

DURHAM



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March 19, 2014

To: Tom Bonfield, City Manager
Lee Worsley, Interim County Manager
From: Steven L. Medlin, AICP, Planning Director
Re: Proposed Resolution on Affordable Housing in Transit Areas

Summary. At the Joint City-County Committee (JCCC) meeting on March 11, 2014, the JCCC members directed the Planning Department to develop a joint resolution for the City and the County regarding affordable housing in future rail transit areas. The JCCC members gave staff specific direction as to what should be contained in the resolution. A modified draft has been prepared which incorporates the direction received from the JCCC, see attachment.

Recommendation. The City and County administrations recommend that the Board of Commissioners and the City Council adopt the attached joint resolution as modified based on the direction received from the JCCC.

Background. In the fall of 2013 members of the Affordable Housing Ad Hoc Coalition (AHAHC) brought a resolution to the City and County elected officials regarding affordable housing in transit areas. On December 19, 2013, Mayor Bell directed the Planning Department to review the resolution and provide feedback to the administration, which it did through a memo and proposed alternative resolution dated January 15, 2014. On February 3, 2014, the same AHAHC resolution, as well as the alternative resolution development by the Planning Department, was brought to the Durham County Board of Commissioners for their consideration. The Commissioners signaled a preference for the AHAHC version of the resolution and requested to discuss the matter at the next meeting of the JCCC. That meeting took place on March 11, 2014.

The JCCC directed the Planning Department to develop a joint resolution for both governing boards to consider. The direction from JCCC was to amend the Planning Department's recommended draft as described below.

- Establish the goal of 15 percent of housing stock affordable to households earning 60 percent of area median income or less within a half-mile of each transit station (Section 1);

- Modifying the language regarding achieving the goal to reference that efforts should be consistent with the requirements of the Federal Transit Administration New Starts application, (Section 2);
- Modifying language to include other City and County departments that will be instrumental in the development and implementation of affordable housing efforts (Section 2.c); and
- Modifying the format of the resolution to be a joint City and County resolution.

Alternatives. The governing boards can elect to either: 1) adopt the resolution as proposed, 2) modify the resolution or 3) deny approval of the resolution.

Cc: Keith Chadwell, Deputy City Manager
George Quick, Interim Deputy County Manager
Keith Luck, AICP, Assistant Planning Director
Patrick Young, AICP, Assistant Planning Director
Mark Ahrendsen, City of Durham Transportation Director
Reginald Johnson, Director of Community Development
Larry Jarvis, Assistant Director of Community Development
Aaron Cain, AICP, Planning Supervisor