



# Attachment B- Regulatory Amendment Work Plan - City Council Approved 4-18-22

PHASE	TOPIC/SUBJECT	CODE SECTION	Objectives	Housing Type Impacted	Housing Policy	Master Plan Goal	Policy Alignment	Difficulty (High 1, Med 2, Low 3)	Impact (High 3, Med 2, Low 1)	Timeline (Short, Medium, Long term)	Stakeholders	Staff
	Accessory Dwelling Units/ Garden 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	<b>Goal 3.1,</b> Actions 3.1.1; <b>Goal 3.2,</b> Actions 3.2.1		3	2	2 Medium 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 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	<b>Goal 3.1,</b> Actions 3.1.1; <b>Goal 3.2,</b>		3	2	1 Medium Term	Assisted Living Facility Owners, Senior Housing and Cooperative Housing Operators	Planning, Legal
<b>Phase 3 Amendments</b> <b>DECEMBER 2022</b>	<b>Incentives for Workforce Housing</b>		<b>Adjust incentives to place a higher emphasis on Workforce Housing.</b>									
	Character District Zoning -Large Properties	10.5A43.33	Adjust incentive to include Workforce Housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	<b>Goal 3.1,</b> Actions 3.1.1; <b>Goal 3.2,</b> Actions 3.2.1, 3.2.2, 3.2.5		3	1	3 Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development

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Character District Zoning - Large	2	10.5A46	Modify Building Footprint Allowance to incentivize Workforce housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1, 3.2.2 ,3.2.5	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	10.5A43.46	Modify the Incentive Overlay Districts to incentivize Workforce Housing.	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1, 3.2.2 ,3.2.5	3	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals	Planning, Legal, Economic Development
Character District Zoning - Gateway	4	10.5B	Modify the Gateway Districts to include Workforce Housing	Multi-Family (Rental or Ownership)	HOUSING CHOICE AND AFFORDABILITY; HOUSING TARGET AREAS	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1, 3.2.2 ,3.2.5	3	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber Collaborative	Planning, Legal, Economic Development
Planned Unit Developments	5	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	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1, 3.2.2 ,3.2.5	3	1	2	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Chamber	Planning, Legal, Economic Development
Off-Street Parking	6	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	Goal 3.1, Actions 3.1.1; Goal 3.2, Actions 3.2.1, 3.2.2 ,3.2.5	3	1	3	Long Term	Affordable Housing Agencies and Organizations, Developers, Real Estate Professionals, Traffic and Safety	Planning, PW

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Master Plan Goals	High-3	Strong Alignment – Meets Goals and Actions
	Medium -2	Moderate Alignment – Meets Goals
	Low -1	Low Alignment – No Discernable Goals
City Council Goals/Policies	High-3	Strong Alignment – Meets Goals and Policies
	Medium -2	Moderate Alignment – Meets Goals or Policies
	Low -1	Low Alignment – No Discernable Goals or Policies
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
Impact	High-3	Significantly changes development outcomes
	Medium -2	Moderate impacts to development outcomes
	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.

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