

Housing

Which of the following housing types should the Master Plan encourage in Canaan?

Rental Properties	Yes 50%	No 31%	No Opinion 20%
In-Law Apartments	Yes 55%	No 18%	No Opinion 27%
Mobile homes	Yes 20%	No 62%	No Opinion 17%
Condominiums	Yes 44%	No 40%	No Opinion 17%
Developments	Yes 43%	No 41%	No Opinion 17%
Multi-Family residences	Yes 47%	No 34%	No Opinion 19%
Unrestricted Development	Yes 10%	No 80%	No Opinion 10%
Assisted Living	Yes 71%	No 16%	No Opinion 13%

Canaan is an old town with many lovely antique residences. Should the town adopt a Heritage Commission to encourage their preservation? Yes **64%** No **27%**

How can we create or encourage housing for low income or moderate income families?

?

Affordable housing developments

allow the market place to take care of the needs if it is economically sound it will happen. to supplement any project will cost taxpayers forever if it needs to to be supplemented it can't stand on its own.

apartment building on advanced transit route

Assisted living would be of great value.

There are good contacts in Concord to start with for developing, funding, licensing, etc. Take a survey of how many people would be interested.

Big question - no easy answers

Build another Indian River Housing project.

by lowering property taxes! Federal subsidies.

by not encouraging one type of housing over another --

Can't be so restrictive as to penalize people who own the property.

Lower taxes to builder for a LIMITED number of years. Also lower impact fee.

change tax rate-lower taxes

Cluster development, condos, apartments.

condominiums that were affordable.

Development of reasonably priced condos, single family homes and multi-family homes.

Don't do that! Low income = higher costs for others.

don't know

don't know

Don't know, but Canaan voters support social issues and those needing assistance.

Don't unnecessarily regulate anyone who want's to build rental housing or trailer parks.

Don't; Canaan needs more taxpayers, not tax burdens!

Donations, grants, federal help

DONT!!!! Why would you want to encourage housing for low income?. It only brings chaos ,, kids on the streets,, and additional head aches for the Police Department. Why not encourage housing for people who will actually pay their taxes, and on time!

Education

Education and outreach - GED -

technical education

improve public transportation

improve grocery shopping abilities

child care services

healthcare

Encourage job creation

encourage moderate and high income housing!

Encourage more multi family units; duplex size through small apartment buildings. They look nicer than mobile homes and encourage a sense of community.

Federal guidelines?

Get state and government aid like other towns do.

Good question but tough to answer. There is certainly a need for it in our town. Maybe this is where the multifamily developments can help.

good question. regulate and check status frequently-inspect. no new slums

Have more businesses in town so travel cost would be lower.

Hold down Property taxes on elderly they cannot afford living in canaan our taxes are too high

Housing prices are directly impacted by tax rate. Low taxes help low income people disproportionately since they have less total income, thus taxes are a larger proportional part.

How do other places do it? If doone, don't let it become an eye sore.

I believe multi-family and cluster housing is a good solution as long as they are maintained properly.

Perhaps a cooperative type of situation where the families actually have a stake in control, maintenance, etc. to give them more of a sense of ownership, empowerment and pride.

I do not know much about this but have read that there are developments in the Upper Valley that have a variety of options for low, middle, and upper incomes. This is a better idea than trailers scattered along the backroads.

I have no idea.

I think some of the rental owners should take in consideration that most of the people living in Canaan are low to moderate income families and find ways to offset there rent Some of the families living here can barely afford their rent let alone their utilities. try for some grants to update their buildings with greener energy.

I think the town should buy up residential plots of land that are for sale (anywhere from 1 acre to 10), and offer it free to low income and moderate income families. That family can then proceed to build a home with additional help from the town with the cost (no mobile homes or trailers, and the design of the home would have to approved by the town). That family can live on that land and in that house as

long as they want, but if they ever decide to move away and sell...the original cost of the land and the cost house goes back to the town, but the family gets to keep any profit above and beyond the original expense. The town gets back it's original investment, and that family had a nice place to live. Additional details, such as property taxes, would need to be worked out. There is a precedent for this in other towns across the US.

If a Heritage Commission is adopted it should be for encouragement and not to mandate.

We have this existing in Canaan on Bruce Rd., we should asking the owners if they have plans for expansion and if not look for other developers.

If there were decent wok in Canaan, then this could be encouraged.

If they are built near main roads and are affordable & there is bus service to get out of town to find jobs people will come

It is discouraging that we do not offer apartment complexes for low income familes that are regulated by Rural Development.

Keep zoning out! The more laws and regulations the more expensive it gets. Limit town ownership of property. This spreads out the tax base. Also limit charitable exemptions by the selectmen, especially those who discriminate.

Leave well enough alone!

Let the market dictate

Low income rentals

Low income does not build a community - it costs money and lowers status.

Low income families suck the life out of communities!

Low or assisted rentals

Lower property taxes and be friendly to buisness so they can earn a wage to house themselves. Voluntary donation program if needed

Lower property taxes. Reduce/remove services that are supported by taxes.

