



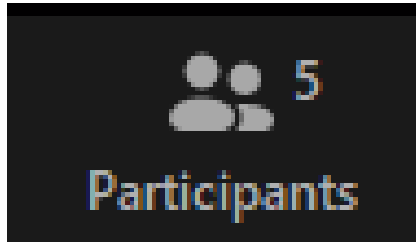
Connecting Communities.  
Shaping a Shared Future.



# Future Land Use and Housing for All

Dix Edge Area Study | Phase Later Workshop | August 2021

# Please Raise Your Hand



1. Click “Participants” in the bottom toolbar



2. Click “Raise Hand” in the participant menu



# Agenda



- **Dix Edge Legacy and Neighborhood Story**
- **Future Land Use and Housing for All**
  - Background and Land Use Scenarios
  - Preferred Land Use Scenario
    - Land Use Polls and Group Discussion*
  - Affordable Housing Feasibility Factors
    - Housing Occupancy Polls*
  - Housing Scenarios (*tradeoffs with different AMLs*)
    - Housing Scenario Polls*
  - Policy Priorities & Recommended Tools
- **Discussion and Q&A**





# Dix Edge







# Dix Edge Area Study Timeline

# Upcoming Meetings

**August 28, 2021, 12PM – 3PM**

*Eliza Pool Park Cookout Meeting*

**August 31, 2021, 6:30PM – 8PM**

*Phase Later Workshop – Transportation and Connectivity*

**Phase Later Survey**

*available Wednesday, 8/18 at <https://raleighnc.gov/dix-edge>*



Connecting Communities.  
Shaping a Shared Future.

# Legacy and Neighborhood Story

# Neighborhood Story



- *Dix Edge - A Neighborhood Story to Inspire Collective Action*
- Capture and uplift the community's history for future generations
- Create opportunities for ACTION throughout the planning process

# Neighborhood Story



- Acknowledges our history of inequity as a way to build bridges to the future
- Guide our future decisions in equity in equal opportunity for ALL residents → How does everyone benefit from future change???
- Collective Action = Collective Prosperity



# Neighborhood Story



- Digital tool via ESRI Storymap that will include
  - Historical Overview
  - Present-day context
  - Call to Action through the Dix Edge Area Study
- Creative ways for visitors to the site to add in their history to the narrative and their feedback to the process

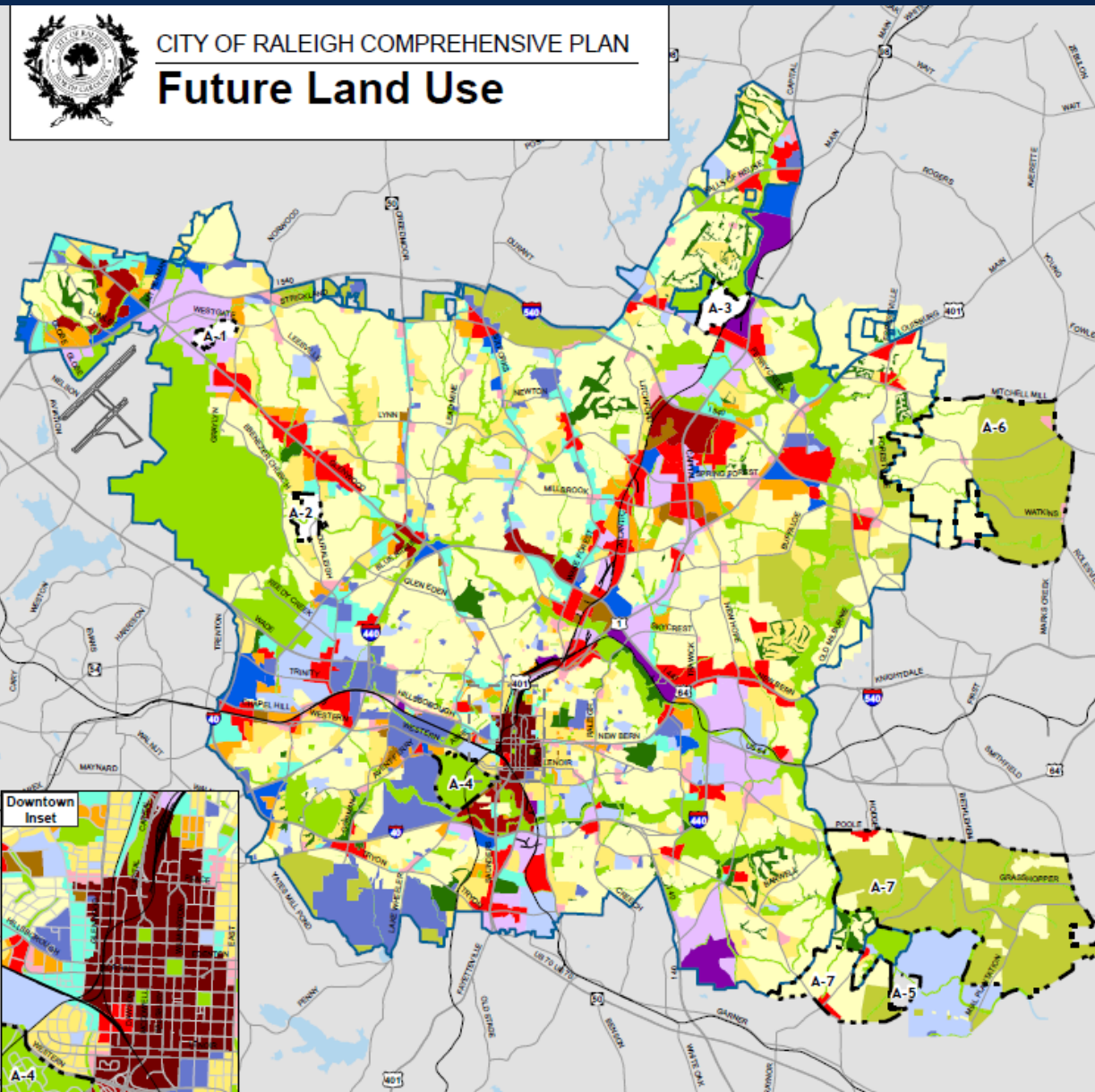




Connecting Communities.  
Shaping a Shared Future.

# Future Land Use and Housing For All

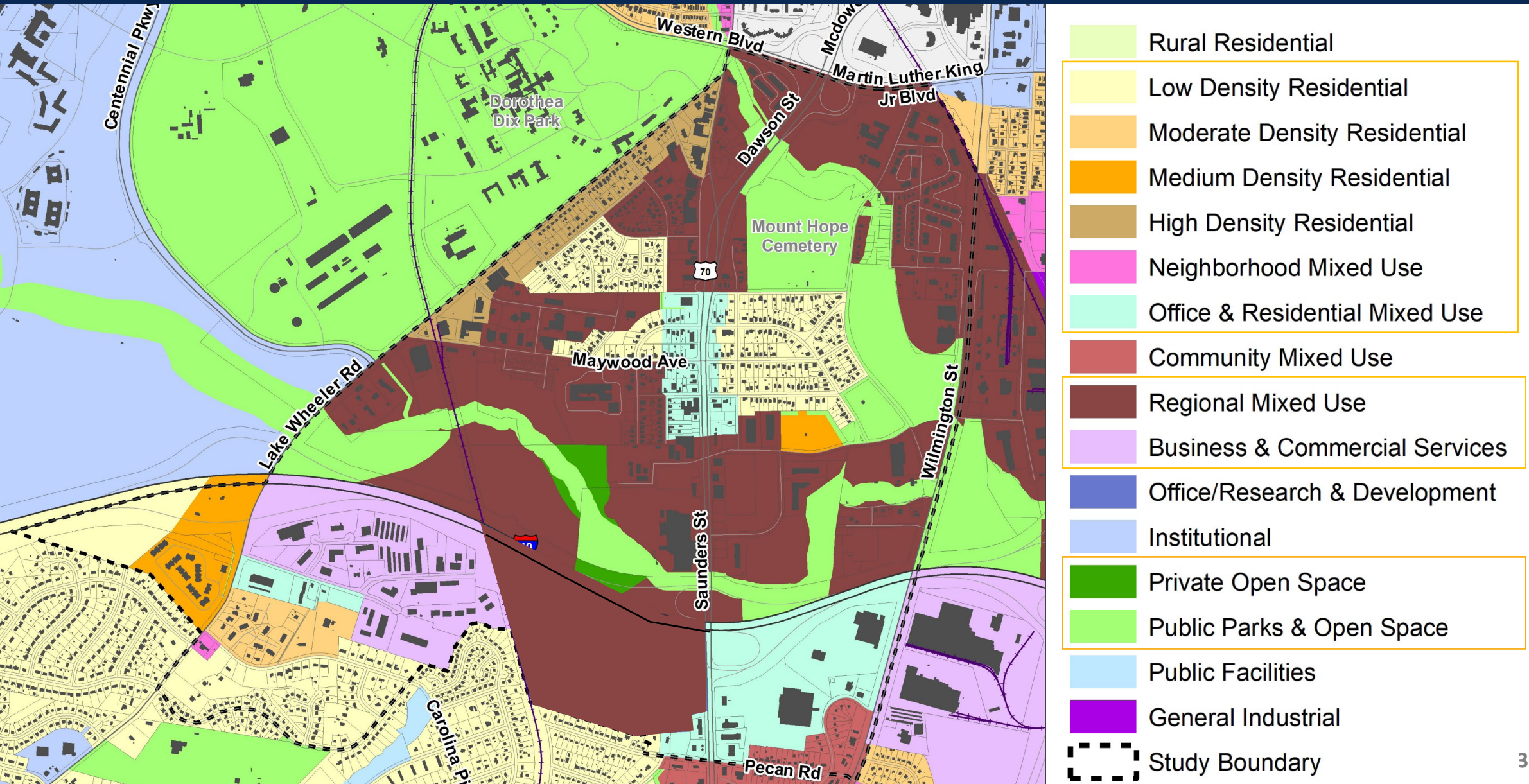
# Future Land Use & Zoning | Context



- Every piece of property in Raleigh has a Future Land Use Map (FLUM) designation.
- This helps guide Raleigh's future growth and development.
- Planners use it to evaluate requests to change or rezone property.



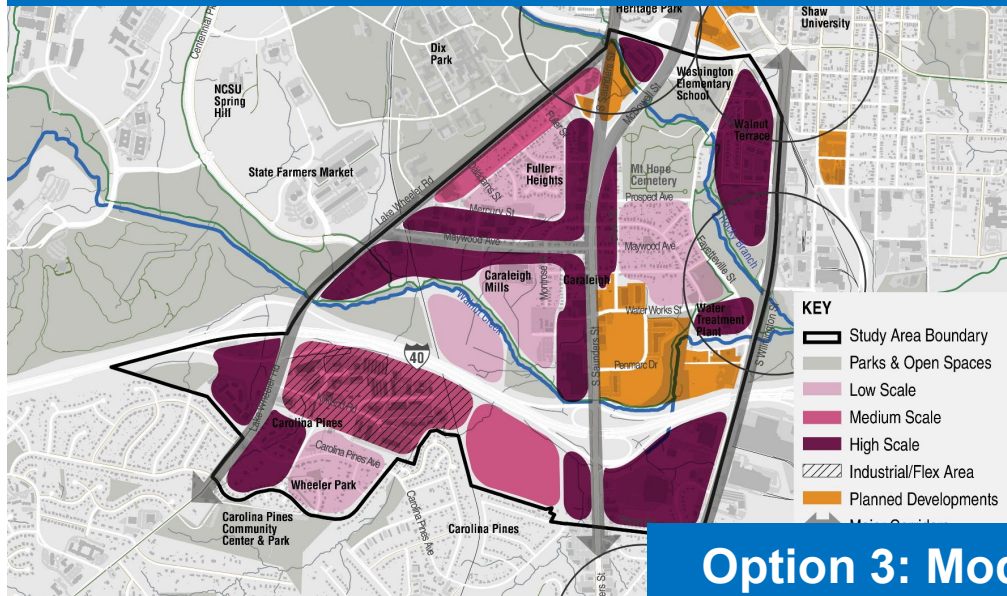
# Future Land Use in Dix Edge (Current)



