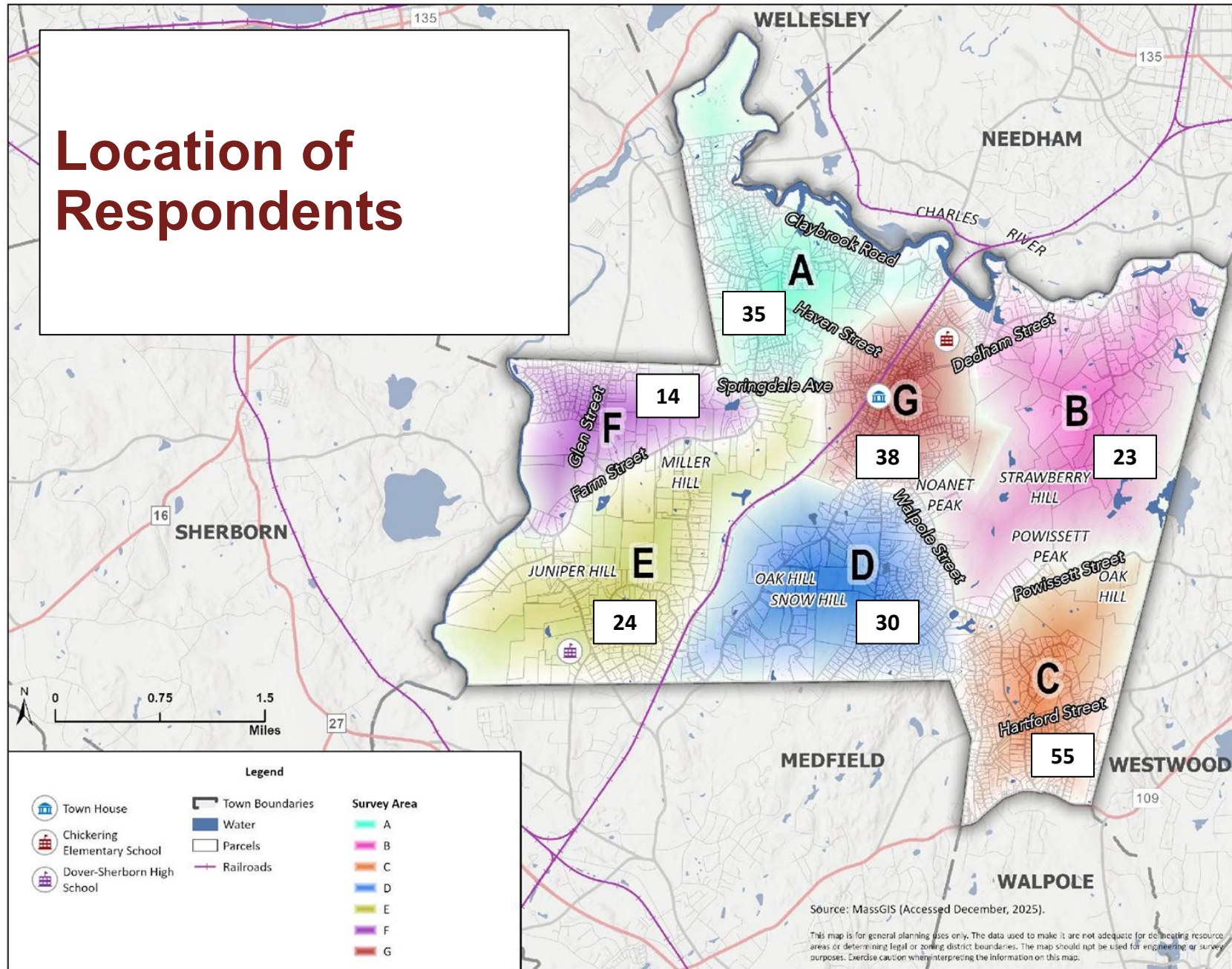
Household Composition

- **59%** of respondents had **children living with them** (primarily under 18 years).
- Of all respondents, **66%** had at least one household member above **55 years**.
- **Less than 10%** of respondents lived in **multigenerational households**.



Location of Respondents

*Note 24 respondents preferred not to answer or provided street names.



