



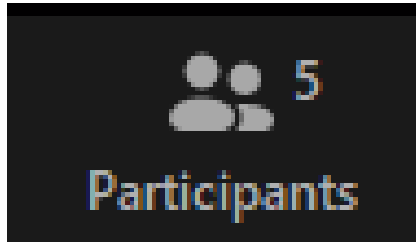
Connecting Communities.  
Shaping a Shared Future.

# Affordable Housing Summit

## Session two: Renters and Homeowners Forum

Dix Edge Area Study | March 18, 2021

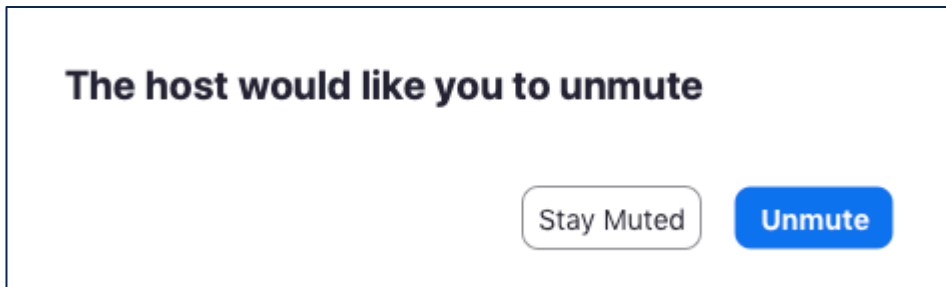
# Please Raise Your Hand



1. Click “Reactions” in the bottom toolbar



2. Click “Raise Hand” in the participant menu

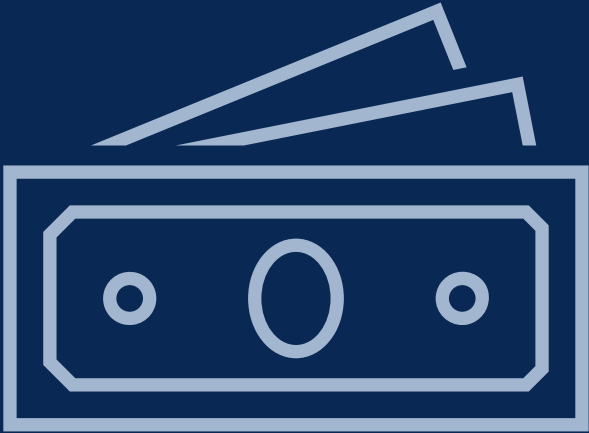


3. Click “Unmute” when prompted by the host

# Agenda

- Welcome & Introductions
- Affordable Facts & Fiction
  - Flash Poll Questions
  - Poll Answers and Explanation
- Small Group Activity
- Small Group Report Out
- Question and Answer Session
- Next Steps and Project Contact Information

# Project Purpose



Economic  
prosperity



Housing  
opportunity



Equity for all  
Raleigh residents



1. Washington Elementary School
2. Sam's Club
3. Caraleigh Mill
4. Eliza Poole Park
5. Grocery Boy Jr.
6. Vernon Malone College and Career Academy

