RESOLUTION #9891

RESOLUTION BY THE DURHAM CITY COUNCIL AND DURHAM COUNTY BOARD OF COMMISSIONERS SUPPORTING AFFORDABLE HOUSING AROUND THE TRANSIT STATIONS AND NEIGHBORHOOD TRANSIT CENTERS

Whereas the City and County of Durham are 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 and County of Durham support 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 and County of Durham promote 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 and County of Durham support 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 Triangle Transit 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 and County 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 and County of Durham requires immediate attention and action.

NOW THERFORE, BE IT RESOLVED BY THE DURHAM CITY COUNCIL AND DURHAM COUNTY BOARD OF COMMISSIONERS:

1. It shall be the goal of the City and County of Durham to preserve and increase the stock of affordable housing within a half-mile of each of the proposed Durham-Orange rail transit stations. Consistent with state law, the City and County endorse the objective of achieving at least fifteen percent (15%) of housing units within one half-mile of each rail transit station and bus hub 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 and County of Durham to achieve the following as soon as practicable, consistent with the requirements of the Federal Transit Administration New Starts application for light rail service:

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 and County managers to involve all departments that are necessary for development and implementation of the Affordable Housing Goal, including but not limited to City/County Planning, City Community Development, City Office of Economic and Workforce Development, City Neighborhood Improvement Services, County Social Services, City Budget and Management Services, County Budget Office, and the City and County Finance Departments.

d. Directing the City and County managers to ensure that meaningful community, non-profit, and business engagement occurs during the development and implementation of the HNAP.

3. The Durham City Council and Durham County Board of Commissioners authorize their respective managers to take all necessary steps to implement the above objectives.

APPROVED BY
CITY COUNCIL
MAY 5 2014
CITY CLERK
D. Ann Gray