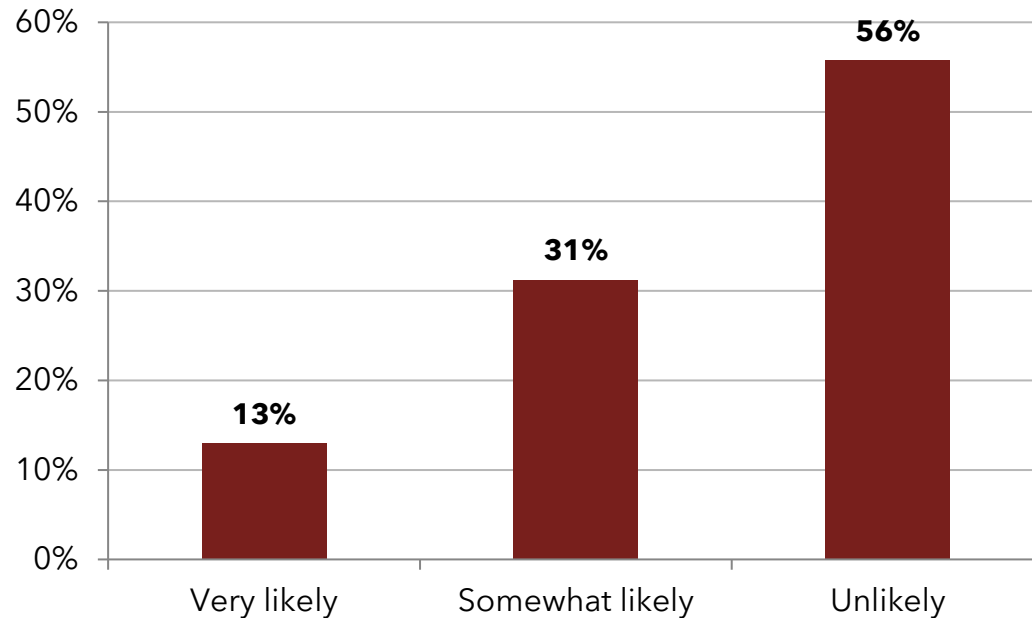


Your Housing Situation

Questions 14 through 18

Moving out of Dover?

Question 15: How likely are you to move out of Dover within the next 10 years?



- **Top factors necessary to stay in Dover:**
 - **Affordability of Housing Costs (38%)**
 - **Walkability around Town (33%)**
 - **More community services (24%)**
- **Top reasons to move out of Dover:**
 - **Downsizing (37%)**
 - **High housing costs (21%)**
 - **Current home no longer meets household needs (21%)**

