

ATTACHMENT 1

Resolution Presented to the City Council at the December 19, 2013 Work Session by the Ad Hoc Affordable Housing Committee (AHAHC)

RESOLUTION BY THE DURHAM CITY COUNCIL SUPPORTING AFFORDABLE HOUSING AROUND THE TRANSIT STATIONS AND NEIGHBORHOOD TRANSIT CENTERS

Whereas the City of Durham is committed to developing a safe, convenient, accessible, competitive, efficient and affordable multi-modal transportation system that offers a choice between public transit, pedestrian, bicycle and automobile travel; and

Whereas the City of Durham supports thriving, sustainable and attractive neighborhoods by preventing their decline, promoting their livability, improving air quality, minimizing traffic congestion, and providing for a safe, secure environment; and

Whereas the City of Durham promotes mixed-use transit-oriented developments, reduction in energy consumption and the promotion of a pedestrian and bike-friendly environment around and connected to transit stations and neighborhood transit centers as included in the Durham County Bus and Rail Investment Plan; and

Whereas the City of Durham supports choices in housing and travel for all its citizens, in order to achieve a strong, healthy, sustainable and equitable community; and

Whereas the preservation and construction of affordable housing will provide housing for the local workforce, especially lower wage earners, revitalize distressed areas, direct economic benefits to the local community, such as increased jobs and sales taxes, reduce traffic and improve air quality, promote economic and social integration while building community and avoid unnecessary, costly public expenditures by providing stable living situations for people with special needs; and

Whereas there are numerous substantial benefits for the community from preserving and constructing affordable housing at the transit stations and neighborhood transit centers including providing affordable living by reducing transportation costs, encouraging good health, improving access to all parts of the community, promoting job growth, generating higher transit ridership and reducing crime; and

Whereas TTA is preparing materials for the Federal Transit Administration of the U.S. Department of Transportation to advance planning and environmental work for the Durham - Orange Light Rail Corridor; and whereas an adopted program for the preservation and construction of affordable housing around the transit stations and neighborhood transit centers will enhance the likelihood that the application will be approved; and

Whereas land in the City of Durham near the proposed transit stations and neighborhood transit centers is rapidly being developed with many multi-family housing units, with little or no affordable housing; and

Whereas the City of Durham should support the reservation and/or acquisition of developable land around the transit stations and neighborhood transit centers for new affordable housing, as well as protecting existing affordable housing near transit stations and neighborhood transit centers; and

Whereas the preservation and construction of affordable housing at the proposed transit stations and neighborhood transit centers in the City of Durham requires immediate attention and action.

NOW THEREFORE, BE IT RESOLVED BY THE DURHAM CITY COUNCIL:

1. It shall be the goal of the City of Durham to preserve and increase the stock of affordable housing to at least fifteen percent (15%) of housing units within a one-half mile radius of each transit station and neighborhood transit center to be affordable to families with income less than sixty percent (60%) of area median income (hereinafter referred to as the "Affordable Housing Goal").

2. In furtherance of this goal, it is the intent of the City of Durham to achieve the following as soon as practicable, but within the next three to five years:

a. Completing a housing needs assessment and plan, including a housing inventory, identification of available resources and development of strategies for creating more effective incentives to meet the Affordable Housing Goal.

b. Preparing transit station and neighborhood transit center plans for Compact Neighborhoods in accordance with the Durham Comprehensive Plan and the Regional Transit Plan, including strategic infrastructure plans for each transit station and neighborhood transit center which will include capital improvements that support the Affordable Housing Goal.

c. Adopting amendments to the UDO to provide more effective incentives and an expedited review process for developers to develop affordable housing, employment centers and other economic development with mixed and integrated uses.

d. Appointing a joint City - County citizens advisory committee composed of neighborhood, community, business, development and institutional leaders to provide oversight of the preservation and development of affordable housing, employment centers and other economic development within one-half mile of the transit stations and neighborhood transit centers; to solicit meaningful community and business participation and engagement for each transit station area and neighborhood transit center; to engage in a campaign to identify and gather resources from public and private sources to meet the Affordable Housing Goal; to advise the elected officials; and to work closely with departments appointed by the City and County Managers to ensure that communities around transit stations and neighborhood transit centers receive the benefits anticipated by this resolution.

3. The City Council authorize the staff to take all necessary steps to implement the above objectives.