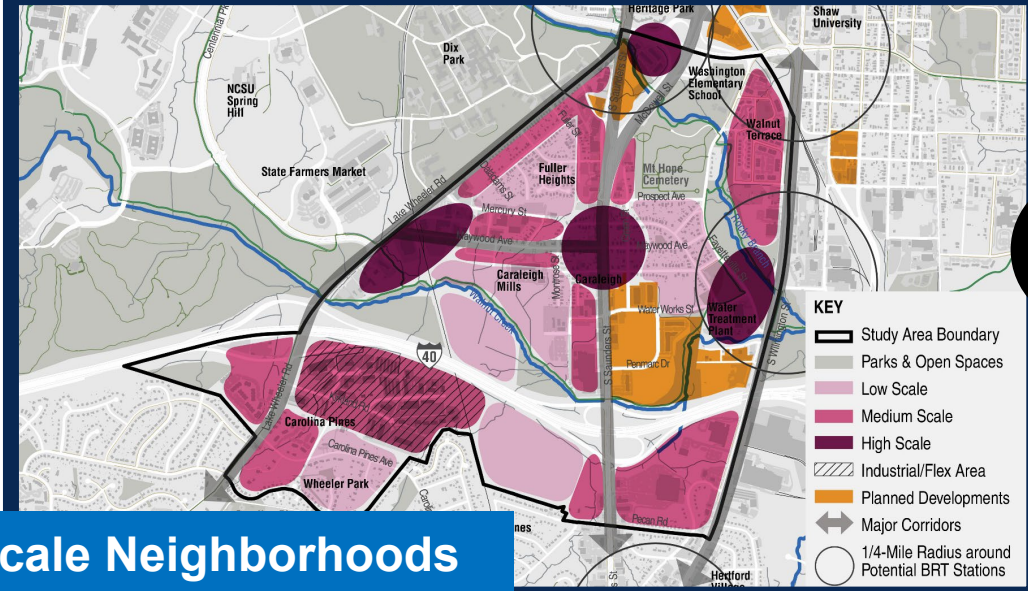


# 3 Potential Land Use Options

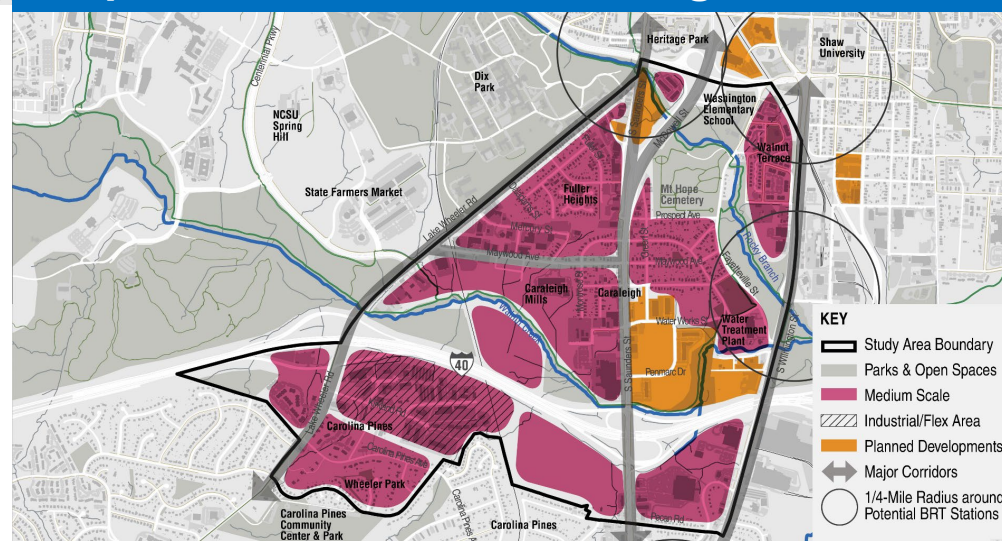
## Option 1: Density along Major Roads



## Option 2: Mixed Use around Intersections

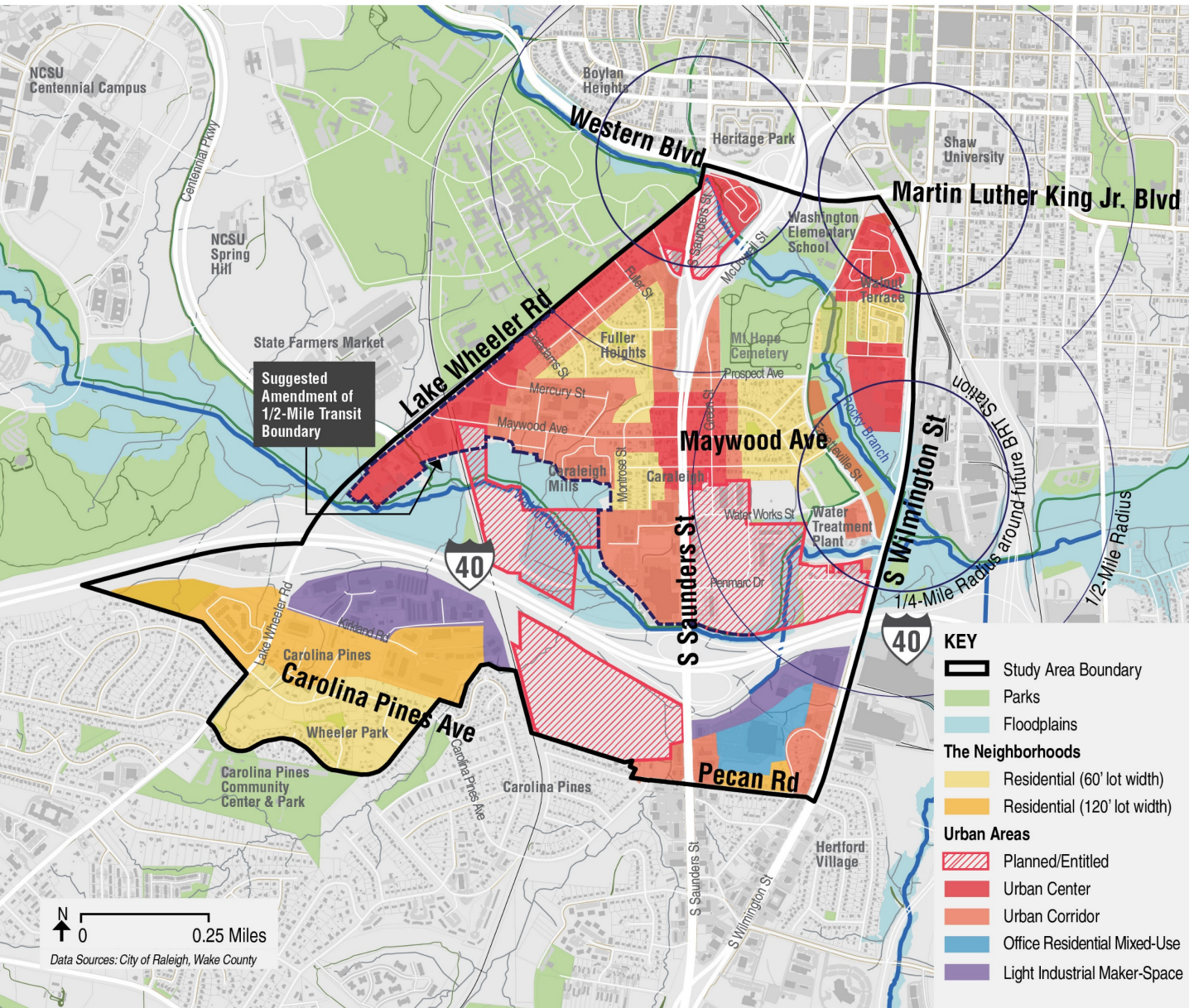


## Option 3: Modest Scale Neighborhoods





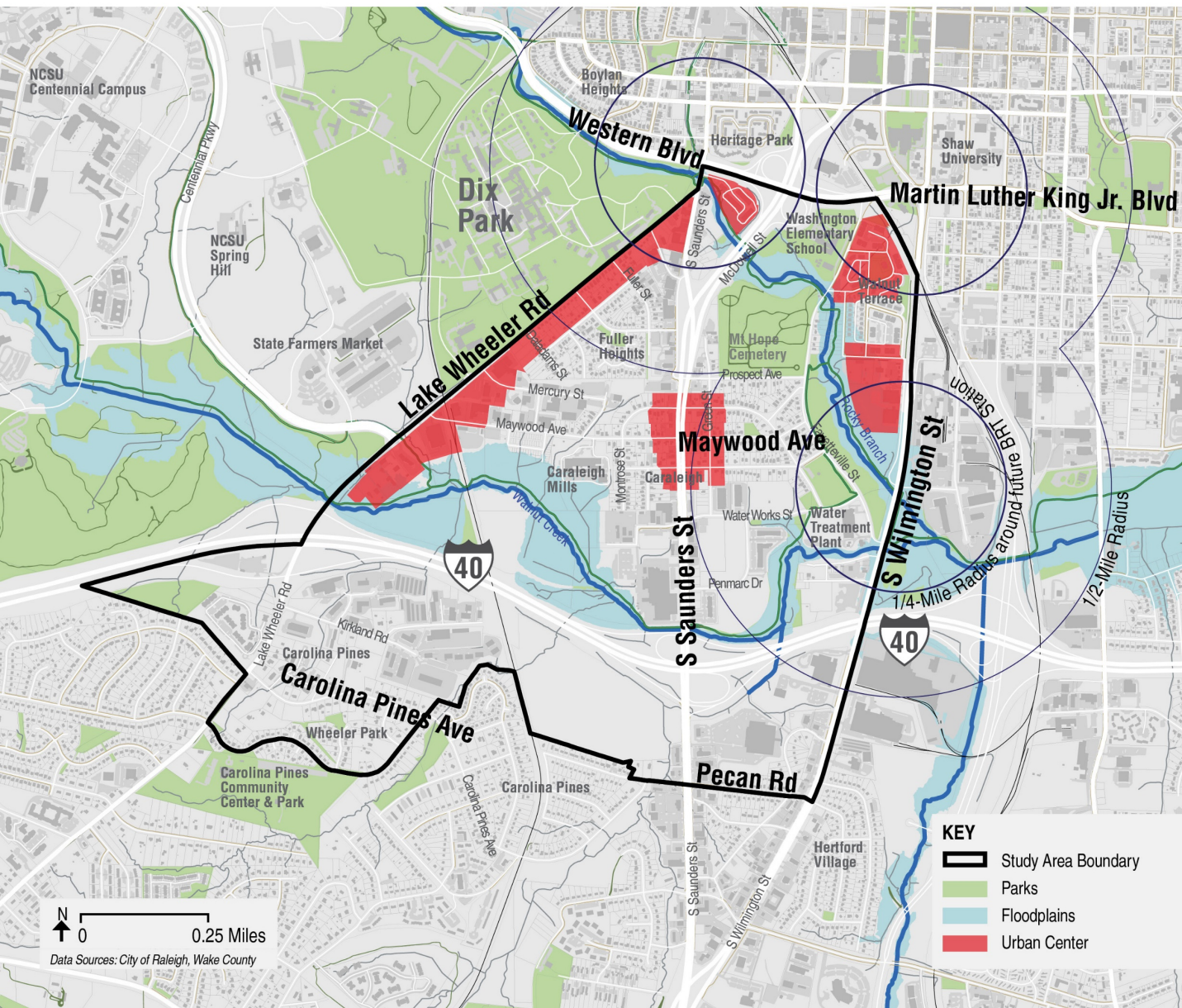
# Preferred Land Use Option



- Based on community feedback - Phase Soon workshops and survey
- Control and coordination between the buildings, **create a good *Place* – Neighborhood and Street.**
- **Balance of preservation** (of existing neighborhoods) and **sustainable and affordable growth**
- **Growth clustered** at centers and corridors, as well as around future BRT stations
- **Affordable housing** provided at all areas with different forms, sizes, intensities/scale, and can be added within existing areas and new developments



# Preferred Option | Urban Center



## URBAN CENTER

- Most Intense
- Flexible Uses
- Height: Max 10-12 Stories  
*(potential 20 with public benefits)*
- Lot Width: Max 300 feet
- Uses: Residential, Commercial, Retail (Ground Floor Only)

## Affordable Housing

- Set-aside units with multi-family buildings, units added as part of higher intensities/bonus floors



