



AGENDA

**City of Portsmouth
Housing Blue Ribbon Committee
Conference Room A*
March 13, 2025
5:30 p.m. – 7:00 pm**

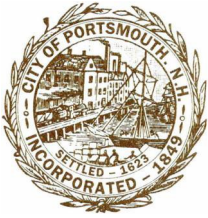
- I. Roll Call
- II. City Owned Properties
- III. 2025 Committee Goals
- IV. Public Comment

**Members of the public also have the option to join this meeting over Zoom. Please register in advance for this Zoom meeting:*

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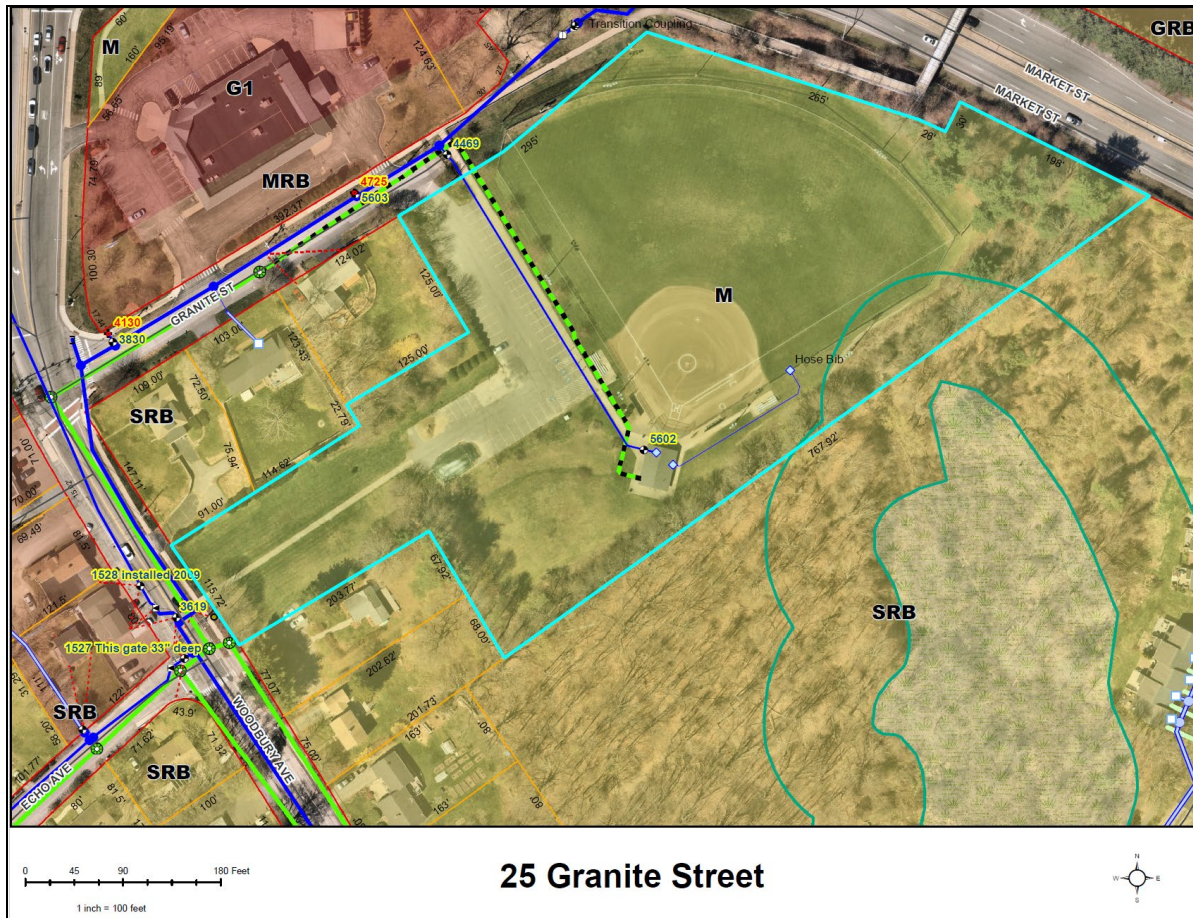
https://us06web.zoom.us/webinar/register/WN_R2SRu-WcSRyt996caxSy9A

After registering, you will receive a confirmation email containing information about joining the meeting.

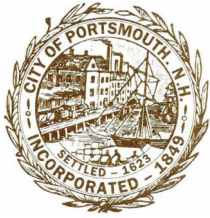


The Lower Lot currently provides employee parking and is 1.3 acres in size. The parcel offers a potential development opportunity for housing which could be built over the existing lot and maintain the employee parking. The lot is walkable to downtown but is also serviced by COAST currently. There are no wetlands on the property and utilities are easily accessible. Development of this parcel should carefully consider the surrounding neighborhood and dwellings, especially located on Mt. Vernon Street.

