

CITY OF PORTSMOUTH
PORTSMOUTH HOUSING TRUST FUND - DRAFT

WHEREAS, Enhancing the supply of housing choices, especially the supply of below market rate housing options, tops the list of the Portsmouth City Council's goals for 2024-2025; and

WHEREAS, The goals of the City of Portsmouth, as expressed in its 2025 Master Plan, include encouraging walkable mixed-use development, adapting the housing stock to accommodate changing demographics and accommodating the housing needs of the City's current and future workforce; and,

WHEREAS, In pursuit of those goals, the Portsmouth City Council re-established the Housing Blue Ribbon Committee in February, 2024; and

WHEREAS, the Housing Blue Ribbon Committee recommends the establishment of a Portsmouth Housing Trust Fund to support the City's Goals; and

WHEREAS, the Housing Blue Ribbon Committee recognizes the primary purpose of the Portsmouth Housing Trust Fund will be to create new and retain existing, below market rate housing units in the City;

NOW THEN, the City Council of the City of Portsmouth hereby authorizes the creation of this Portsmouth Housing Trust Fund under the following terms and conditions:

1. The primary purpose of the Portsmouth Housing Trust Fund shall be to receive and distribute funds for the retention and creation of below market rate housing units;
2. Below market rate housing is affordable to those households earning between 60% and 120% of the average median income as determined by appropriate governmental entities, or such other criteria as may be deemed appropriate from time to time by the Portsmouth City Council.

3. The Portsmouth Housing Trust Fund shall be used by the City to fund, initiate, and facilitate activities consistent with the purposes for which the Trust is established. These activities may be in partnership with public, non-profit, and private housing developers.
4. The Portsmouth Housing Trust Fund may be used for activities related to the creation and maintenance of below market rate housing, such as, but limited to, the following:
 - Assist the City in acquiring land;
 - Conduct community outreach and engagement;
 - Fund studies, analysis, planning, and consultant efforts;
 - Purchase and rehabilitate existing housing;
 - Construct new housing;
 - Retain existing housing;
 - Manage and administer housing and programs;
 - Provide subsidies for the creation of housing.
5. The Portsmouth Housing Trust Fund is intended to provide a repository and an ongoing funding source from which the City of Portsmouth may authorize the expenditure of those sums deemed appropriate by the City Council for the purposes for which the Trust exists.
6. The Trustees may receive contributions to the corpus of the Trust from the City of Portsmouth or from any other person or entity making contributions thereto. Except, however, the Trustees shall not be required to accept any contributions deemed inappropriate by the Trustees.
7. The Trust may receive and hold funds, stocks, bonds, or other financial property. The Trustees may decline to accept any contribution to the Reserve, in their sole discretion.
8. The Trustees shall disburse funds from the Trust in amounts and at times as shall be specified in one or more written requests from the City Manager acting pursuant to authorization of the City Council. Each request shall identify the payee(s), the amount(s) requested, and the purpose of the expenditure, and be accompanied by a copy of the Council authorization.
9. All funds with the Trust, whether designated as the corpus or income produced thereby, once donated to the Trust, shall be available for expenditure by the City Council pursuant to the provisions of this Trust.

10. The Trustees shall have the complete discretion to hold, liquidate or otherwise transfer any stocks or other non-cash assets contributed to the Trust, as long as any proceeds received from the transfer of such assets are paid into the Trust.
11. All contributions to the Trust shall be added to the corpus of the Trust which shall be held by the Trustees in any type of account or investment permitted by law as determined by the Trustees. All Trust funds may be collectively invested with other funds held by the Trustees, without restriction against pooling of assets, for investment purposes, so long as such funds and any income attributable thereto are subject to separate accounting by the Trustees.
12. In the event that the Portsmouth City Council determines that the need for municipal support of below market rate housing has ceased to exist, or for such other reasons deemed appropriate by the City Council; this Trust may be discontinued by a 2/3 vote of the City Council. In that case any funds held by the Trustees under the terms of this Trust shall be disbursed to a similar housing-related purpose or entity in accordance with the direction of the Portsmouth City Council.

Dated: _____

CITY OF PORTSMOUTH

Karen Conard, City Manager

Pursuant to vote by the Portsmouth City Council on

_____, 2025

Accepted by the Trustees of the Trust Funds

Dated: _____

Thomas R. Watson, Chairperson

Dated: _____

Dana S. Levenson

Dated: _____

Peter G. Weeks

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