Lower tax rates. more public transit. Build to a code with local contractors.

More rentals or apartment complexes, better bus service. These complexes should be located near canaan village or easy to get there. Please do not allow subdividing property for addition of mobile homes.

multi-family residences

no comment

No development should be encouraged without zoning.

no ideas

no need

no zoning encourages low and moderate income families to live here

Not sure

not sure, maybe having grants or loan programs to help people out

Not sure...

Offer a lower tax rate commensurate with income. Create a fund where they can buy homes but must sell

back to the fund when they sell.

older homes are usually owned by older people. work with local contractor and suppliers to develop a historic renovation fund that can be borrowed against by the homeowner at lower interest rates than the banks, thus giving the owner some assistance, maintaining the integrity of the property and expanding the value of the fund. The interest for getting the local contractors and suppliers in on this is to give the business customers with the terms that they provide services and supplies at a discount to those in the historic district/housing.

Pricing of homes is the big ticket. Even rental prices. However, with taxes so high many people who rent basically want their property taxes paid for. Property tax for where we currently live is nearly \$8000. That seems to be a lot. And for what land/yard space - known. Pretty much the land the house sits on. No easy answer for this one. The right price for everything involved would have to be good. These days many are still living paycheck to paycheck.

PRIVATE ASSISTED LIVING

NEW \$

BY KEEPING TAXES LOW + ENCOURAGING PEOPLE TO LIVE WITHIN THEIR MEANS

re assisted living: ONLY IF PRIVATE (IN HOMES OR EXISTING STRUCTURES

BY KEEPING TAXES LOW & ENCOURAGING PEOPLE TO LIVE WITHIN THEIR MEANS

re preservation: This will bring more residents

renovate some of the buildings downtown + homes that are sitting empty (underlined) . they make Canaan look like a slum (underlined).

Reduce the tax burden which is likely to skyrocket pending today's school voting.

rent out decent houses that town owns due to back taxes

Rent out the decent homes that the town of Canaan owns

rental and development

Rental properties that are based in income with specific requirements

seek grant support

Seems we have too much of that now because of poorly maintained properties

small little multi-family residences like they built in Enfield.

Some homes are in really bad shape. Some are eye sores and need to be cleaned up.

strongly encourage the landlords or owners to improve what is available

Support social issues

That is the majority of housing in Canaan already. The trailer parks and run down trailers and falling down houses are already there for those people. We need to encourage nicer homes so that we have stable, educated families moving in to improve our community and our schools. We have enough low income housing now.

That type of housing depends on good management, screening, and maintenance. We have too much property that is not well maintained at this time. We need housing that attracts responsible tenants.

The big problem in town is the almost total lack of jobs. With no jobs, housing initiatives are doomed to become welfare havens.

The thing the town could do best is to be very very careful about taxes. They are already high

compared to the value received. The town itself isn't the major culprit, the overly expensive (and severely under-performing) schools are.

the Heritage Commission should encourage preservation of antique residences only if there is a tax abatement offered in doing so.

For low income/moderate income families, have multi-family developments thru HUD programs

There is a tremendous lack of Dartmouth Housing and fragmented bus service to Hanover. Couple affordable housing with direct bus routes and the Dartmouth students will flock to Canaan, making housing affordable for low and moderate income families also.

There may be a state agency that might subsidize moderate income housing like Gile Hill in Hanover.

Through the Planning Board with town approval

tricky right now-- need to have appropriate resources nearby or easily accessible for low income people-- buses that run more often or expanded foot store, drug store, etc.

Unsure

we already do!!

we don't want to because then there are more kids in the school

We first need more services in place for those families already here and who are in need. We have lots of low income families. I am not in favor of a Romano Circle-type development.

we have enough

This community already has low-income/moderate housing for families

we have enough of that now

We need developments, but they need to be highly regulated. They should expand the tax base while preserving the rural feel of Canaan. When a single resident parks a container next to the street or uses the curb as a nearby trash dump, we all pay the price.

There's nothing wrong with trailers, but the ratio in our community is already too high—it actively discourages residents who would pay higher taxes.

we need to clean up some of these nasty apartments like the one one on the end of depot street makes me nervous to go and turn around too many sketchy people ...if you are low income you dont need to be nasty ...

we should not

We shouldn't encourage low income housing.

what do you consider low or moderate?

What tax do we pay foer this Master Plan??

Where larger tracts of land are available, clusters of housing, with some services included, could be created.

where would housing be and would it be concentrated in one area or scattered as to people's preference, intown or rural

Without expansion of the town water/septic, growth will be difficult. Putting in a lot with well, sewer, power, etc is too expensive.

Work force housing is a huge issue in this state. We are aging out, and not providing jobs or opportunities

for families to stay. Housing is high priced, and young families must look elsewhere for both jobs and affordable living space.

It doesn't have to be shabby or ugly. It does have to be affordable.

Work with Andrew Winter at Twin Pines Housing Trust in WRJ VT

would tax dollars be used for this?

The question should be how to we encourage housing for higher income people. There is enough low + moderate income housing in this town