# Preferred Option | Urban Center





# Preferred Option | Urban Center





# Preferred Option | Urban Center



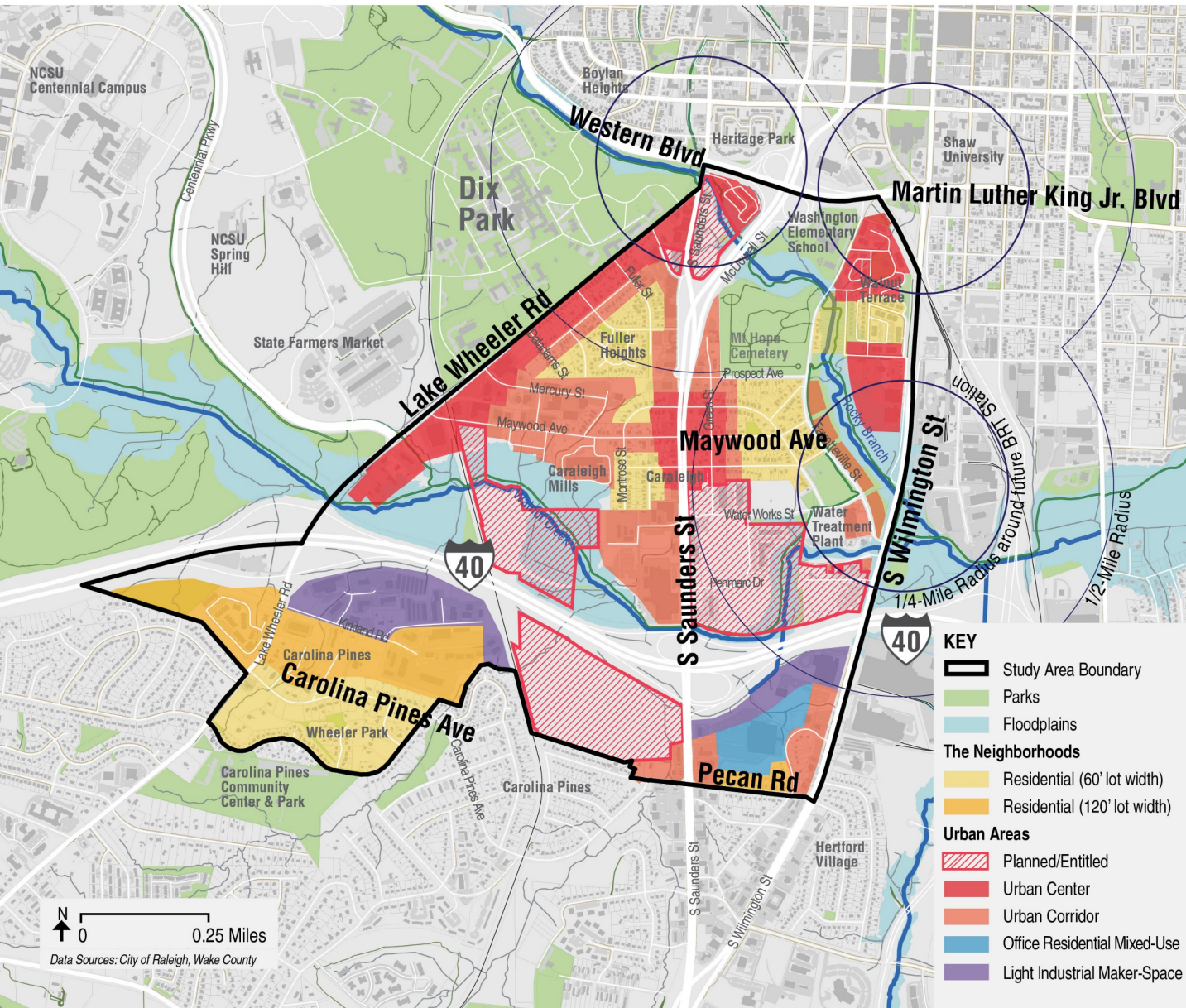


# Preferred Option | Urban Center





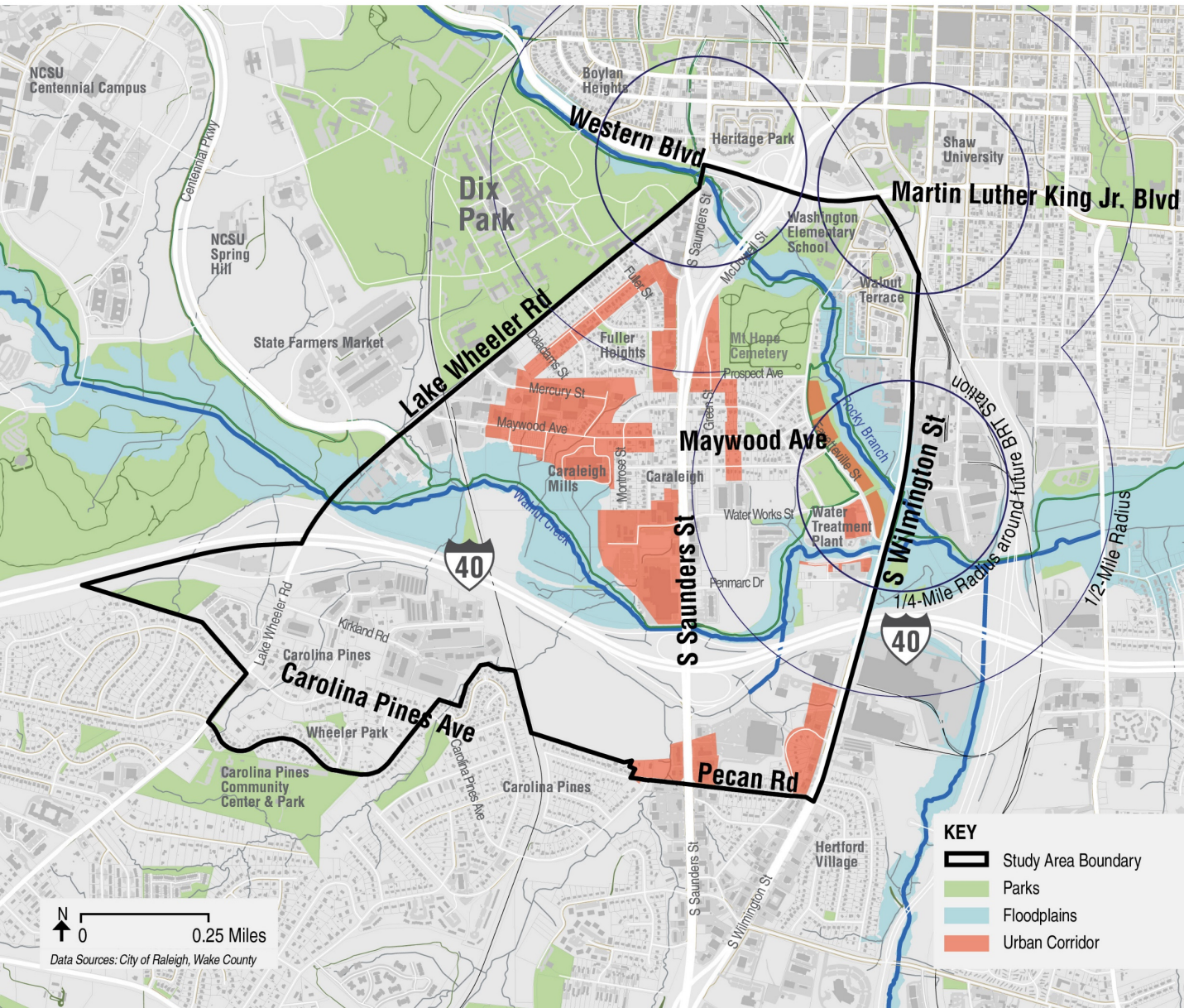
# Preferred Option | Urban Corridor



**URBAN CORRIDOR**



# Preferred Option | Urban Corridor



## URBAN CORRIDOR

- Medium Intensity
- Flexible Uses
- Height: Max 5 Stories (*potential 12 with public benefits*)
- Lot Width: Max 160 feet
- Uses: Residential, Commercial, Retail (along Corridors and at Ground Floor Only)

## Affordable Housing

- Set-aside units with multi-family buildings, units added as part of higher intensities/floors, ADUs (not along Corridor frontage areas)