# Dix Edge Study Area

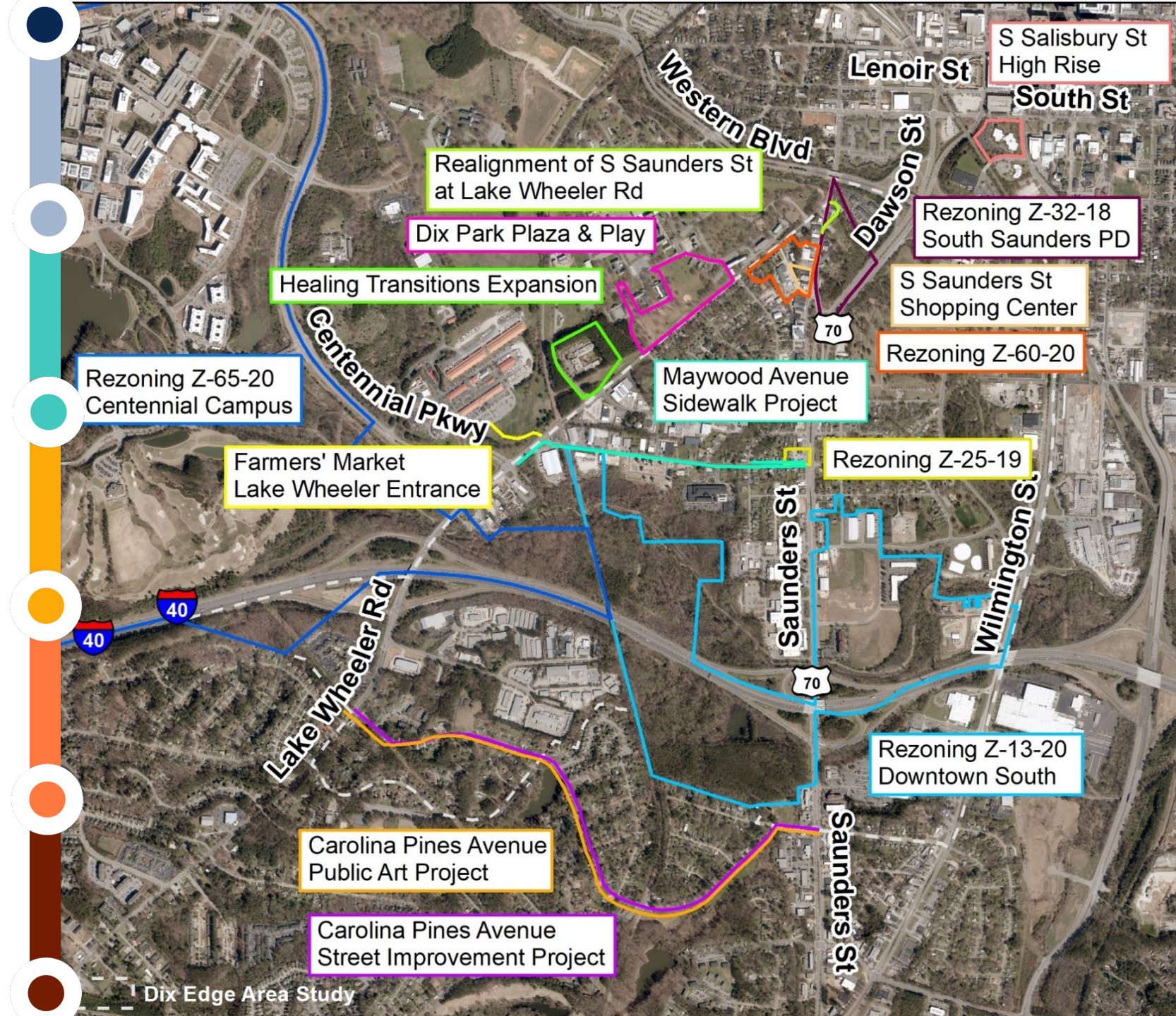




# Current projects ongoing in the Dix Edge Study Area

For more information visit  
[raleighnc.gov/dix-edge](http://raleighnc.gov/dix-edge)

Scroll down to the  
Resources Section







# Dix Edge Area Study Timeline

# What we've heard on Affordable Housing

## Concerns

- Community members experiencing financial stress may be inclined to sell but may not understand the value of the home.
- Losing friends and family from the area due to the rising cost of housing.
- Adding density without enough infrastructure to support it.
- Displacement of current residents, especially those with lower incomes.
- Increased density and building height will change the character of the area.