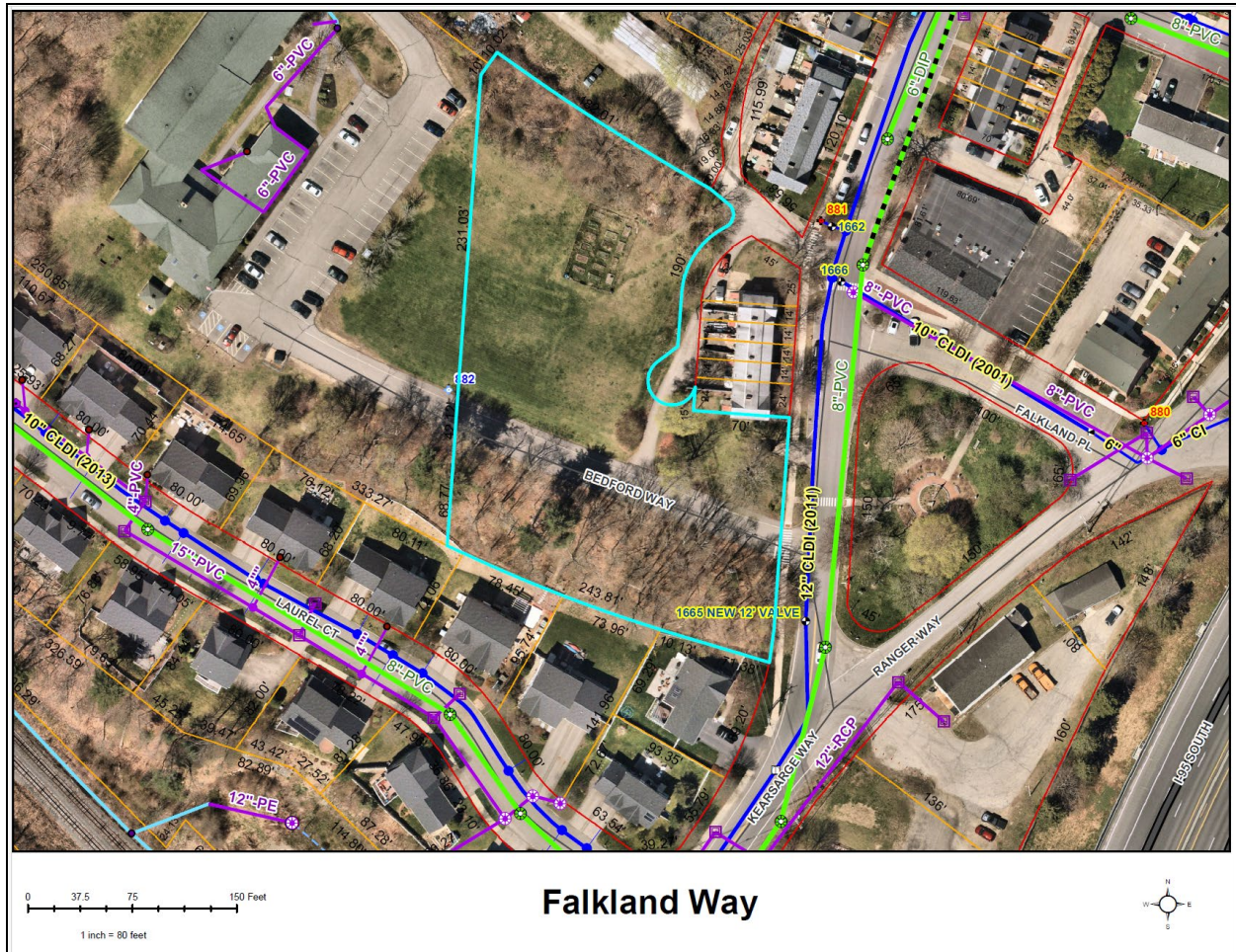
25 Granite Street



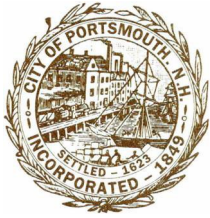
25 Granite Street is approximately 3.9 acres, has access off Granite Street but also has frontage on Woodbury Avenue. The current use of the site is recreational and it contains a ball field. A small apartment building could potentially fit on the site while retaining the ball field, while a larger development could be built without retaining the ball field. There is potential to acquire additional land to the east from the condo association that would create an opportunity for more housing and keeping the ball field. There are wetlands on the adjacent parcel which extends an area of wetland buffer onto this lot. Utilities are easily accessible for connection and there are no steep slopes or other topographical constraints on this parcel.