# Preferred Option | Urban Corridor



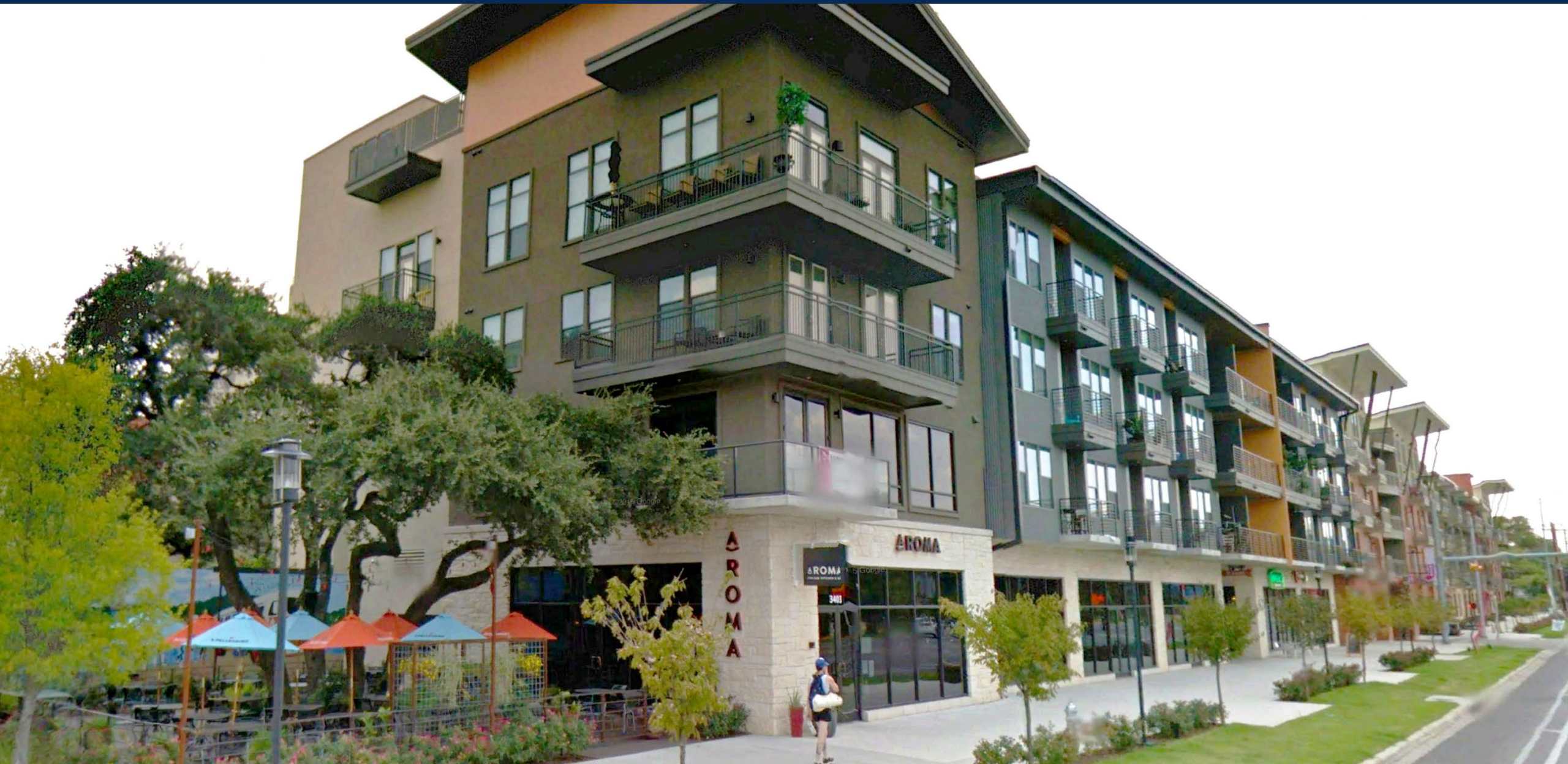


# Preferred Option | Urban Corridor



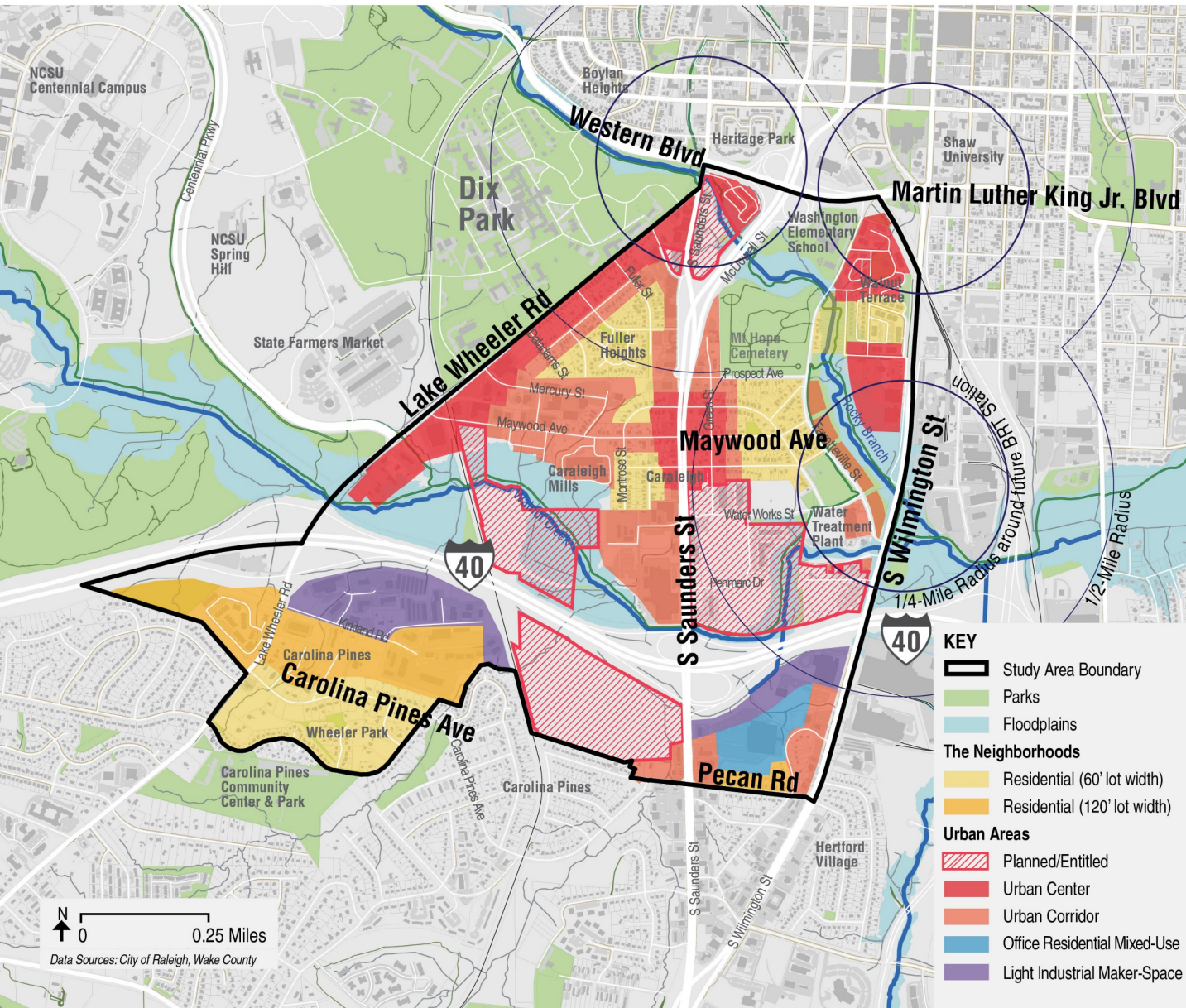


# Preferred Option | Urban Corridor





# Preferred Option | The Neighborhoods



## THE NEIGHBORHOODS

### Residential

- 60' lot width
- 120' lot width

#### KEY

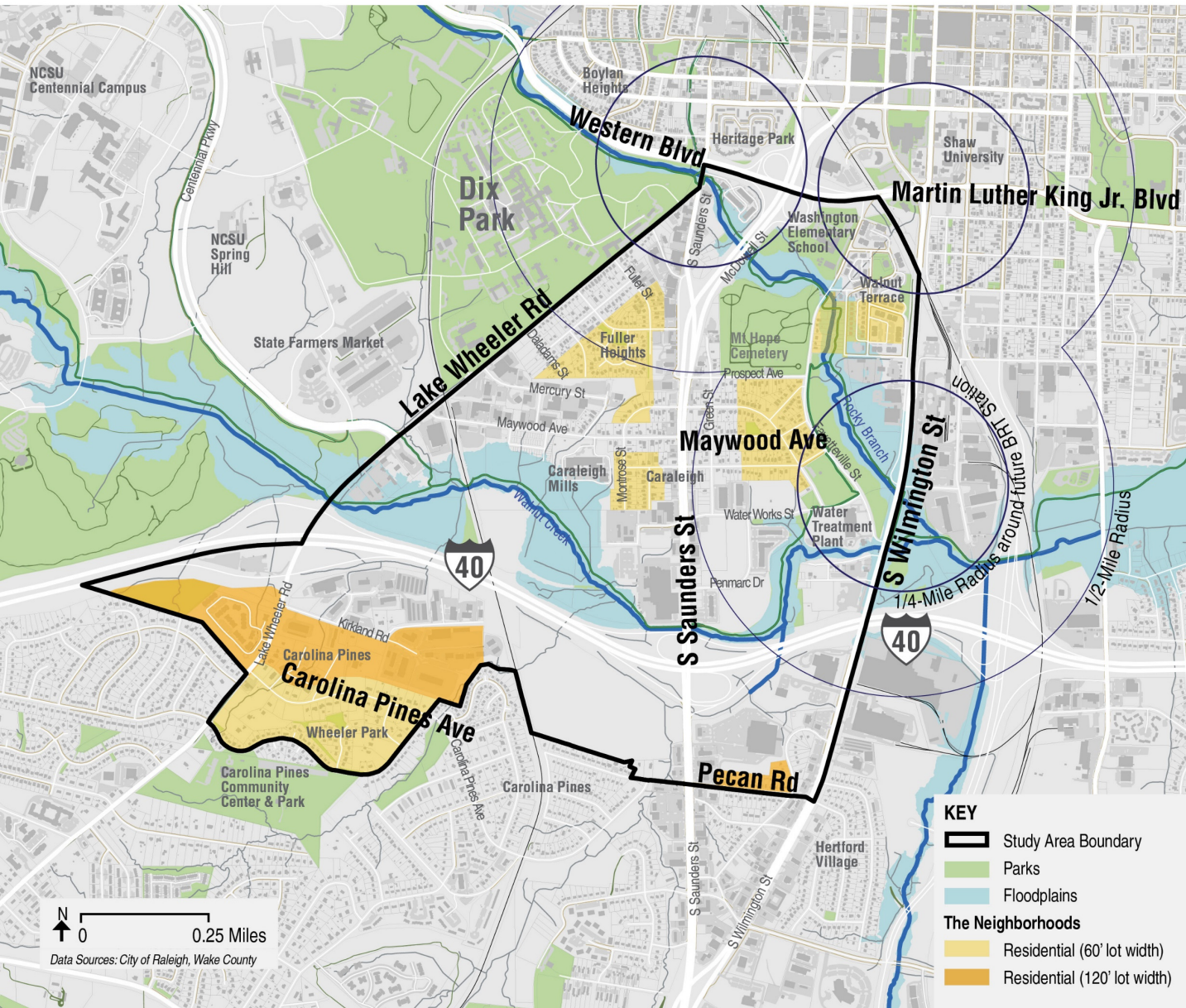
- Study Area Boundary
- Parks
- Floodplains
- The Neighborhoods**
  - Residential (60' lot width)
  - Residential (120' lot width)
- Urban Areas**
  - Planned/Entitled
  - Urban Center
  - Urban Corridor
  - Office Residential Mixed-Use
  - Light Industrial Maker-Space

N  
0 0.25 Miles

Data Sources: City of Raleigh, Wake County



# Preferred Option | The Neighborhoods



## THE NEIGHBORHOODS

### Residential

- Height: Max 3 Stories
- Lot Width

Max 60 feet

Max 120 feet

- Uses: Single-Family (attached & detached), Duplex, Multi-Family, Accessory Dwelling Units, Home Office