## Proposed Solutions

- Generally, participants supported increasing density to increase and maintain affordability.
- Accessory Dwelling Units and garage apartments were generally supported as tools to prevent “cookie cutter apartments”
- Greater diversity of housing choices such as duplexes, triplexes and quadplexes
- Exploring financing tools to help fund new affordable housing developments

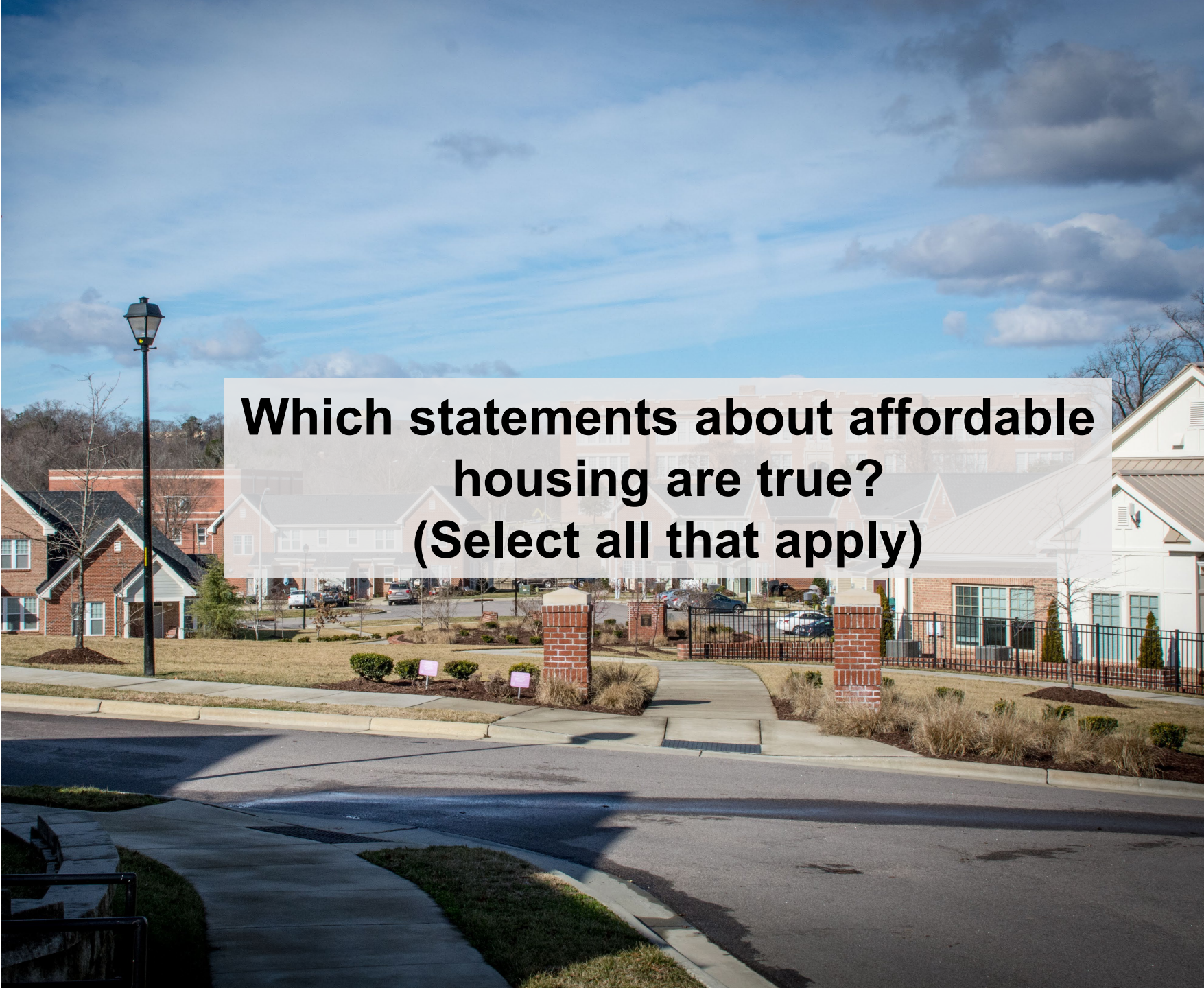




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# Affordable Housing *“Facts v. Fiction”*

# Flash Poll #1

A photograph of a suburban neighborhood. In the foreground, there's a paved road and a concrete sidewalk. A black street lamp stands on the left. In the middle ground, there's a brick wall and a black metal fence. Behind the fence, there are several brick houses with white trim. The sky is blue with some clouds.