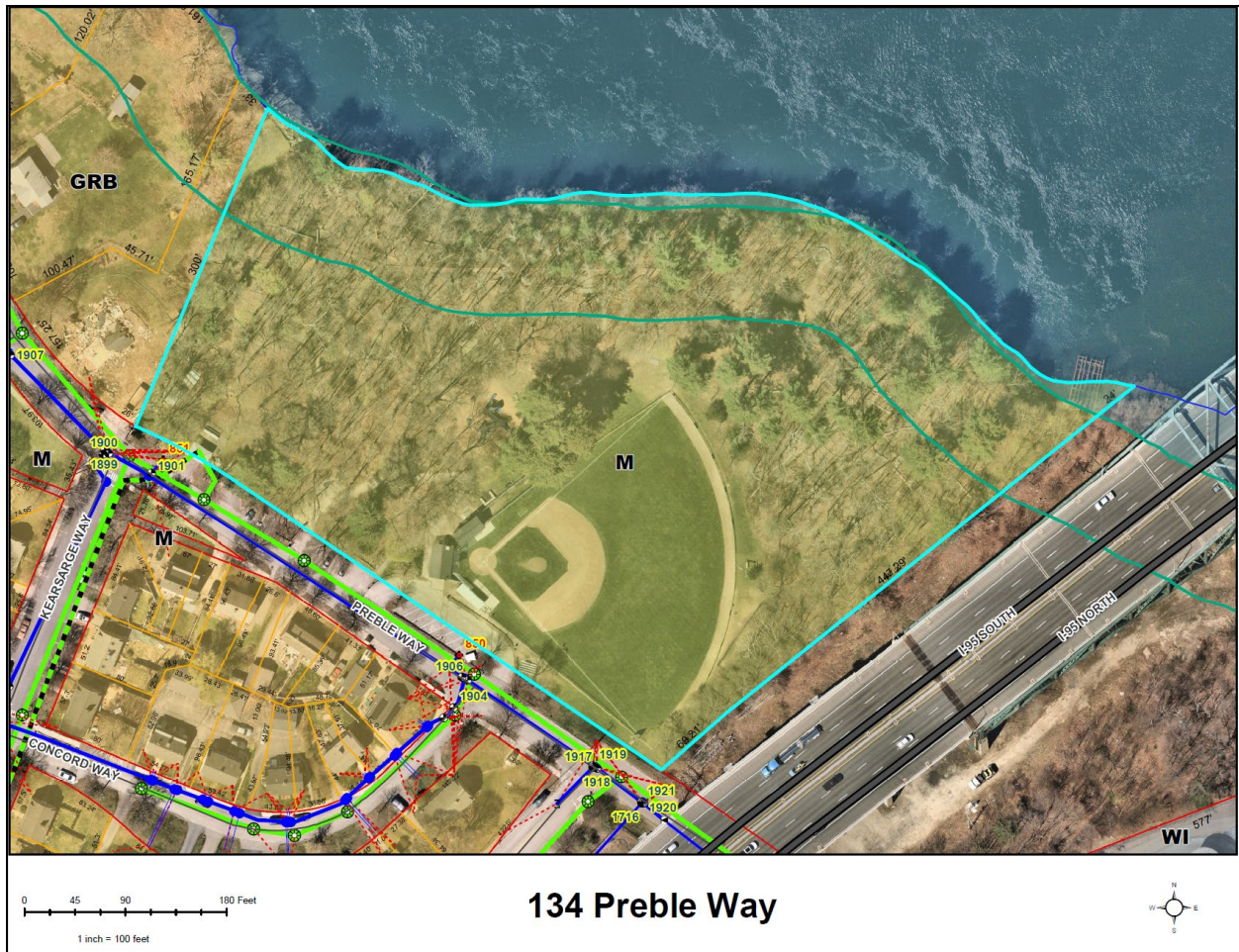
Falkland Way



This property is just under an acre and is bisected by Bedford Way. A portion of this property may be suitable for development alone or in conjunction with the PHA, who owns the adjacent property and has additional square footage that could be combined with this to develop more housing. This site would not be suitable for a large development, but the opportunity to create some housing is present. There are no wetlands and utilities are accessible.



134 Preble Way



This property is approximately 2.6 acres and contains an existing sports field, walking trails and woodlands on steep slopes. The ball field and existing trails are used frequently and are an amenity for the residents. Due to the steep slopes and shoreland buffer, the site is constrained and would likely be expensive to develop.

