## GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2025

Η

36

## H.B. 209 Feb 25, 2025 HOUSE PRINCIPAL CLERK

D

## HOUSE BILL DRH40125-MC-33

Short Title:	Employee Housing/Durham County.	(Local)
Sponsors:	Representative Alston.	
Referred to:		

1       A BILL TO BE ENTITLED         2       AN ACT TO AUTHORIZE THE DURHAM PUBLIC SCHOOLS BOARD OF EDUCATION         3       ACT TO AUTHORIZE THE DURHAM TO PROVIDE AFFORDABLE RENTAL HOUSING         4       FOR TEACHERS, POLICE OFFICERS, FIRST RESPONDERS, AND OTHER         5       EMPLOYEES OF DURHAM PUBLIC SCHOOLS AND DURHAM COUNTY.         6       The General Assembly of North Carolina enacts:         7 <b>SECTION 1.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of         6       Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions         7       set out in this act, the Durham Public Schools Board of Education and the County of Durham         10       may enter into a partnership, joint venture, land trust, or similar arrangement with each other to         11       construct, provide, and maintain affordable housing on property now owned by the Durham         12       Public Schools Board of Education and the County of Durham.         13 <b>SECTION 2.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of         14       Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the         15       Durham Public Schools Board of Education and the County of Durham.         16       by either local government for the purposes of constructing, providing, and maintaining         affordable housing for Durham Public Schools		
AND THE COUNTY OF DURHAM TO PROVIDE AFFORDABLE RENTAL HOUSING FOR TEACHERS, POLICE OFFICERS, FIRST RESPONDERS, AND OTHER EMPLOYEES OF DURHAM PUBLIC SCHOOLS AND DURHAM COUNTY. The General Assembly of North Carolina enacts: <b>SECTION 1.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions set out in this act, the Durham Public Schools Board of Education and the County of Durham may enter into a partnership, joint venture, land trust, or similar arrangement with each other to construct, provide, and maintain affordable housing on property now owned by the Durham Public Schools Board of Education or by the County of Durham. <b>SECTION 2.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education teachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act. <b>SECTION 3.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any	1	A BILL TO BE ENTITLED
<ul> <li>FOR TEACHERS, POLICE OFFICERS, FIRST RESPONDERS, AND OTHER EMPLOYEES OF DURHAM PUBLIC SCHOOLS AND DURHAM COUNTY.</li> <li>The General Assembly of North Carolina enacts:</li> <li>SECTION 1. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions set out in this act, the Durham Public Schools Board of Education and the County of Durham public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain s</li></ul>	2	AN ACT TO AUTHORIZE THE DURHAM PUBLIC SCHOOLS BOARD OF EDUCATION
<ul> <li>EMPLOYEES OF DURHAM PUBLIC SCHOOLS AND DURHAM COUNTY.</li> <li>The General Assembly of North Carolina enacts:</li> <li>SECTION 1. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions</li> <li>set out in this act, the Durham Public Schools Board of Education and the County of Durham</li> <li>may enter into a partnership, joint venture, land trust, or similar arrangement with each other to</li> <li>construct, provide, and maintain affordable housing on property now owned by the Durham</li> <li>Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the</li> <li>Durham Public Schools Board of Education and the County of Durham to convey property owned</li> <li>by either local government or both local governments to such partnership, joint venture, land</li> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518,</li></ul>	3	AND THE COUNTY OF DURHAM TO PROVIDE AFFORDABLE RENTAL HOUSING
6       The General Assembly of North Carolina enacts:         7       SECTION 1. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of         8       Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions         9       set out in this act, the Durham Public Schools Board of Education and the County of Durham         10       may enter into a partnership, joint venture, land trust, or similar arrangement with each other to         11       construct, provide, and maintain affordable housing on property now owned by the Durham         12       Public Schools Board of Education or by the County of Durham.         13       SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of         14       Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the         15       Durham Public Schools Board of Education and the County of Durham to convey property owned         16       by either local government or both local governments to such partnership, joint venture, land         17       trust, or similar arrangement for the purposes of constructing, providing, and maintaining         18       affordable housing for Durham Public Schools Board of Education teachers, sworn law         19       enforcement officers, or other first responders employed by local governments in Durham         10       county and, if units remain available, to Durham Public Schools Board of Education employees.	4	FOR TEACHERS, POLICE OFFICERS, FIRST RESPONDERS, AND OTHER
<ul> <li>SECTION 1. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions</li> <li>set out in this act, the Durham Public Schools Board of Education and the County of Durham</li> <li>may enter into a partnership, joint venture, land trust, or similar arrangement with each other to</li> <li>construct, provide, and maintain affordable housing on property now owned by the Durham</li> <li>Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the</li> <li>Durham Public Schools Board of Education and the County of Durham to convey property owned</li> <li>by either local government or both local governments to such partnership, joint venture, land</li> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, burham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to</li></ul>	5	EMPLOYEES OF DURHAM PUBLIC SCHOOLS AND DURHAM COUNTY.
<ul> <li>Chapter 160A of the General Statutes, or any other provision of law, and subject to the restrictions set out in this act, the Durham Public Schools Board of Education and the County of Durham may enter into a partnership, joint venture, land trust, or similar arrangement with each other to construct, provide, and maintain affordable housing on property now owned by the Durham Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education eachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education and the County or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Educatio</li></ul>	6	The General Assembly of North Carolina enacts:
<ul> <li>set out in this act, the Durham Public Schools Board of Education and the County of Durham may enter into a partnership, joint venture, land trust, or similar arrangement with each other to construct, provide, and maintain affordable housing on property now owned by the Durham Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, a</li></ul>		SECTION 1. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of
<ul> <li>may enter into a partnership, joint venture, land trust, or similar arrangement with each other to construct, provide, and maintain affordable housing on property now owned by the Durham</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education and the County of Durham to teachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, cor</li></ul>		