### Affordable Housing

- Set-aside units with multi-family buildings, ADUs



# Preferred Option | The Neighborhoods





# Preferred Option | The Neighborhoods





# Preferred Option | The Neighborhoods





# Preferred Option | The Neighborhoods





# Preferred Option | The Neighborhoods

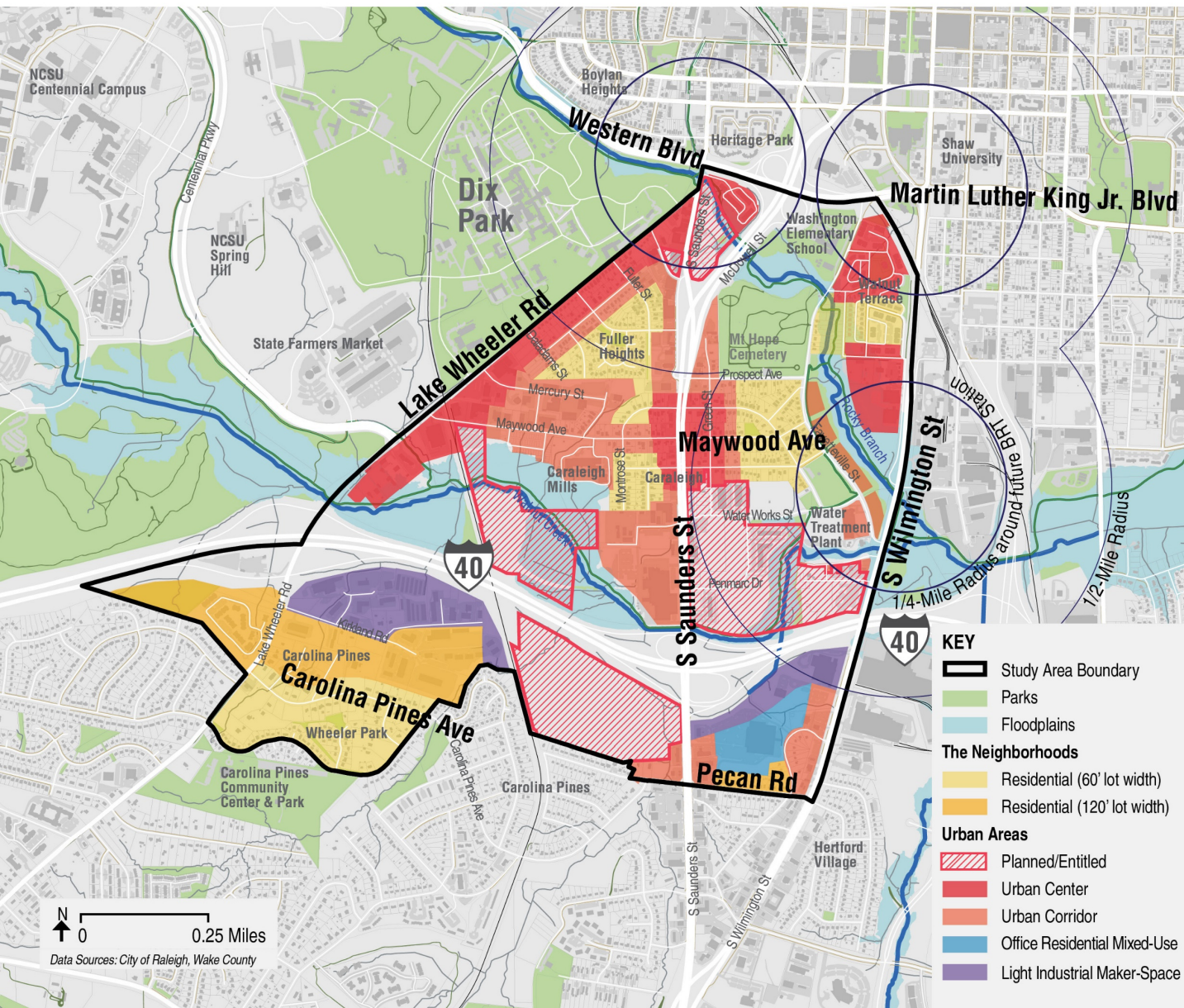




# Preferred Option | The Neighborhoods



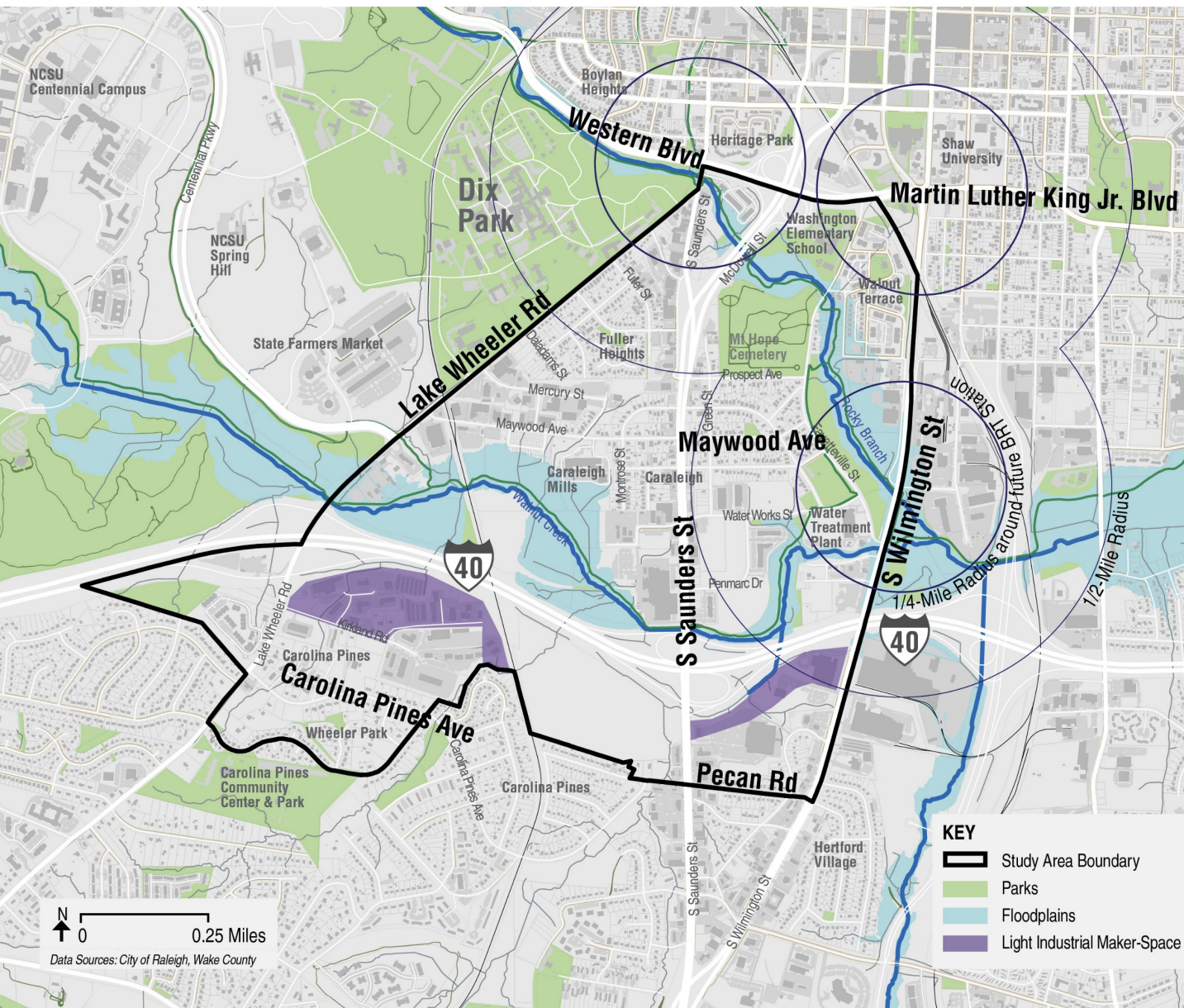
# Preferred Option | Light Industrial Mixed Use



**LI MIXED-USE/MAKER SPACE**



# Preferred Option | Light Industrial Mixed Use



## LI MIXED-USE/MAKER SPACE

- Workplace/Maker Space (size limited LI)
- Flexible Uses
- Height: Max 3 Stories
- Lot Width: Max 200 feet
- Uses: Light Industrial, manufacturing, sales (of on-site production), residential < 200SqFt & Owner limited

## Affordable Housing

- Set-aside units with maker-spaces



# Preferred Option | Light Industrial Mixed Use





# Preferred Option | Light Industrial Mixed Use



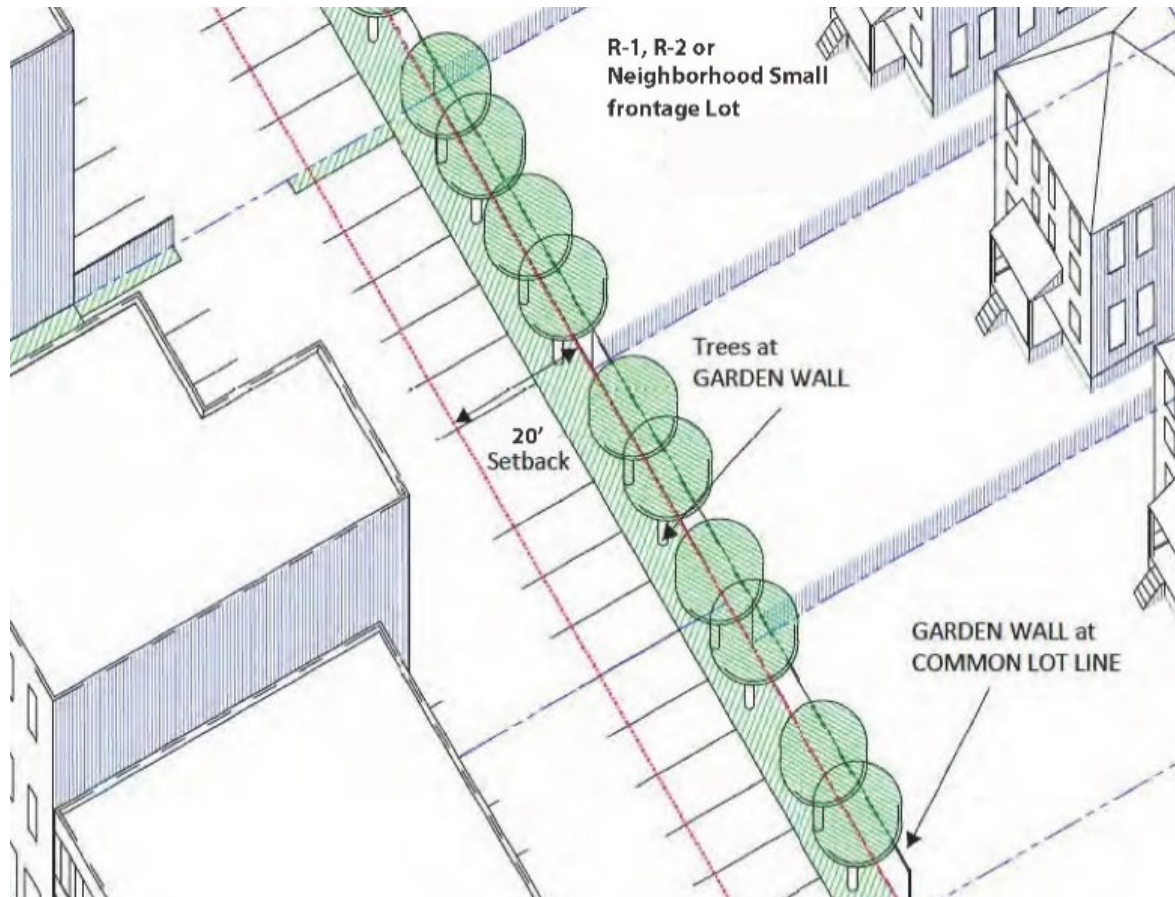


# Preferred Option | Light Industrial Mixed Use





# Land Use Policies | Additional Overall Guides



## 1. Neighborhood Manners

- Rules on form and function designed to keep the new development a “good neighbor” and protect residences, especially the existing neighbors.
- Setbacks, setback planes, performance standards (noise, fumes, etc).

## 2. Distributed Affordable (Workforce) Housing

## 3. Parking

- Shared parking (district-wide) and better access to sites
- While community parking structures might be considered, any parking structures should be constructed such that they can be converted into habitable space.



# Land Use Polls





Connecting Communities.  
Shaping a Shared Future.

# Affordable Housing Analysis



# Dix Edge Affordable Housing Analysis

## DEFINITION: “*Affordable Housing*”

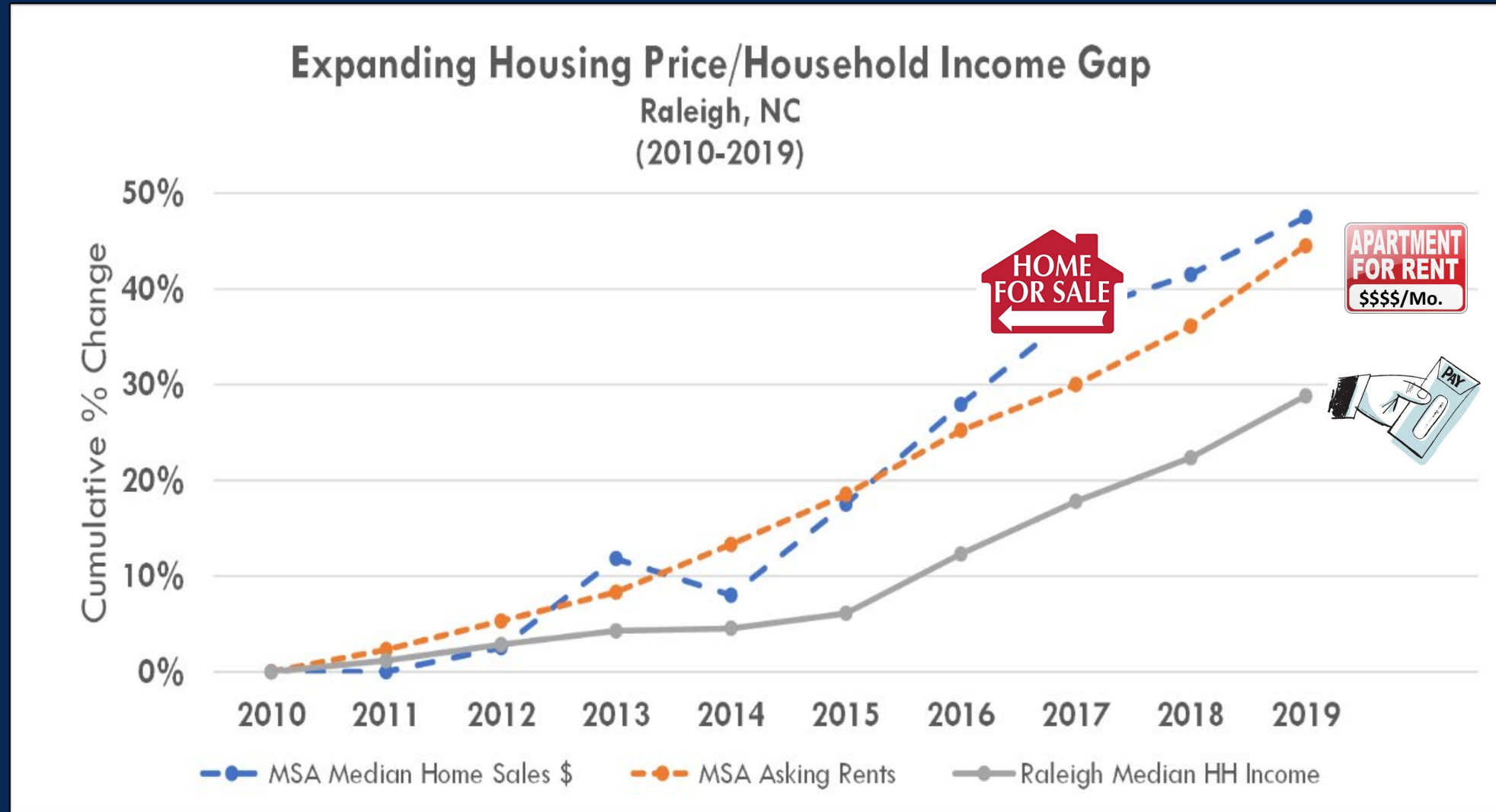
- Housing is affordable when mortgage payments and rent levels do not exceed 30% of a household’s monthly income. People paying more than 30% of their income are considered “cost burdened”