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TOPIC / AUTHOR	GOAL <i>(A desired outcome of the committee to provide direction for future decisions.)</i>	OBJECTIVES <i>(Starts with a measurable verb then describes individual, specific results to achieve.)</i>	ACTIONS <i>(Effort the committee will undertake to meet that goal.)</i>	DIFFICULTY <i>(High = 1, Med. = 2, Low = 3)</i>	IMPACT <i>(High = 1, Med. = 2, Low = 3)</i>	TIMELINE <i>(Short = 0-1yr, Medium = 0 - 2yr, Long = 0 - 3yr)</i>	STAKEHOLDERS	CITY STAFF / CITY AGENCY	STATUS / ACTION REQUIRED
Financing									
John O'Leary	Develop greater knowledge of Hometown First Time Homebuyer Program	<ul style="list-style-type: none"> Learn about how well program is working Understand if and how program has changed due to current market conditions 	<ul style="list-style-type: none"> Invite Community Development Director to Housing Committee meeting to discuss first-time homeowners program Evaluate guidelines and make recommendations if needed to be updated 						<p>CDBG issued memo dated June, 2024</p> <p>Further review needed</p>
John Tabor	Develop low-interest revolving loan fund for affordable housing projects. Example: Upper Valley Loan Fund created by employers and banks, loans money at 1.5% return over 15 years., and has been instrumental in 250+ units of below market rate housing	<ul style="list-style-type: none"> Learn attributes of success/failure of community low interested funds for affordable housing Recruit private sector founders who share the need for workforce housing Recruit loan fund operator similar to Evernorth in Upper Valley Launch fund and promote with local developers 	<ul style="list-style-type: none"> Zoom call with fund founders, preferably several funds in US Create 1 page case statement for fund - features and benefits Meet with local banks CEOs - SCU, Piscataqua, etc. - get commitments Develop list of operators and interview - choose operator Operator develops marketing material Publicize through social, local media, chamber events, etc. Operator develops risk management policies Match loan origination tasks to operator's staff Originate and close loans on projects with majority affordable unites Use RKG model to determine optimum affordable/market rate mix using 1.5% loan cost 						<p>Started, Finance sub-committee</p> <p>Finance sub-committee to draft</p> <p>HBRC to invite and schedule</p> <p>HBRC to develop list</p>
Megan Corsetti	Resume / expand housing trust fund and home town loan program	<ul style="list-style-type: none"> Restore housing trust fund Provide first time home buyer courses to local workers, with info on home town loan program Identify ways to allow Portsmouth Citizens access to housing trust fund to assist with costs associated with home ownership (i.e.. new windows, roof etc.) 	<ul style="list-style-type: none"> Understand current scope & requirements of home town loan program by having current program director visit housing committee meeting Understand prior uses of housing trust fund, how was it funded previously, identify ways to expand funding sources Recommend community outreach programs through means of first time homebuyer seminars coupled in with home town loan program and housing trust fund as a community resource Incentives for sellers who delay public listings to give a first pass to any potential first time homebuyer home town loan candidates 						<p>CDBG issued memo dated June, 2024</p>
Jen Stebbins Thomas	Increase dollars available to develop affordable housing	<ul style="list-style-type: none"> Investigate an affordable housing fund 	<ul style="list-style-type: none"> Consider pros/cons of build in place versus payment in lieu 						<p>On-going effort using / modifying existing Workforce Housing Trust Fund</p>
Erik Anderson	Incentivize private sector property owners and mandate developers to incorporate below market housing as a portion of their development.	<ul style="list-style-type: none"> This should be done without cost or penalty to the taxpayer 	<ul style="list-style-type: none"> Do not compress development plans on the timelines of any potential developer but on the timeline of the committee and public 						
City Owned Properties									
Erik Anderson	Create a process, beginning with a blank page, to assess available city sites for permanent below market housing.	<ul style="list-style-type: none"> Establish all costs to the city (aka, taxpayer) with public exposure to those costs. Recognize the tools available to reach the goal. 	<ul style="list-style-type: none"> Engage the public, especially potentially affected neighborhoods, when sites are prioritized and project plans advance, that issues of development density, illustrated plans, compatibility, traffic and all necessary aspects of development are exposed for discussion. Recognize the most direct path of accomplishment when a goal is determined totally or site by site. Never disengage the public. Score properties in an amenity need perspective. 						<p>On-going / remaining properties to be evaluated</p>
Megan Corsetti	Identify and recommend city owned property for the possible use/development of below-market-rate housing.	<ul style="list-style-type: none"> Review recommended city owned properties for possible use/development of below-market-rate housing Increase socio-economic diversity within the city Preserve the unique qualities of Portsmouth neighborhoods while finding ways to integrate additional permanently affordable housing. 	<ul style="list-style-type: none"> Invite Director of Public Works to present to HBRC on current infrastructure demands and areas in the city that can sustain and support additional use/demands. Hear from DPW which city owned properties that were recommended by the Land Use Committee (Falkland, Granite Ave , Lower Lot, Community Campus) have existing infrastructure to support housing development. Committee & Council to walk different properties, surrounding neighborhood(s) to gather a true feel Narrow down another city owned property for possible below-market rate housing development, recommend disposal process begin to City Council, and begin a public process through means of a charrette, then RFQ/RFP 						<p>Started, 4 properties visited in 2024</p> <p>On-going / remaining properties to be evaluated</p>
Dagan Migirditch	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Identify and prioritize most viable affordable housing projects 	<ul style="list-style-type: none"> Recommend permanent below-market housing on additional five city parcels identified by the land use committee Follow template of Sherburn School and request city council call for RFQs/RFPs for affordable housing development on city owned land Communicate intent to neighboring residents to allow for public engagement 						<p>On-going / remaining properties to be evaluated</p>