<ul> <li>construct, provide, and maintain affordable housing on property now owned by the Durham</li> <li>Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the</li> <li>Durham Public Schools Board of Education and the County of Durham to convey property owned</li> <li>by either local government or both local governments to such partnership, joint venture, land</li> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County o</li></ul>		set out in this act, the Durham Public Schools Board of Education and the County of Durham
<ul> <li>Public Schools Board of Education or by the County of Durham.</li> <li>SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the</li> <li>Durham Public Schools Board of Education and the County of Durham to convey property owned</li> <li>by either local government or both local governments to such partnership, joint venture, land</li> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and</li></ul>		
SECTION 2. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education teachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act. SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing. SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing. SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Bo		
Chapter 160A of the General Statutes, or any other provision of law, this act authorizes the Durham Public Schools Board of Education and the County of Durham to convey property owned by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education teachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act. <b>SECTION 3.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham nublic Schools Board of Education, or other business entity to finance, construct, or maintain such affordable housing. <b>SECTION 4.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, burham Public Schools Board of Education, and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing. <b>SECTION 4.</b> Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act may enter into residential h		
<ul> <li>Durham Public Schools Board of Education and the County of Durham to convey property owned</li> <li>by either local government or both local governments to such partnership, joint venture, land</li> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. T</li></ul>		
<ul> <li>by either local government or both local governments to such partnership, joint venture, land trust, or similar arrangement for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools Board of Education teachers, sworn law enforcement officers, or other first responders employed by local governments in Durham County and, if units remain available, to Durham Public Schools Board of Education employees. The Durham Public Schools Board of Education and the County of Durham shall not transfer property acquired on or after the effective date of this act by eminent domain to the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools Board of Education and the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act, may contract with any person, partnership, corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act may enter into residential housing unit lease agreements at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to this act and may in its discretion charge below-market rates. The Dur</li></ul>		
<ul> <li>trust, or similar arrangement for the purposes of constructing, providing, and maintaining</li> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>affordable housing for Durham Public Schools Board of Education teachers, sworn law</li> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>enforcement officers, or other first responders employed by local governments in Durham</li> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>County and, if units remain available, to Durham Public Schools Board of Education employees.</li> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>The Durham Public Schools Board of Education and the County of Durham shall not transfer</li> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>property acquired on or after the effective date of this act by eminent domain to the partnership,</li> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>joint venture, land trust, or similar arrangement created pursuant to this act.</li> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		•
<ul> <li>SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>Chapter 160A of the General Statutes, or any other provision of law, Durham Public Schools</li> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>Board of Education and the County of Durham, or the partnership, joint venture, land trust, or</li> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>similar arrangement created pursuant to this act, may contract with any person, partnership,</li> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>corporation, or other business entity to finance, construct, or maintain such affordable housing.</li> <li>SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of</li> <li>Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools</li> <li>Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar</li> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
SECTION 4. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act may enter into residential housing unit lease agreements at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to this act and may in its discretion charge below-market rates. The Durham Public Schools Board		
Chapter 160A of the General Statutes, or any other provision of law, the Durham Public Schools Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act may enter into residential housing unit lease agreements at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to this act and may in its discretion charge below-market rates. The Durham Public Schools Board		
Board of Education, the County of Durham, or the partnership, joint venture, land trust, or similar arrangement created pursuant to this act may enter into residential housing unit lease agreements at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to this act and may in its discretion charge below-market rates. The Durham Public Schools Board		
<ul> <li>arrangement created pursuant to this act may enter into residential housing unit lease agreements</li> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
<ul> <li>at reasonable rents for the housing units constructed, provided, maintained, or leased pursuant to</li> <li>this act and may in its discretion charge below-market rates. The Durham Public Schools Board</li> </ul>		
34 this act and may in its discretion charge below-market rates. The Durham Public Schools Board		
		• • •
35 of Education, the County of Durham, or the partnership, joint venture, land trust, or similar		

arrangement created pursuant to this act shall restrict the rental of such units exclusively to



## **General Assembly Of North Carolina**

9

1 Durham Public Schools Board of Education teachers, sworn law enforcement officers, or other

2 first responders employed by local governments in Durham County and, if units remain available,

3 to Durham Public Schools Board of Education employees. Of housing constructed, provided,

4 maintained, or leased pursuant to this act, at least seventy-five percent (75%) of housing units

5 shall be reserved for use by Durham Public Schools Board of Education teachers.

6 **SECTION 5.** This act shall not exempt any affordable housing units constructed, 7 provided, maintained, or leased pursuant to this act from compliance with applicable building

8 codes, zoning ordinances, or any other health and safety statutes, rules, or regulations.

**SECTION 6.** This act is effective when it becomes law.