**Which statements about affordable housing are true?  
(Select all that apply)**

# FLASH POLL #1

Which statements about affordable housing are true?

- a. If new development does not include affordable housing, it's not helping.  
**FALSE**
- b. If affordable housing is not targeted to people making below 30% of area median income (AMI), it's not helping.  
**PARTIALLY TRUE**

MAXIMUM INCOME LIMITS	FAMILY OF 1	FAMILY OF 2	FAMILY OF 3	FAMILY OF 4	FAMILY OF 5	FAMILY OF 6	FAMILY OF 7	FAMILY OF 8
30%	\$19,800	\$22,600	\$25,450	\$28,250	\$30,500	\$32,800	\$35,050	\$37,300
50%	\$32,905	\$37,650	\$42,350	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350
60%	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
80%	\$52,750	\$60,250	\$67,800	\$75,300	\$81,350	\$87,350	\$93,400	\$99,400



# FLASH POLL #1

Which statements about affordable housing are true?

- c. The City can decide how much new housing should or will cost.  
- **MOSTLY FALSE**
- d. The City has enough money to build more affordable housing, they just choose not to. - **FALSE**

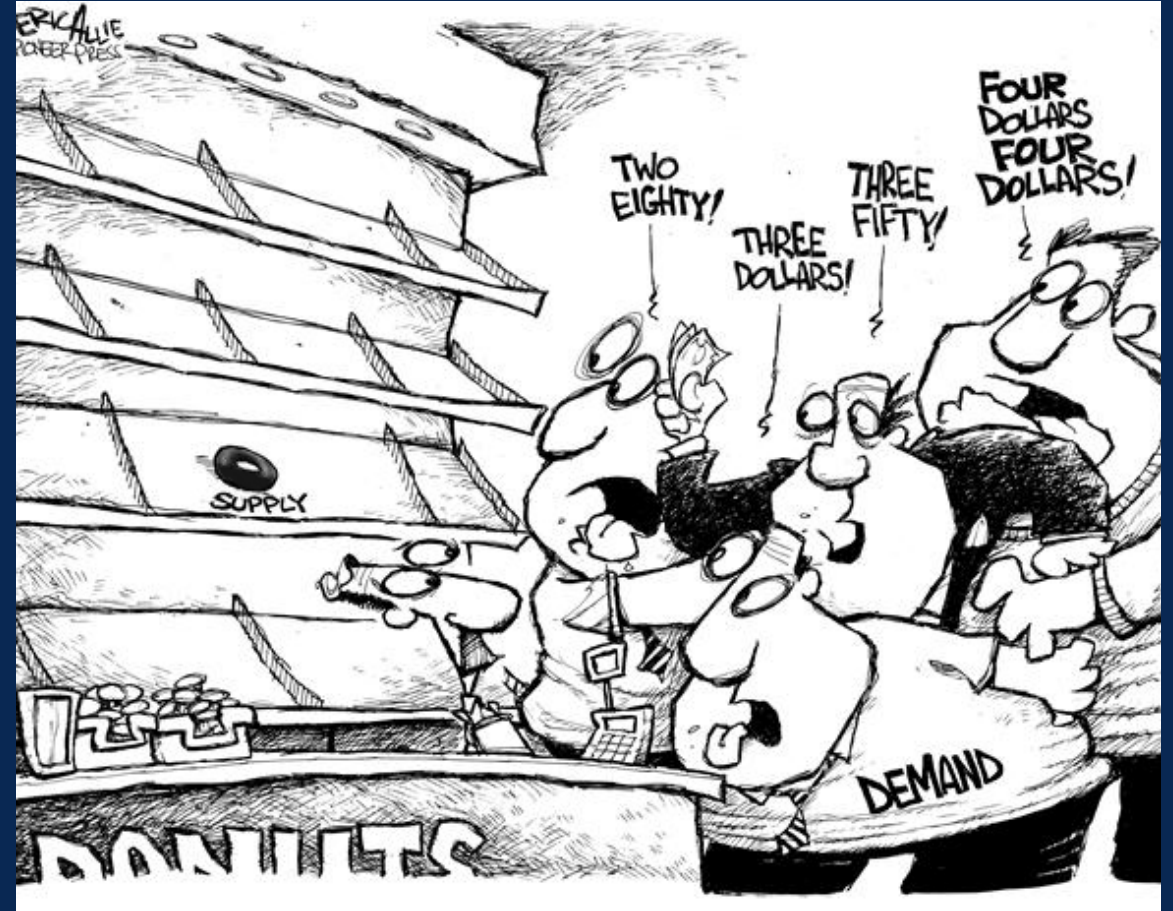
Bond Elements	Percent Allocation	Amount
Transit-Oriented Site Acquisition	20%	\$16,000,000
Public-Private Partnerships	35%	\$28,000,000
LIHTC Gap Financing	30%	\$24,000,000
Owner-Occupied Home Rehabilitation	7.5%	\$6,000,000
Down Payment Assistance	7.5%	\$6,000,000

