PHASE	TOPIC/SUBJECT	CODE SECTION	Objectives	Housing Type Impacted	Housing Policy	Master Plan Goal	Policy Alignment	Difficulty (High 1, Med 2, Low 3)	Impact (High3, Med 2, Low 1)	Timeline (Short, Medium, Long term)	Stakeholders	Staff
Phase 1 Amendments- JUNE 2022	Building Height		Improve regulatory implementation and align with legislative intent. Eliminate ambiguous sections that result in unintended consequences.									
	Building Height		Add new streets, add building heights for civic and municipal properties and modify building heights. Correct the	All types within Character	CHARACTER AND HERITAGE; HOUSING TARGET	Goal 2.1 , Actions 2.2.2						
	1 Map	10.5A21B	reference to 10.5A46. Clarify the standards for	Districts All types within	AREAS CHARACTER AND HERITAGE;	and 2.2.3 Goal 2.1 ,	3	3 3	3 1	Short Term		Planning, Legal
	Building Height 2 Standards	10.5A21B	corner, through or waterfront lots Apply the CD4 development standards to	Character Districts	HOUSING TARGET AREAS CHARACTER AND HERITAGE; HOUSING TARGET	and 2.2.4 Goal 2.1 ,	3	3 3	3 2	Short Term		Planning, Legal
	3 Civic Districts	10.5A52.40	Add definitions for public places and modify building height to be based on existing versus	NA All types in all	CHARACTER AND HERITAGE; HOUSING TARGET	and 2.2.5 Goal 2.1,	3	3 3	3 1	. Short Term		Planning, Legal
PHASE	4 Definitions	10.153 CODE SECTION	finished grade.	Housing Type Impacted	AREAS Housing Policy	and 2.2.6 Master Plan Goal	Policy Alignment	Difficulty (High 1, Med 2, Low 3)	Impact (High3, Med 2, Low 1)	Short Term Timeline (Short, Medium, Long term)	Stakeholders	Planning, Legal Staff
Phase 2 Amendments SEPTEMBER 20	ADUs and Senior 22 Housing Facilities		Remove barriers and expand the number of eligible properties for ADUs and Senior Housing Facilities.									

	Accessory Dwelling Units/ Garden 1 Cottages	10.814 & 10.815	Remove regulatory barriers to ADU development through inclusion of context- sensitive design standards. Develop criteria allowing ADUs/Garden Cottages as-of-right.	Accessory Dwelling Units/Garden Cottages	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1		3	2	Medium 2 Term	Homeowners Association, Previous ADU applicants, Residential neighborhood residents most likely to accommodate ADUs/Garden Cottages (GIS informed)	Building and Inspections, Planning, Legal
	Assisted Living 2 Facilities	10.44	Allow for Assisted Living Centers in outlying Zoning Districts and allow for Cooperative Housing.	Cooperative / Shared Housing, Congregate Care, Assisted Living, Independent Living, Senior Housing	HOUSING CHOICE AND AFFORDABILITY	Goal 3.1, Actions 3.1.1; Goal 3.2,		3	2 Impact	Medium 1 Term Timeline	Assisted Living Facility Owners, Senior Housing and Cooperative Housing Operators	Planning, Legal
PHASE	TOPIC/SUBJECT	CODE SECTION	Objectives	Housing Type Impacted	Housing Policy	Master Plan Goal	Policy Alignment	Difficulty (High 1, Mec 2, Low 3)	(High3, Med 2, Low 1)	(Short, Medium, Long term)	Stakeholders	Staff
Phase 3 Amendments DECEMBER 2022	Incentives for Workforce Housing	:	Adjust incentives to place a higher emphasis on Workforce Housing.									
	Character District Zoning -Large 1 Properties	10.5A43.33	Adjust incentive to include Workforce Housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Actions 3.1.1; Goal 3.2,		3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development

Character District Zoning - Large 2 Building Footprints	10.5A46	Modify Building Footprint Allowance to incentivize Workforce housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Actions 3.1.1; Goal 3.2,	3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
Character District Zoning - Incentive 3 Overlay Districts	10.5A43.46	Modify the Incentive Overlay Districts to incentivize Workforce Housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Actions 3.1.1; Goal 3.2,	3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals	Planning, Legal, Economic Development
Character District Zoning - Gateway 4 Districts	10.5B	Modify the Gateway Districts to include Workforce Housing	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Actions 3.1.1; Goal 3.2,	3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
Planned Unit 5 Developments	10.72	Modify CUP to improve outcomes for Workforce Housing	Single, Two- and Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Actions 3.1.1; Goal 3.2,	3	1	2 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber	Planning, Legal, Economic Development
6 Off-Street Parking	10.11.110	Modify the off-street parking regulations to improve the balance and equity between the high cost of private and public parking.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS: Parking	Actions 3.1.1; Goal 3.2,	3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, PW

Master Plan High-3		Strong Alignment – Meets Goals and Actions						
Goals	Medium -2	Moderate Alignment – Meets Goals						
	Low -1	Low Alignment – No Discernable Goals						
City Council	High-3	Strong Alignment – Meets Goals and Policies						
Goals/Policies	Medium -2	Moderate Alignment – Meets Goals or Policies						
	Low -1	Low Alignment – No Discernable Goals or Polices						
Difficulty	High-1	New code implementation strategy and affects multiple sections						
	Medium -2	Code Interpretation clarification/one or two sections						
	Low -3	Cleans up problematic language, errors or inconsistent language- one section						
	High-3	Significantly changes development outcomes						
Impact	Medium -2	Moderate impacts to development outcomes						
mpoer	Low -1	Low impact to development outcomes						

C. 2025 Master Plan | Theme - Diversity

The Master Plan identifies the following housing goals:

Goal 3.1 Adapt housing stock to accommodate changing demographics.

3.1.1 Develop regulations for accessory dwelling units that promote affordable housing for all income levels and protect neighborhood character.

- 3.1.2 Implement housing rehabilitation programs using CDBG and other funds to improve housing stock.
- 3.1.3 Expand opportunities for home based businesses.

Goal 3.2 Accommodate the Housing Needs of Low and Moderate Income Residents.

- 3.2.1 Streamline the approval process for affordable housing in order to reduce development costs.
- 3.2.2 Promote the development of mixed-income multifamily housing in appropriate locations with incentive zoning provisions, such as reductions in parking requirement and increased maximum heights.
- 3.2.3 Seek targeted funding to provide for the needs of special populations, including elderly, disabled, and homeless.
- 3.2.4 Provide education and incentives for low to moderate income first-time homebuyers to purchase homes in Portsmouth.
- 3.2.5 Encourage the creation of smaller housing units, such as micro units.
- 3.2.6 Encourage businesses to establish employer-assisted housing programs.
- 3.2.7 Support mixed use redevelopment of suitable Portsmouth Housing Authority properties.