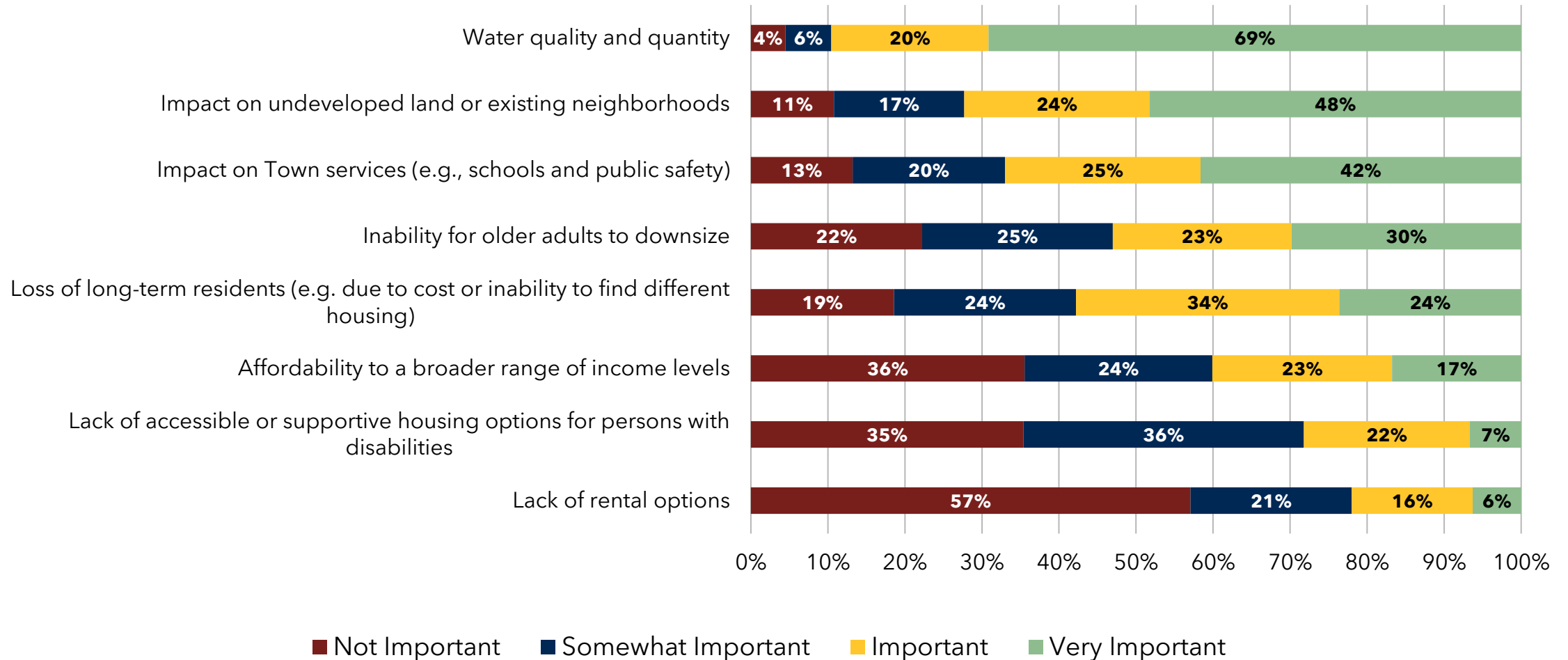


Housing Priorities

Questions 19 through 21

Housing Concerns

Question 20: How important are each of the following concerns when it comes to housing in Dover?



Housing Concerns: Open Responses

Are there any housing concerns, not mentioned in the previous question, that are important for Dover to consider?

- **Impact on rural character (10)**
- **Water (8)**
- **State and Local Regulations, e.g. 40B, zoning (8)**
- **Environmental Concerns(5)**
- **Traffic and Walkability (5)**
- **Lack of affordability (5)**
- **Overdevelopment (4)**
- **Taxes (4)**
- **Lack of Amenities (4)**
- **Impact on Town services (3)**
- **Senior Housing (3)**
- **Housing for Town employees (2)**
- **Other (3)**



Housing Design & Locations

Questions 22 through 24

Housing Initiatives

- For which housing initiatives were important to residents, respondents said:
 - Staying in Dover and **aging in place (54%)**.
 - Preserving **smaller homes (42%)**.
 - **Sustainably** built housing(**33%**).
 - Promoting a range of **housing options (30%)**.
 - Creating housing with a **mix of price ranges (29%)**.
- **30% of respondents considered renovating or remodeling their home to create additional units.**

Housing Initiatives: Open Responses

What housing initiatives are important to you?

- Preserving open space and rural character (14)
- Adding smaller homes and options for seniors (4)
- Avoiding overdevelopment (4)
- Increasing Walkability (3)
- Maintaining town services (3)
- Improving water and town infrastructure (2)
- Other (1)

Housing Design

Housing Types	
Small Single-Family Homes or Cottages 62%	Duplexes 30%
Townhouse/Manor House 31%	Mixed-Use 25%
Small Apartment Buildings (6-12 Units) 15%	Medium Apartment Buildings (13-30 Units) 7%
Large Apartment Buildings (30+ Units) 4%	Accessory Dwelling Units 42%
Other (written responses) 9%	None of the Above 18%