Total Bond Package - \$80 million

# FLASH POLL #1

Which statements about affordable housing are true?

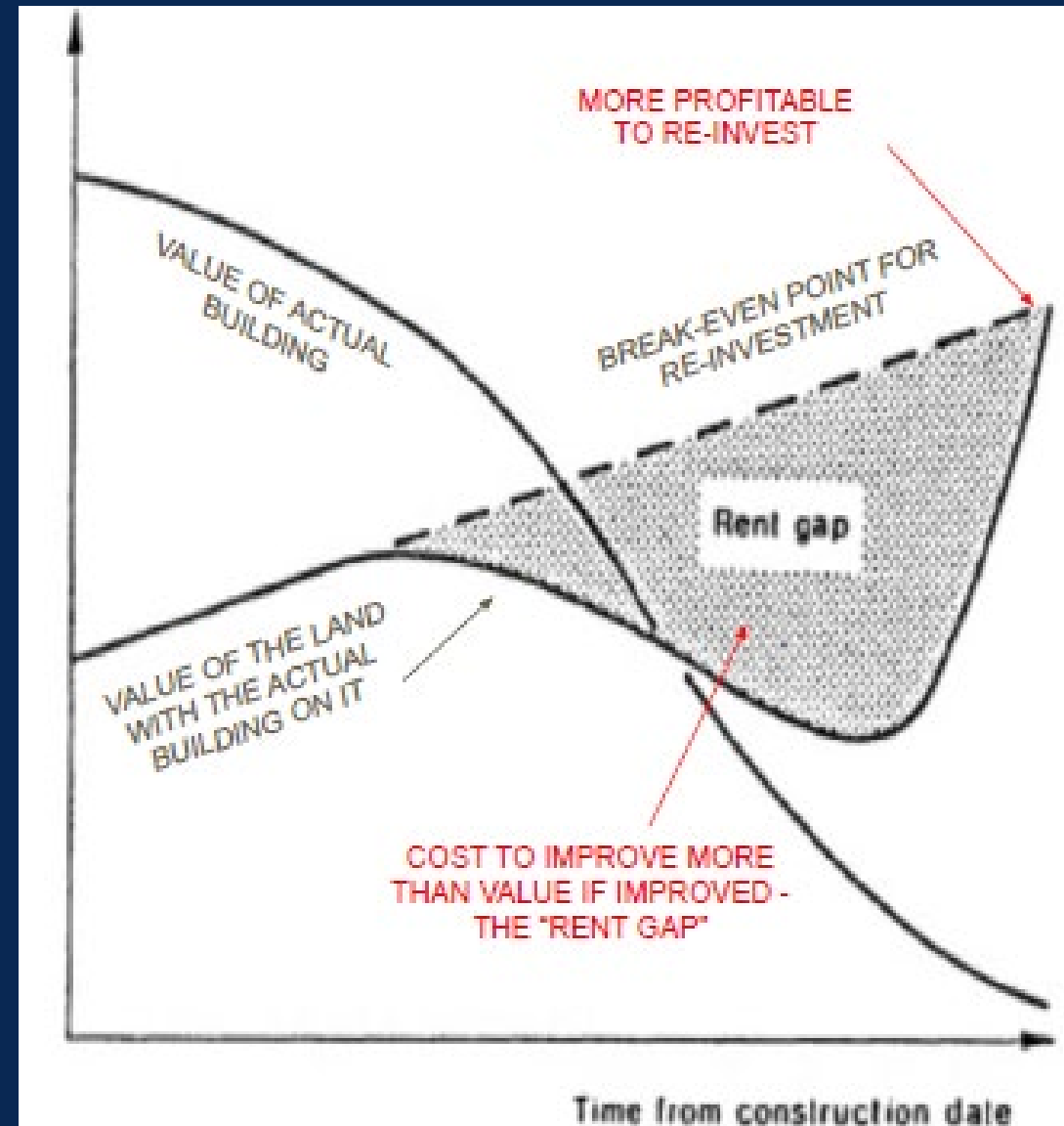
- e. Housing developers can choose to collect lower rents to create affordable housing. - FALSE
- f. Increasing housing density (e.g., number of units per acre) does not make housing more affordable. - FALSE



