

Housing Action Plan

Portsmouth City Council

September 28, 2026



Background

- The 2026–27 City Council set the goal to increase housing supply for all income levels with an emphasis on below market-rate housing.
- Following up on the work of the housing navigator places to live dialogue and City Council direction, residents and community members, including Progress Portsmouth, have devoted substantial time and expertise to housing in Portsmouth, offering comment and producing research, analytical tools, and a proposed framework of actions brought to the Council and the Housing Committee.
- That work informed the Council's February 2026 direction to create this Housing Action Plan.

Housing Actions to Date

The Housing Action Plan builds upon years of housing research, public engagement, policy development, and implementation efforts.

- Housing Committee Final Report (2016)
- Housing Development Trends (2020)
- Portsmouth Market Study (2022)
- Housing Navigator Program (2023-2024)
- Inclusionary Zoning Analysis (2024)
- Places to Live Dialogue (2024)
- Housing Blue Ribbon Committee (2024-2025)
- Below Market Rate Housing Trust Fund (2025)
- Council renewal of Housing committee appointments (April 2026)

Action Items

The Housing Action Plan includes a set of prioritized actions including:

- Amend Zoning to allow conversion of office to residential
- Expand multi-family zoning (can include variety of approaches)
- Implement RSA 79-E tax relief incentive
- Establish a broader in-lieu of fee program for affordable housing
- Waive fees for below market rate housing projects
- Create more senior housing

What We Heard

September 23, Public Comment

- Include permanently affordable housing
- Utilized housing data to support actions
- Develop community outreach materials
- Explore options for housing shares
- Expand opportunities for manufactured housing
- Plan to use RSA 79-E most effectively

Next Steps

1. Planning Board recommendation
2. Public Comments at Council Meeting – September 28
3. City Council Adoption
4. Implement Plan

Housing Action Plan

Questions and Comments?

Public Input
Portsmouth City Council
September 28, 2026