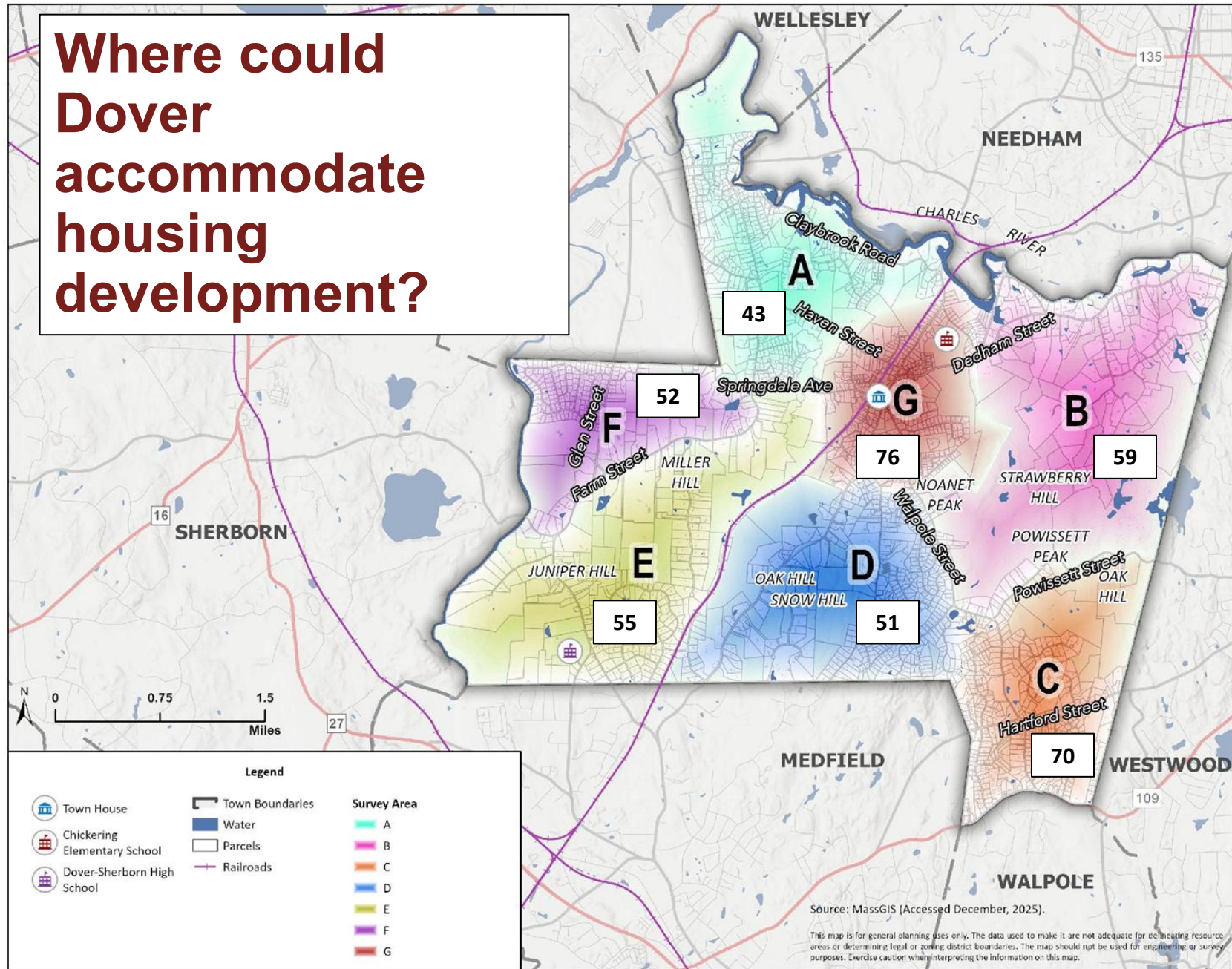
Housing Design: Open Responses

Which kind of housing does Dover need?

- **No more housing (6)**
 - No McMansions (1)
 - No apartments/large housing development (3)
- **Existing single-family houses and zoning (3)**
- **No good options listed (2)**
- **Senior housing (2)**
- **Other**
 - Cluster Developments with open space (1)
 - Housing that fits in Town Center (1)
 - Multifamily on existing properties (1)
 - Challenges for ADUs (1)
 - ADUs at 1500 square feet (1)

Where could Dover accommodate housing development?

*Note half of respondents skipped this question.





Housing Actions

Questions 25 through 29

Housing Strategies

Housing Strategies			
Strategy	Yes	No	Unsure
Inclusionary Housing	26%	38%	35%
Affordable Housing Trust	24%	38%	39%
Community Preservation Act	42%	31%	27%
Down-payment Assistance	9%	62%	29%

Housing Criteria: Open Responses

What are the most important criteria for housing development?

- **No additional housing (5)**
- **Water quantity and infrastructure (6)**
- **Preference for certain resident types (2)**
- **Traffic planning (1)**
- **Proximity to Town Center (1)**
- **Maintaining Rural Character (1)**
- **Large acreage relative to home (1)**

Housing Strategies: Open Responses

What other strategies do you think would work in Dover?

- **Stop growth** (17)
- **Not enough water for housing** (8)
- **Zoning Reform** (4)
 - Cluster Housing (3)
 - Allow duplexes (1)
 - Allow large home conversions (1)
- **Preserving and creating smaller /affordable homes** (4)
- **Senior Housing** (4)
 - One-floor living (2)
- **Improve Town Center** (3)
- **40B Developments** (3)
- **Other** (17)
 - Incremental Change (2)
 - Multifamily Housing (2)
 - Avoid developing-led housing (2)
 - Partnerships with nonprofits, e.g. churches, universities, schools (2)
 - Walkability & accessibility (2)
 - Develop water infrastructure (2)