## AFFORDABLE HOUSING ANALYSIS

- Examines the match (or mismatch) between Dix Edge housing costs (housing values and rents) and area median incomes (AMI) as reported by Housing and Urban Development (HUD)
- HUD uses area median incomes (AMI) at the Raleigh-Durham MSA level not the study area level

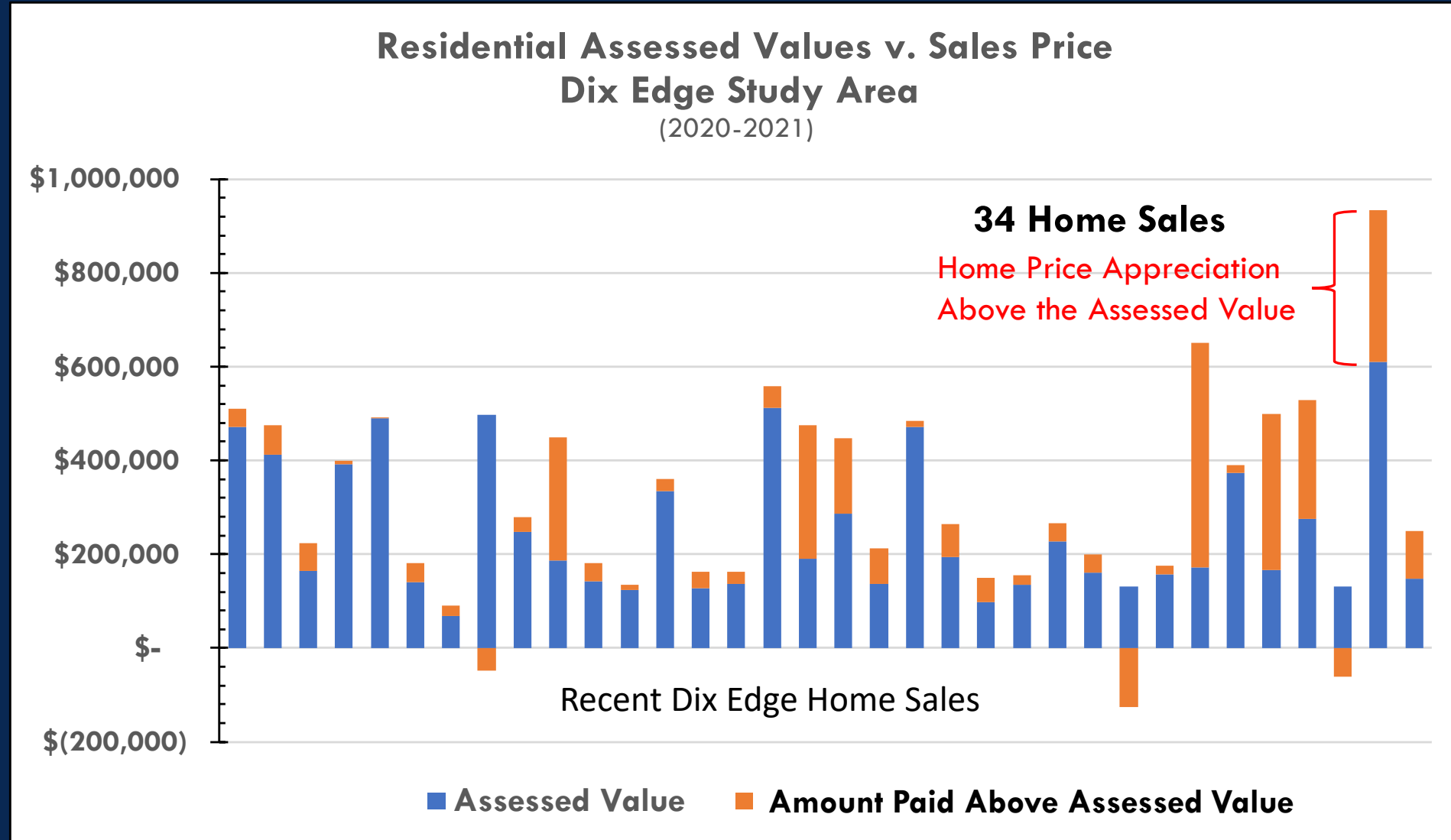


# What is Driving the Housing Affordability Gap?



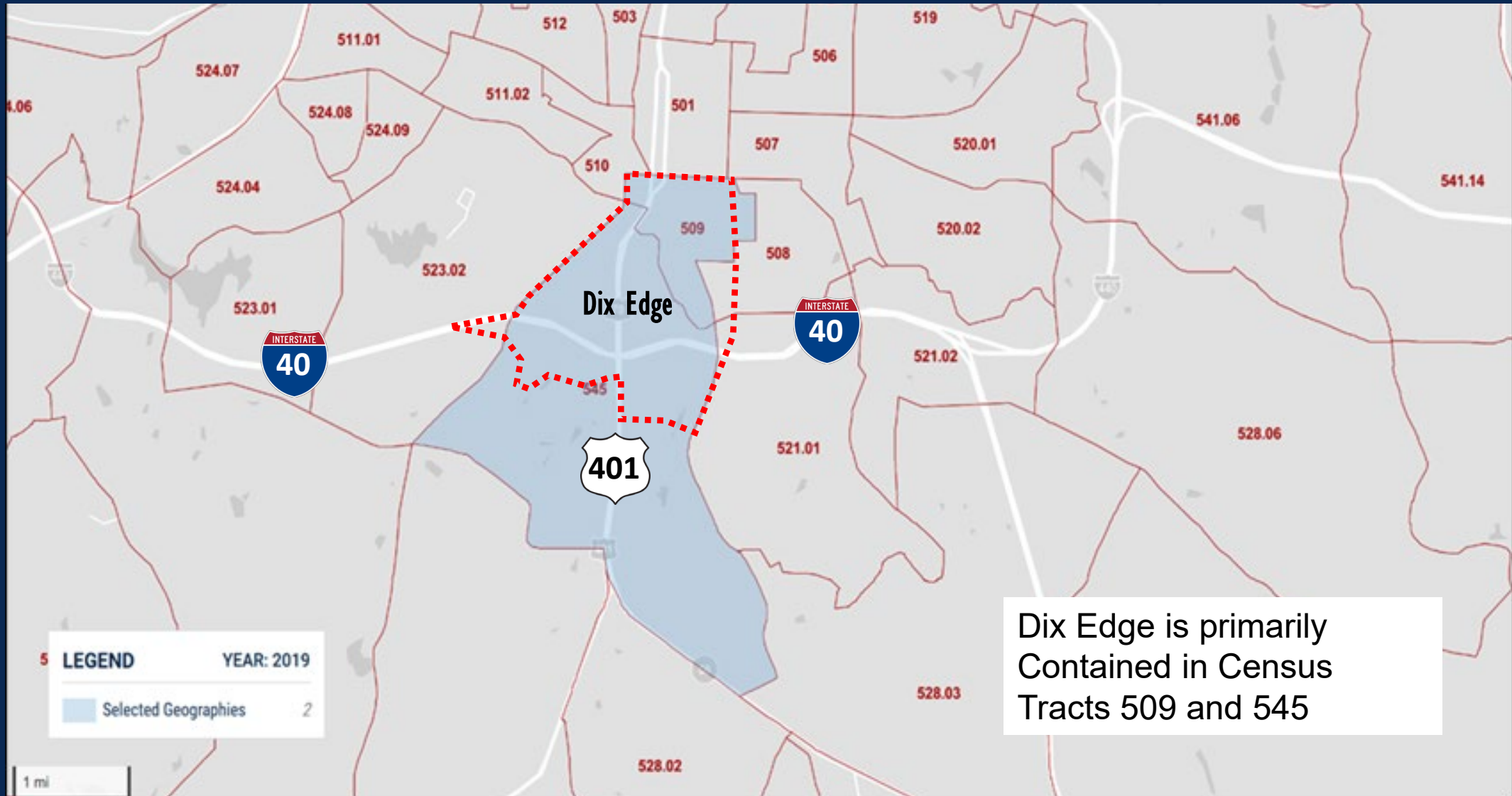


# What Does it Mean When Home Sale Prices Exceed Residential Assessed Values?





# Affordable Housing Analysis Boundaries



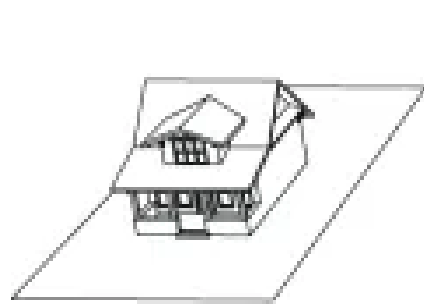
Dix Edge is primarily  
Contained in Census  
Tracts 509 and 545



# Housing Occupancy Polls



# How Different Housing Types Benefit More People Per Lot



Single Family Home



1-4 People



Home + ADU



Rowhouses



Sixplex



5 Story Apartment

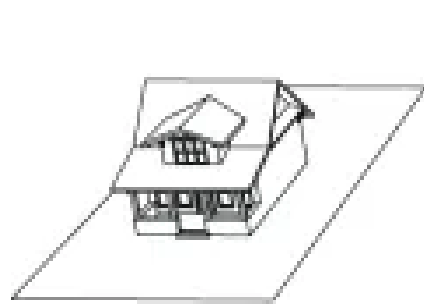


Population Per Building

@pushtheneedle



# How Different Housing Types Benefit More People Per Lot



Single Family Home



1-4 People



Home + ADU

?



Rowhouses

?

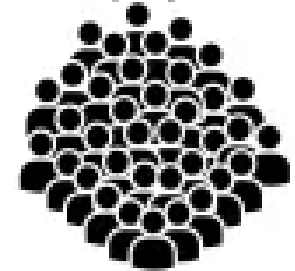


Sixplex

?



5 Story Apartment



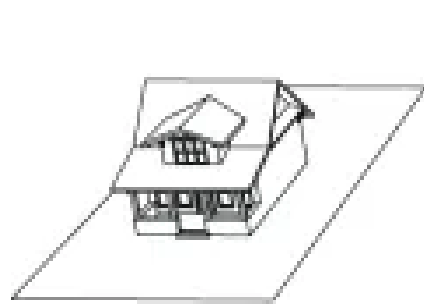
12-48 People

Population Per Building

@pushtheneedle



# How Different Housing Types Benefit More People Per Lot



Single Family Home



1-4 People



Home + ADU

?



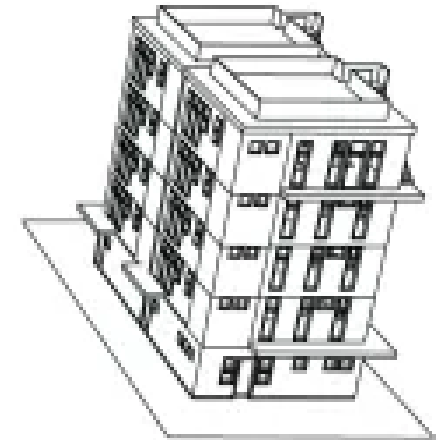
Rowhouses

?

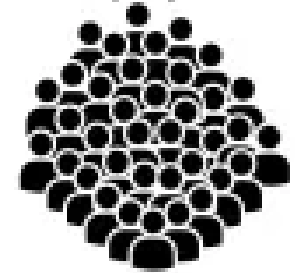


Sixplex

?