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Understanding Housing Issues										
Mary Loane	Understand the impact of evolving private sector business models, practices and technologies affecting housing	<ul style="list-style-type: none"> Assess short-term rentals, analyze the impact on housing vacancy and affordability and provide an informed perspective to the City and the City Council 	<ul style="list-style-type: none"> Identify, monitor and review short-term rentals offered in Portsmouth Review impact, approaches and policies towards short term rentals adopted by other cities and towns Invite community to discuss Portsmouth's short-term rental economy (e.g. owners, neighbors, community members, local workforce) 							
Mary Loane	Understand the tenant and landlord experience	<ul style="list-style-type: none"> Recommend actions to improve tenant and landlord experiences 	<ul style="list-style-type: none"> Evaluate rental rates and year over year increases Review tenant rights and rent stabilization practices in other cities Review practices and approaches to support "mom and pop" landlords Invite Portsmouth renters to share their experiences and challenges Invite "mom and pop" landlords (less than 5 rental units) to share their experiences and challenges Invite tenant advocacy organizations to provide a perspective on tenant/ landlord best practices and approaches 							
Howard Snyder	Develop greater knowledge of housing matters pertaining to Portsmouth and Seacoast Region	<ul style="list-style-type: none"> Meet with persons and organizations in the public sector having unique expertise with local housing matters 	<ul style="list-style-type: none"> Invite Community Development Director to a meeting of the Housing Committee to discuss first-time homeowners program 	3	2	Short Term	Community Development Director, Housing Committee	CDBG, Planning	Sent memo dated June, 2024	
			<ul style="list-style-type: none"> Invite Portsmouth Housing Endowment Fund Advisory Board 	3	3	Short Term	Portsmouth Housing Endowment Fund Advisory Board, Housing Committee	Trustees of the Trusts, Planning		
		<ul style="list-style-type: none"> Learn about various housing types and densities 	<ul style="list-style-type: none"> Designate an interval of meetings that provide extended time for public comments 	<ul style="list-style-type: none"> Every third meeting to provide 1-hour time period for public comment with each speaker having up to 10-minutes to speak 	2	1	Medium Term	Public, Housing Committee	Planning	
			<ul style="list-style-type: none"> Invite DAKOTA (public sector, for-profit affordable housing developer) 	2	3	Long Term	Developer, Housing Committee	Planning		
			<ul style="list-style-type: none"> Invite NeighborWorks (public sector, not-for-profit affordable housing developer) 	2	3	Medium Term	Developer, Housing Committee	Planning		
			<ul style="list-style-type: none"> Invite Mark McNabb (private sector developer) to discuss workforce housing development at 581 Lafayette Road 	2	2	Short Term	Developer, Housing Committee	Planning		
			<ul style="list-style-type: none"> Invite private homeowner who recently created an ADU 	3	3	Medium Term	Public, Housing Committee	Planning		
			<ul style="list-style-type: none"> Invite local owner of private multi-family residential building 	3	3	Medium Term	Public, Housing Committee	Planning		
<ul style="list-style-type: none"> Tour Cottages at Back River Road in Dover 	1	2	Short Term	Developer, Housing Committee	HBRC, Planning					
<ul style="list-style-type: none"> Attend Thursday scheduled tours of PHA properties 	3	1	Short Term	Housing Committee	HBRC, Planning					
Megan Corsetti	-	-	<ul style="list-style-type: none"> Invite Nick Taylor from Seacoast Workforce Housing Coalition to do a presentation followed by Q&A with Committee Members and Public. 							
Lifestyle Services Related to Housing										
Mary Loane	Understand how local and regional transportation systems impact affordable housing	<ul style="list-style-type: none"> Evaluate local and regional transportation networks--both formal and informal--to identify successes and challenges 	<ul style="list-style-type: none"> Identify existing local and regional transportation networks and identify how these networks interact/ overlap Evaluate existing pedestrian and cycling infrastructure in relation to the Pedestrian/ Bike Plan Collaborate with related committees and city departments to assess transportation needs Invite community members to share their transportation experiences and challenges Invite local and regional transportation providers to share their approaches, goals and challenges Identify the impact on housing choice and market rates 						Bike and Ped plan updated in 2024	
Mary Loane	Understand how local and regional transportation systems impact affordable housing	<ul style="list-style-type: none"> Recommend actions to support the advancement of transit-oriented development and diversified transportation options 	<ul style="list-style-type: none"> Conduct listening sessions with developers to understand the impact of existing transportation systems and related land use policies Collaborate with related committees and city departments to identify opportunities to improve neighborhood access to diversified transportation options Identify community transportation/ pedestrian/ cycling needs Conduct community outreach about the benefits and impact of improved and protected pedestrian and cycling infrastructure 						Bike and Ped plan updated in 2024	
Dagan Migirditch	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Combine affordability and sustainability for new wave of highly efficient, climate resilient housing development and renovation 	<ul style="list-style-type: none"> Highlight how development can have positive auxiliary effects for community (think solar installation and energy kickbacks to Portsmouth Community Power) 							

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Megan Corsetti	-	-	<ul style="list-style-type: none"> Receive a presentation from School Board Rep on the sites and which sites are currently districted in an area that can support additional students or not 						School Rep on HBRC can discuss current redistricting effort
Places to Live Dialogue Goal 3:	Improve, Expand, and Support a Diverse Transportation System Throughout Portsmouth That Includes Alternative Modes of Transport.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Create more bike lanes and encourage other alternatives to cars by providing spaces for scooters, ebikes, and similar. 					DPW, Planning	Bike and Ped plan updated in 2024
			<ul style="list-style-type: none"> Consider and plan for how existing and potential new housing-oriented developments meet transit demands with various modes of transportation. 					Planning	
			<ul style="list-style-type: none"> Support financially the current shuttles and buses, and fill gaps in services such as a shuttle from remote lots similar to what has been provided from Connect Church on Market Street and from Foundry Garage to offer residents and visitors alternatives to bringing cars downtown. 					Planning	
			<ul style="list-style-type: none"> Ensure transportation is accessible to all in terms of location and financially so the needs and demands of a diverse housing market is accommodated. 					Planning	
			<ul style="list-style-type: none"> Complete and implement the comprehensive bike-pedestrian plan to expand both residents' and visitors' ability to access various destinations across the city without using automobiles. 					Planning	Bike and Ped plan updated in 2024
			<ul style="list-style-type: none"> Engage and coordinate with COAST and other public transit systems such as UNH Wildcat and C&J to revitalize and increase efficiency of public transportation into, around and out of the city to support accessibility by both residents and visitors. 					Planning	
			<ul style="list-style-type: none"> Encourage a diversity of housing unit development and redevelopment in gateway districts and upzone corridors where multi-modal transit already exists, and may be readily expanded, to meet the needs and demands of the intended residents. 					Planning	
		<ul style="list-style-type: none"> Encourage development that is near exiting infrastructure, transit, and lifestyle destinations to reduce traffic. 					Planning		
Jen Stebbins Thomas	Develop a rail trail zone	<ul style="list-style-type: none"> Increase housing around the rail trail 	-						
Zoning and Regulatory Changes									
Jen Stebbins Thomas	Expand the number of lots in Portsmouth that include by-right housing	<ul style="list-style-type: none"> Increase shots on goal for housing to come to Portsmouth 	<ul style="list-style-type: none"> Look at office/research zoning and see if we can add a multifamily component 						Zoning sub-committee
Jen Stebbins Thomas	Reduce parking requirements	<ul style="list-style-type: none"> Reform parking standards so they don't get in the way of good housing projects 	-						
Dagan Migirditch	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Modernize outdated zoning regulations to align with current and future needs 	<ul style="list-style-type: none"> Request report of "low hanging fruit" (i.e., most obvious obstacles and necessary changes) from planning board and other land use committee's 						Zoning subcommittee
			<ul style="list-style-type: none"> Recommend a new incentive structure using RKG model 						
			<ul style="list-style-type: none"> Review neighborhoods and building types on rubric of character, feasibility and density 						
			<ul style="list-style-type: none"> Invite Environmental Engineers to discuss housing as it relates to climate change 						
			<ul style="list-style-type: none"> Coordinate with land use boards, engineering and inspection departments to develop templates of affordable development with historical precedent that can be fast tracked through permitting process 						
		<ul style="list-style-type: none"> Change zoning for use and density 	<ul style="list-style-type: none"> Zoning & Site Regulations: Identify zoning and site regulation sections to be revised; draft sample goals statement for review by Planning Board and City Land Use committee. Allow Co-housing (congregate living) everywhere. Cite successful examples in other similar cities. 						Zoning subcommittee
		<ul style="list-style-type: none"> Change parking for residential use 	<ul style="list-style-type: none"> Reduce or omit parking requirements for residential use, particularly for low-priced housing. Inventory existing downtown properties parking, compare to zoning. Reduce the quantity of CUP's, allowing for more zoning changes by right (ADU's, density, parking etc) 						Zoning subcommittee

