GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2025

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

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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 SECTION 1. 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 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. 16 by either local government for the purposes of constructing, providing, and maintaining affordable housing for Durham Public Schools		
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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

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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.