5 Story Apartment



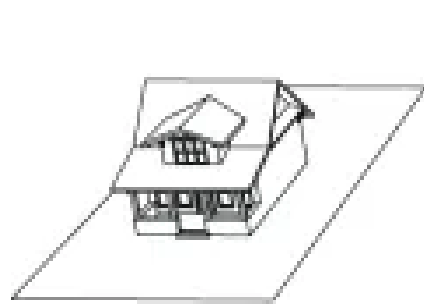
12-48 People

Population Per Building

@pushtheneedle



# How Different Housing Types Benefit More People Per Lot



Single Family Home



1-4 People



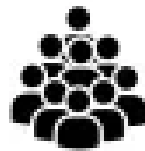
Home + ADU



2-8 People



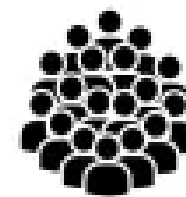
Rowhouses



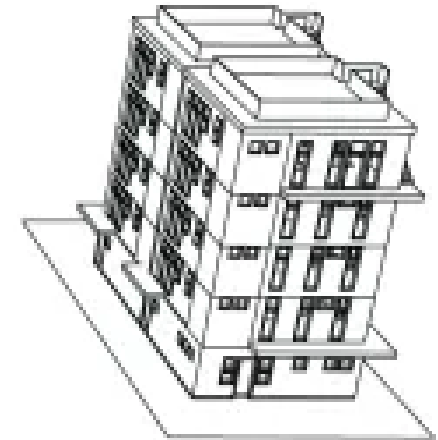
3-12 People



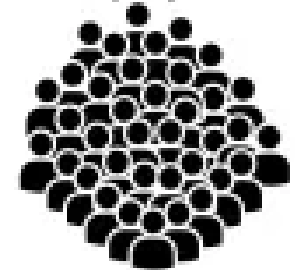
Sixplex



6-24 People



5 Story Apartment

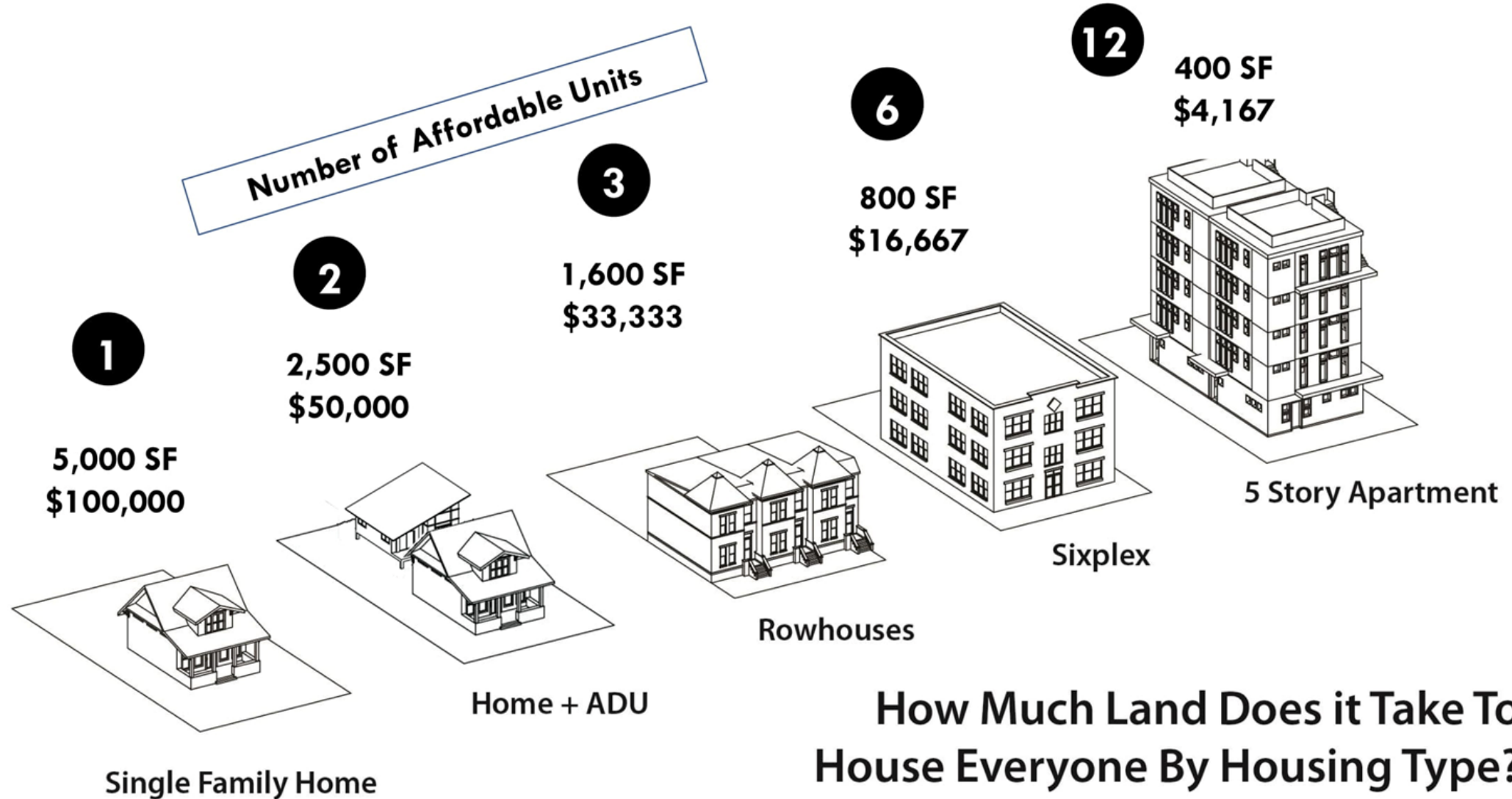


12-48 People

Population Per Building

@pushtheneedle

# How Do we Increase Affordable Housing with Different Building Types?





# Ownership Affordable Housing AMI Thresholds

(100% AMI Level for 2-person Household = \$74,200/yr.)

**Dix Edge Median Household Income = \$39,863**

## 30% AMI or Lower (\$0 to \$25,050/yr.)

Bartender  
\$19,290/yr.



Order Taker  
\$19,964/yr.

Line Cook  
\$21,702/yr.



## 30% to 50% AMI (\$22,251-\$37,100/yr.)



Bus Driver  
\$28,705/yr.

Barber  
\$29,194/yr.



Painter  
\$34,088/yr.

## 50% to 80% AMI (\$37,101-\$59,350/yr.)

Secretary  
\$38,500/yr.



Roofer  
\$40,068/yr.

Electrician  
\$44,477/yr.



## 80% to 100% AMI (\$59,351 to \$74,200/yr.)



Auto Repair  
\$59,375/yr.

Social Worker  
\$63,285/yr.



Registered Nurse  
\$68,666/yr.

No Homes  
Priced Under  
\$118,000

\$118,000 - \$196,800



\$196,800 - \$314,827

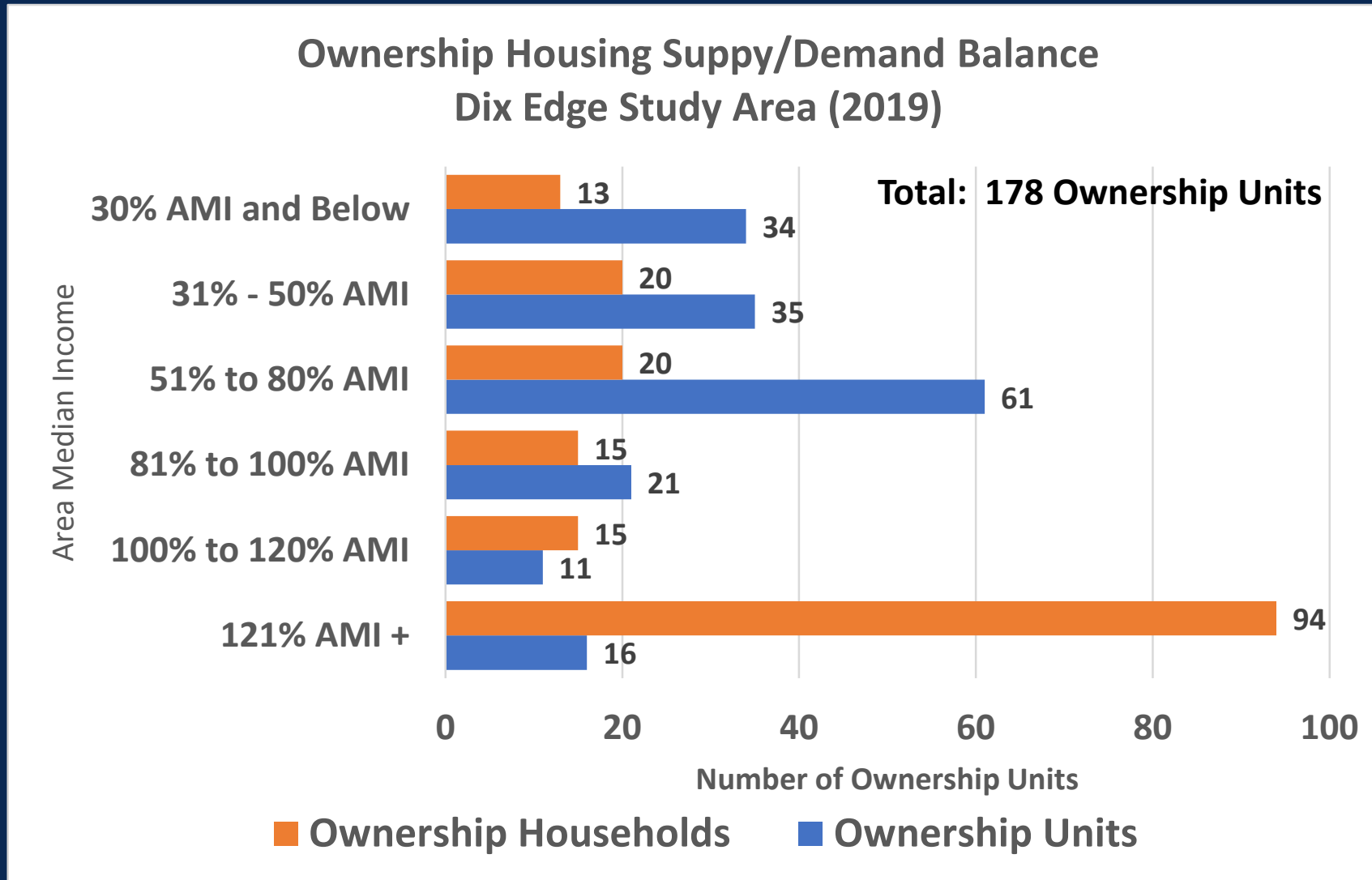


\$314,827 - \$393,000



# Ownership Units Surplus/Gap Analysis

(Based on 2019 AMI Levels)



- The ownership housing supply small (178 units)
- There is a surplus of affordably-priced homes to meet the needs of households with incomes below 80% AMI
- The largest group of households have incomes above 120% AMI, but they have a shortage of housing units priced to match their income
- This means they are forced to purchase homes below their income or move



# Rental Affordable Housing AMI Thresholds

(100% AMI Level for 3-person Household Size = \$83,500/yr.)

*Dix Edge Median Household Income = \$39,863*

## 30% AMI or Lower (\$0 to \$25,050/yr.)

Bartender  
\$19,290/yr.



Order Taker  
\$19,964/yr.

Line Cook  
\$21,702/yr.



## 30% to 50% AMI (\$25,051-\$41,750/yr.)



Bus Driver  
\$28,705/yr.

Barber  
\$29,194/yr.



Painter  
\$34,088/yr.

## 50% to 80% AMI (\$41,751-\$66,750/yr.)

Electrician  
\$44,477/yr.



Auto Repair  
\$59,375/yr.

Social Worker  
\$63,285/yr.

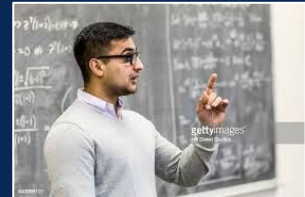


## 80% to 100% AMI (\$66,751 to \$83,500/yr.)



Registered Nurse  
\$68,666/yr.

College Professor  
\$71,989/yr.



Police Detective  
\$80,833/yr.

\$0 to \$626/mo.



\$627 to \$1,044/mo.