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Tracy Kozak	Direct city policies to enable more lower-priced housing.	<ul style="list-style-type: none"> Enable City financing assistance 	<ul style="list-style-type: none"> Financing Meet with assessment department. Consider rebalancing adjustments for luxury & non-luxury properties. Remove the sizable assessment credit for "waterfront business" single family residential properties which do not function as businesses (ie, luxury waterfront homes currently get tax reductions by being in waterfront business zone). Extra tax revenue on luxury properties may fund home financing assistance program (below). Continue to pursue pillow tax at State level. Provide prototype, examples and outline metrics for City to provide low-interest, no downpayment loans for low-priced housing purchasers; and move-in renter loans (security deposit+last month rent+utility connections). 						
Places to Live Dialogue Goal 1:	Maintain and Increase the Number of Affordable Housing Units for Individuals and Households Below City's Median Income Levels.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Adopt specific targets for this broad goal so that progress can be measured 					Planning	Goal Statement of HBRC
			<ul style="list-style-type: none"> Prioritize the creation of affordable and middle-income housing units for veterans, aging residents, young families, and those with disabilities 					Planning	On-going with HBRC
			<ul style="list-style-type: none"> Seek appropriate funding and invest in solutions to protect the 489 units in Portsmouth at risk of losing federal subsidies and their affordable designation by 2030 					Planning	In-lieu payments and Workforce Housing Trust Fund
			<ul style="list-style-type: none"> Work with Portsmouth Housing Authority to create more housing for a mix of the population and income levels 					Planning	
Places to Live Dialogue Goal 6:	Character Elements of Heritage and Architecture.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Review Historic District "restrictions" on housing density to provide "preservation without strangulation" that creates more opportunities for housing creation. 					HDC, Planning	
			<ul style="list-style-type: none"> Modify ordinances so vacant buildings don't become hazardous (Burger King) and ensure historic buildings can be maintained (Times Building) to prepare such properties for redevelopment that includes affordable housing units. 					Building Inspections, Planning	Zoning subcommittee
			<ul style="list-style-type: none"> Balance historical preservation requirements with developer needs to support sensitive, appropriate and equitable development that considers creation of housing. 					HDC, Planning	
Places to Live Dialogue Goal 7:	Greatest Potential Use of Undeveloped and Underdeveloped Properties.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Accomplish strategic zoning and other regulatory changes that decrease or eliminate parking requirements, increase density (increase height limits in selective areas, allowances for single-family homes to become multi-family) to achieve the most effective use of space and opportunities for additional housing. 					Planning	Zoning subcommittee, HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Reconsider existing land use regulations and modify to accommodate and encourage mixed-use developments where such uses are not currently allowed in support of expanding diversity of housing types. 					Planning	Zoning subcommittee, HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Prioritize city owned properties, such as community campus, DPW yard(s), skate park, and city hall parking areas for creation of affordable and workforce housing. 					Planning	On-going site assessment by HBRC
			<ul style="list-style-type: none"> Strategically develop and retrofit properties to support expansion of affordable and middle-income housing. 					Planning	
			<ul style="list-style-type: none"> Increase allowed density and allowed heights on PHA and city owned properties to create additional housing. 					Planning	
Places to Live Dialogue Goal 8:	Existing Zoning Reform for Diversity in Housing Development.	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Review current zoning code and adjust to align with urban and transit planning, as well as housing advocacy, best practices to create a more attractive environment for housing creation. 					Planning, Planning Board	Zoning subcommittee
			<ul style="list-style-type: none"> Evaluate parking requirements that create barriers to housing development and modify appropriately to increase the potential for workforce housing. 					Planning, Planning Board	Zoning subcommittee
			<ul style="list-style-type: none"> Identify and remove structural barriers that restrict and may prevent implementation of development plans that would create more diverse housing. 					Planning, Planning Board	HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Remove barriers/restrictions to allow for more diversified housing that considers micro-units, "rooming" houses, manufactured housing, ADUs, and housing for those with special needs due to developmental and physical disabilities. 					Planning, Planning Board	HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Increase floor/area ratios and areas zoned for mixed use, multi-unit buildings to increase the potential for higher-density housing in appropriate areas of the city. 					Planning, Planning Board	HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Revisit land zoned as industrial or similar – much of this may be suitable for housing. 					Planning, Planning Board	