# FLASH POLL #1

Which statements about affordable housing are true?

- i. Increasing housing density (e.g., number of units per acre) does not make housing more affordable.  
- FALSE





# Flash Poll #2

**True or False**  
**What tools do we have in Raleigh**  
**to either require affordable**  
**housing or provide more?**

**(Select all that apply)**





# FLASH POLL #2

True or False - What tools do we have in Raleigh to either require affordable housing or provide more?

a. Requiring developers to commit a certain percentage of new units to be affordable during the rezoning process.  
**FALSE**



## FLASH POLL #2

True or False - What tools do we have in Raleigh to either require affordable housing or provide more?

f. Requiring developers to commit a certain percentage of units to be affordable when a site plan is submitted.

- FALSE

g. The Affordable Housing Bond funding can all go to the construction of new affordable housing.

- FALSE





# Small Group Activity

**We want to hear your  
thoughts on affordable  
housing!**

# Q&A

## Dix Edge

Dorothea Dix Park

Lake Wheeler Road

Washington  
Elementary  
School

Mount Hope  
Cemetery

S. Saunders Street

Historic  
Caraleigh  
Mills

E.B. Bain Water  
Treatment  
Plant

Walnut Creek Trail

I-40

Pleasant Ridge Estates

Oleander Park

Carolina  
Pines Park

W.B. Nivison

Carolina Pines

Parkland

Sources: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Next Steps

- A summary of the information learned during the Affordable Housing Summit and proposed solutions will be available in May.
- Upcoming May Phase Soon Workshops & Survey!

For more information about participating in future events, visit:

**[raleighnc.gov/dix-edge](https://raleighnc.gov/dix-edge)**





**Connecting Communities.  
Shaping a Shared Future.**

## **Contact Info**

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**[raleighnc.gov/dix-edge](https://raleighnc.gov/dix-edge)**