

# ATTACHMENT 2

*Resolution Recommended to the Administration by the Planning Department (1/17/14)*

## **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 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 that has high-quality access to the proposed Durham-Orange rail transit service. Consistent with state law, the City endorses the objective of achieving at least fifteen percent (15%) of housing units with high-quality access to rail transit 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:
  - a. Completing a housing needs assessment and plan (HNAP), including a housing inventory and affordability analysis, identification of available resources, and development of strategies for meeting 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 rail transit station and neighborhood transit center.
  - c. Directing the City Manager to involve all City departments that are necessary for development and implementation of the Affordable Housing Goal in the transit and bus hub areas, including but not limited to Planning, Community Development, Economic and Workforce Development, Neighborhood Improvement Services, Budget and Management Services, and Finance.
  - d. Directing the City Manager to ensure that meaningful community, non-profit, and business engagement occurs during the development and implementation of the HNAP.
3. The City Council authorizes the City Manager to take all necessary steps to implement the above objectives.