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Places to Live Dialogue Goal 9:	Reform Existing Development Codes and Regulations.	<ul style="list-style-type: none"> • Simplify the process for designing, permitting, and building ADUs and other more contemporary housing types to allow for additional affordable rental units. • Create more incentives for increased housing density and building height, especially on previously developed land. • Improve incentives for developers to construct social housing so that workforce, varied housing stock, and more affordable housing options are possible. • Reduce the necessity of parking requirements and increase transportation/mobility options for specific housing types and locations to reduce barriers to housing development in the urban and corridor areas. • Provide for and encourage existing homeowners to create ADU's, convert under-occupied single-family units into duplexes, or to rent out unused rooms to increase the opportunities for affordable rental units. • Evaluate proposed additions and other changes to the City's building code to determine whether potential costs they may impose are worth the benefits. 					Planning, Planning Board	HOP 2.0 Grant 2025	
Places to Live Dialogue Goal 10:	Planning and Permitting Processes for Housing Diversity	<ul style="list-style-type: none"> • Streamline the permitting and approval process, and increase incentives, to allow for a diversity of housing types that are distributed more widely throughout the city. • Adopt by-right zoning to enable developers to build higher density housing faster so that housing permitting, development and units can be more affordable. • Eliminate single-family zoning to allow duplex and triplex housing in all residential neighborhoods and provide for mixed-use in strategic residential and commercial areas to increase housing density and choices. • Modify and create zoning regulations to discourage house-flipping and housing being used exclusively for short-term rentals. • Expand form-based zoning to include all of Portsmouth to allow for appropriate multi-unit housing citywide. • Adopt innovative regulatory and non-regulatory approaches such as "parking in lieu of" fees to encourage developers to support affordable housing. 					Planning, Planning Board	HOP 2.0 Grant 2025	
Land Use Committee	Adjust incentives to place a higher emphasis on Workforce Housing.	<ul style="list-style-type: none"> • Adjust incentive to include Workforce Housing. • Modify Building Footprint Allowance to Incentivize Workforce housing. • Modify the Incentive Overlay Districts to incentivize Workforce Housing. • Modify the Gateway Districts to include Workforce Housing • Modify CUP to improve outcomes for Workforce Housing 	<ul style="list-style-type: none"> • Make recommendations that modify current zoning that considers workforce housing to both increase economic opportunities for developers and negotiations of City that will increase workforce housing production - • Make recommendations that modify current zoning that considers workforce housing to both increase economic opportunities for developers and negotiations of City that will increase workforce housing production - - 	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development	
				1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals	Planning, Legal, Economic Development	
				1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development	
				1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber	Planning, Legal, Economic Development	
				1	2	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, Legal, Planning Board	

HOUSING BLUE RIBBON COMMITTEE GOAL STATEMENT:

"Recommend policy changes that would secure permits for at least 500 units of diverse, affordable housing by the private and public sector over the next two years, while promoting market conditions to ensure long-term affordability and accessibility for all income levels"

