

**CITY OF NEWPORT
RESOLUTION
OF THE
COUNCIL**

No. 2026-95

RESOLUTION ESTABLISHING A HOUSING COMMISSION

- WHEREAS, the City of Newport recognizes the need to address housing challenges, particularly in relation to the ability of middle-income families to purchase homes in the city, as rising property values and the proliferation of short-term and seasonal rentals have made homeownership increasingly difficult for many residents; and
- WHEREAS, middle-income families—households that earn too much to qualify for traditional affordable housing programs but not enough to afford market-rate homes—are short-term and seasonal rental platforms, while contributing to the local economy, have also reduced the availability of long-term rental housing, further exacerbating the challenges for middle-income families and renters in Newport; and
- WHEREAS, the City of Newport is committed to creating an inclusive and sustainable community, where all residents, including middle-income families, can find opportunities to purchase homes and secure stable rental housing; and
- WHEREAS, the establishment of a Housing Commission will provide a focused approach to studying and recommending strategies for supporting middle-income homeownership, improving housing accessibility, and addressing the need for long term affordable rentals on the local housing market; NOW, THEREFORE, BE IT
- RESOLVED, that the City Council of Newport hereby establishes the Newport Housing Commission to serve as an advisory body to the City Council and City Administration, tasked with addressing housing issues and providing recommendations related to housing policies and initiatives, with a particular focus on increasing opportunities for middle-income families to purchase homes, improving long-term rental availability, and tracking short-term and seasonal rentals; and BE IT FURTHER
- RESOLVED, that the Commission will:
- Assess the barriers preventing middle-income families from purchasing homes in Newport, including the impact of short-term rentals on the local housing market.
 - Review: current housing policies, proposed zoning changes recommended by consultants previously engaged by the City, and development opportunities
 - identified by said consultants; and recommend an implementation plan for strategies that would increase the amount of affordable rental properties for middle-income residents and make homeownership more attainable for middle-income residents.

- Review existing state and federal housing programs and resources for middle-income housing and recommend how those programs could be made suitable for Newport's middle-income residents
- Explore options such as down payment assistance, affordable mortgage programs, municipal tax strategies, and zoning adjustments to facilitate homeownership for middle-income families.
- Encourage public-private partnerships to support initiatives that help middle-income families secure homes and improve long-term rental options.
- ; and BE IT FURTHER

RESOLVED, that the Commission shall consist of seven (7) members to serve staggered terms of 2 or 3 years, and the Commission shall include:

- A housing policy expert with experience in middle-income housing and rental market dynamics.
- A representative from the Newport Housing Authority.
- A real estate professional, or a person with substantial knowledge of the local real estate market.
- Two (2) to four (4) community members with experience in housing challenges, particularly middle-income families and renters; and BE IT FURTHER

RESOLVED, that the Commission will have Council, Planning, and Zoning liaisons.

STEPHANIE SMYTH
ELLEN PINNOCK

IN COUNCIL
READ AND PASSED
JUNE 10, 2026


Laura C. Swistak, CMC
City Clerk