

**TOWN OF PORTSMOUTH, RI**  
**RESOLUTION #2026-01-27-B**

**RESOLUTION OF THE TOWN OF PORTSMOUTH REGARDING  
LOW- AND MODERATE-INCOME HOUSING**

**WHEREAS**, the Town of Portsmouth recognizes the need for more low and moderate income housing in town; and

**WHEREAS**, the Town of Portsmouth has a State approved Comprehensive Community Plan, dated January 23, 2023, with a Housing Element that lists goals, policies, and actions that are in the process of being implemented; and

**WHEREAS**, the Town of Portsmouth is making significant progress to increase our affordable housing stock from 2.66% to 3.5% via rental assistance vouchers and two long-term deed restricted single-family housing units constructed in 2025. Additionally, an elderly affordable housing project, containing 54 LMI units is currently under construction with another three comprehensive permit applications recently completing the preliminary approval process; and

**WHEREAS**, these four comprehensive permit projects are all concentrated in the northern vicinity of Portsmouth, posing long-term negative effects to roadways, evacuation routes, utilities, and emergency response; and

**WHEREAS**, any additional comprehensive permit projects beyond those currently in the pipeline will have devastating effects on the Town's rural character, provision of public safety and other services, environment, and budget; and

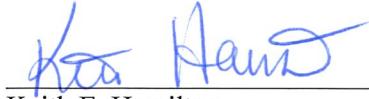
**WHEREAS**, recent changes to the Rhode Island Low- and Moderate-Income Housing Act have significantly constrained municipal authority on comprehensive permit applications, and the required findings for such applications give less discretion to local review boards than they have for conventional development applications.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council respectfully requests the Rhode Island General Assembly and the Governor reinstate "Required findings for denial" in the Low and Moderate Income Housing Act, at Title 45, Chapter 53, Section 4 of the Rhode Island General Laws, and to enact a law providing that for purposes of calculating a municipality's progress toward the 10% affordable housing goal, affordable units shall be counted at the issuance of a building permit. This will help cities and towns reduce the adverse impact of receiving an overabundance of comprehensive permits in a short period of time, which will allow thoughtful decisions that will benefit all of our residents.

**BE IT FURTHER RESOLVED** that the Town Council respectfully requests the respective City and Town Councils of Rhode Island join in our request to have the General Assembly enact legislation to restore "Required findings for denial" and to count affordable units when a building permit is issued.

**BE IT FURTHER RESOLVED** that the Town Clerk is directed to transmit a copy of this resolution to the Town of Portsmouth's State Senator and Representatives, the Governor of the State of Rhode Island, the Speaker of the House of Representatives, the President of the Senate, the Rhode Island League of Cities and Towns, and all municipalities within the State of Rhode Island for their consideration.

Adopted this 27th day of January, 2026.

  
Keith E. Hamilton  
Portsmouth Town Council President

ATTEST:   
Jennifer M. West, CMC, Town Clerk