TOPIC / AUTHOR	GOAL <i>(A desired outcome of the committee to provide direction for future decisions.)</i>	OBJECTIVES <i>(Starts with a measurable verb then describes individual, specific results to achieve.)</i>	ACTIONS <i>(Effort the committee will undertake to meet that goal.)</i>	DIFFICULTY <i>(High = 1, Med. = 2, Low = 3)</i>	IMPACT <i>(High = 1, Med. = 2, Low = 3)</i>	TIMELINE <i>(Short = 0-1yr, Medium = 0 - 2yr, Long = 0 - 3yr)</i>	STAKEHOLDERS	CITY STAFF / CITY AGENCY	STATUS / ACTION REQUIRED
		<ul style="list-style-type: none"> Modify the off-street parking regulations to improve the balance and equity between the high cost of private and public parking. 	-	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, Planning Board	Zoning subcommittee
Land Use Committee	Allow for Assisted Living Centers in outlying Zoning Districts and allow for Cooperative Housing.	<ul style="list-style-type: none"> Increase housing choices with increased opportunities for Cooperative / Shared, Congregate Care, Assisted Living, Independent Living type residential housing units 	-	2	1	Medium Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development	Zoning subcommittee, HOP 2.0 Grant 2025
Outreach and Engagement									
Dagan Migirditch	Stimulate an enduring market for accessible and affordable housing development in the city of Portsmouth and Seacoast region	<ul style="list-style-type: none"> Make current housing resources more available and effective 	<ul style="list-style-type: none"> Invite private sector developers to pitch ideas pursuant to end goal of more affordable housing development Create housing tab on city homepage with easy access to all housing info/resources Seek volunteer graphic designer for creation of infographics, e.g., How to Use the HomeTown Program; FAQs on Affordable Housing in NH 						Housing page exists
Mary Loane	Build community trust and partnership	<ul style="list-style-type: none"> Support community-driven needs assessments and visioning for all Portsmouth neighborhoods 	<ul style="list-style-type: none"> Evaluate existing visioning (e.g. master plan, complete streets) and assess adherence/ impact and gaps Conduct dialogue with Dept of Planning and Sustainability to understand planning approaches and best practices and their associated scope and goals Host cross-department brainstorming to identify relevant goals in alignment with overlapping initiatives and directives Identify and design opportunities to expand community participation Identify neighborhood needs and challenges to gain wider perspective of neighborhood context 						Two planning staffers are part of HBRC
Places to Live Dialogue Goal 2:	Participate in Innovative Housing Initiatives and Models	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Evaluate approaches adopted by surrounding communities as they address their housing challenges to understand additional potential actions Portsmouth may consider to address our own housing concerns Participate and maintain involvement in regional and state housing oriented organizations and programs such as InVest NH and the recently formed Housing Champions program Provide ADU construction incentives such as the grant program in Kittery, Maine to encourage ADU creation and increase affordable housing unit production Consider a decrease in minimum lot area sizes and maximum floor-to-area ratios in strategic areas to provide for and encourage contemporary housing types such as small homes and tiny home communities, as well as micro-units, for both rental and ownership 						
Places to Live Dialogue Goal 5:	Integration with Related Communities	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Improve coordination of the housing conversation with stakeholders comprised of city agencies, business owners both large and small, developers of various sizes and banking institutions to provide a more comprehensive approach to creating housing diversity. Evaluate and advance current tax-based incentives for the elderly, disabled, and veterans, along with first-time home buyers' programs, to encourage more participation in the programs and supplement monetarily annually. Implement additional tax-based incentives for current housing owners and potential housing developers to provide greater opportunities for creation of affordable and workforce housing units. Expand and formalize dialogue with neighboring communities to strengthen relationships that will develop a shared understanding of regional housing and transport challenges and to develop collaborative problem-solving approaches through joint partnerships. Provide incentives for the business community such as Pease, medical facilities, hospitality, and service industries to engage in solutions that develop housing solutions specifically for local employees. Organize efforts to lobby at the state level for changes to identified key housing policies such inclusionary zoning to provide a mechanism to implement affordable housing minimums for new development. 					Assessors office	

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			<ul style="list-style-type: none"> Partner with non-profit property owners such as churches and non-government organizations to create new housing sites in these specifically zoned areas. 						
Places to Live Dialogue Goal 11:	Outreach and Engagement with public, developers, property owners and other stakeholders	•	<ul style="list-style-type: none"> Define "quality of life" for Portsmouth residents to potentially reduce NIMBYism and use the definition to ensure development aligns with it. 						
			<ul style="list-style-type: none"> Propose regulatory and non-regulatory changes with widely publicized and significant outreach efforts to achieve community understanding and buy-in. 						
			<ul style="list-style-type: none"> Seek proactive and continuous engagement with the community by designing long-term and ongoing initiatives to increase community input and shaping of local policies. 						
			<ul style="list-style-type: none"> Develop a community consensus for a diverse housing base through neighborhood meeting platforms such as the City Neighborhood Committees. 						
			<ul style="list-style-type: none"> Add to the City website a "one-stop-shop" for access to housing resources to help people learn about residential grants, financial incentives, low-interest loans, tax abatements and rebates, and creative housing solutions. 						
			<ul style="list-style-type: none"> Establish quantifiable housing goals and routinely publish information on the results of the efforts to achieve them using a "housing dashboard" on the city's website. 						
Climate and Sustainability									
Mary Loane	Understand the impact of climate change and climate resiliency efforts on housing	• Recommend actions to ensure and protect for environmental sustainability in housing	<ul style="list-style-type: none"> Collaborate with related committees and city departments to identify approaches to enable sustainable development and retrofitting Conduct outreach with developers and landlords about the benefits to increasing climate considerations for new developments and retrofitting existing buildings 						
Places to Live Dialogue Goal 4:	Sustainability of Portsmouth's Resources.	•	<ul style="list-style-type: none"> Determine how much growth Portsmouth can accommodate using metrics such as water/sewer infrastructure and police/fire resources to plan for and encourage appropriate housing creation. 					Planning, DPW	
			<ul style="list-style-type: none"> Consider the changing climate in establishing new zoning and housing requirements so that environmental factors are considered part of all housing developments. 					Planning, Legal, Planning Board	Recently completed Climate Action Plan
			<ul style="list-style-type: none"> Continue to regulate against and enact stricter enforcement protocols of short-term rentals to ensure the limited housing stock is accessible to long-term renters and potential owners. 					Planning, Legal, Planning Board	Zoning subcommittee, HOP 2.0 Grant 2025
			<ul style="list-style-type: none"> Prohibit greenfield (undeveloped land) development to protect the city's existing woodlands, grasslands, and endangered biodiversity. 					Planning, Legal, Planning Board	
			<ul style="list-style-type: none"> Prioritize "greening" of existing development and require within new developments environmental sustainability and resiliency to provide for a higher quality place to live for current and future Portsmouth residents. 					Planning, Legal, Planning Board	