\$1,045 to \$1,669

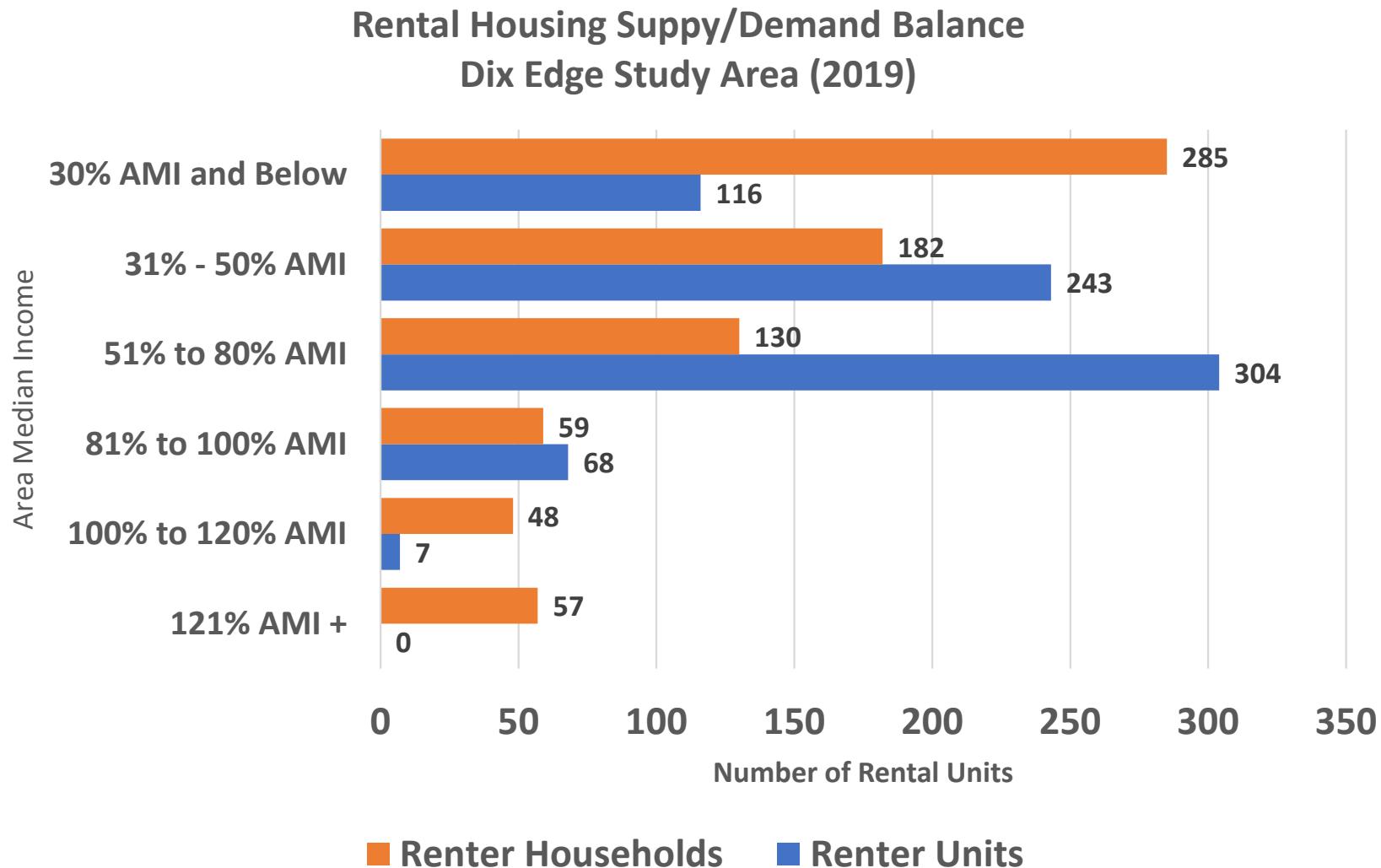


\$1,670 to \$2,088



# Rental Units Surplus/Gap Analysis

(Based on 2019 AMI Levels)

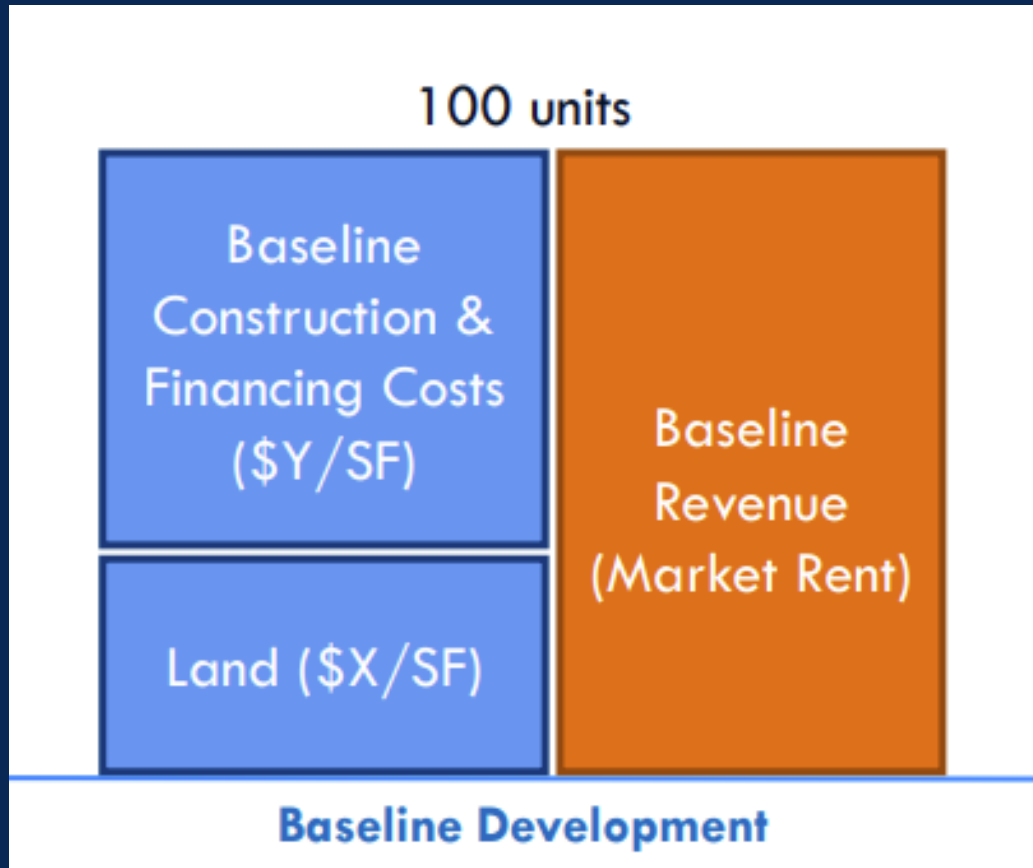


- The number of renter-households is 430% larger than the number of owner-occupied households
- The greatest shortage of affordable rental units occurs at 30% AMI and below
- There are virtually no rental units for people making above 100% AMI, so they compete for lower priced rental units against people with lower incomes or they must seek rentals outside of Dix Edge

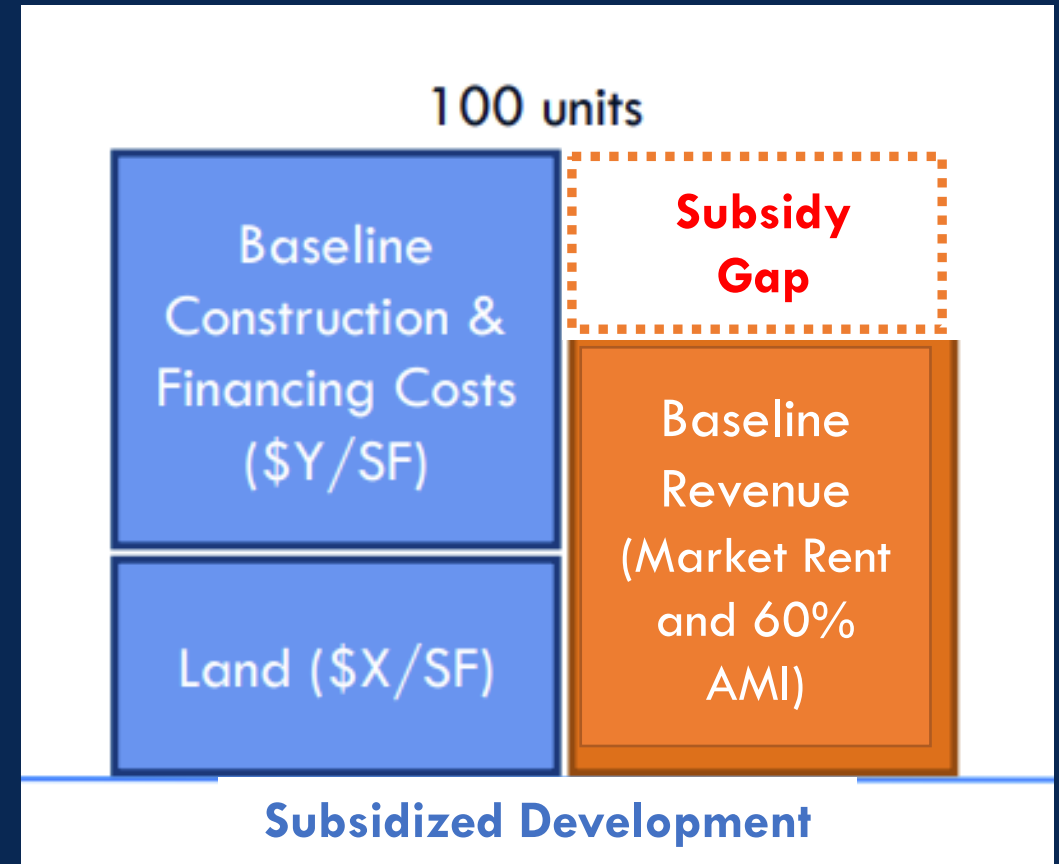


# How Does “Affordable Housing” Actually get Built?

## Market Rate Development



## Affordable Housing Development



# Can you Guess the Amount of Additional Funds Required to Make the Following Project Feasible?

## PROJECT DETAILS:

- 240-units on 5 floors
- \$54.4 million development costs
- Surface parking
- Located closer to Downtown Raleigh, near BRT stations or along major transportation corridors
- Apartment:

• Studio:	24	10%
• 1 Bdrm:	69	29%
• 2 Bdrm:	103	43%
• 3 Bdrm:	44	18%
<hr/>		
Total:	240	100%





# Market Rate Housing Development

## (100% Market Rent/0% Affordable)

In a market rate development, what % of the total units are affordable?

- a. 10% to 20%
- b. 5% to 10%
- c. 0%



In a market rate development, how much public investment is required to make the project feasible?

- a. \$30,000/unit
- b. \$15,000/unit
- c. \$0/unit




# Market Rate Housing Development

## (100% Market Rent/0% Affordable)

In a market rate development, what % of the total units are affordable?

- a. 10% to 20%
- b. 5% to 10%
- c. 0%

A pair of red curtains with white stitching, partially drawn to reveal a black background.

**c. 0%**

In a market rate development, how much public investment is required to make the project feasible?

- a. \$30,000/unit
- b. \$15,000/unit
- c. \$0/unit

A pair of red curtains with white stitching, partially drawn to reveal a black background.

**c. \$0**



# Affordable Housing Scenario #1

## (60% Market Rate/40% at 60% AMI) 4% LIHTC Deal

If 100% AMI is \$83,500/yr. for a 3-person household, what is 60% AMI equal to?

- a.  $\$83,500 - 60\% = \$33,400$
- b.  $\$83,500 \times 60\% = \$50,100$
- c.  $\$83,500 + \$50,100 = \$133,600$



If a market rate project requires \$0 in public subsidies, how much subsidy is required for 40% affordable units at 60% AMI?

- a. \$50,000/affordable unit
- b. \$29,357/affordable unit
- c. \$21,613/affordable unit



# Affordable Housing Scenario #1

(60% Market Rate/40% at 60% AMI) 4% LIHTC

If 100% AMI is \$83,500/yr. for a 3-person household, what is 60% AMI equal to?

- a.  $\$83,500 - 60\% = \$33,400$
- b.  $\$83,500 \times 60\% = \$50,100$
- c.  $\$83,500 + \$50,100 = \$133,600$



**b. \$50,100**

If a market rate project requires \$0 in public subsidies, how much subsidy is required for 40% affordable units at 60% AMI?

- a. \$50,000/affordable unit
- b. \$29,357/affordable unit
- c. \$21,613/affordable unit



**c. \$21,613**



# Affordable Housing Scenario #2

## (60% at 60% AMI and 40% at 30% AMI) 4% LIHTC Deal

If 100% AMI is \$83,500/yr. for a 3-person household, what is 30% AMI equal to?

- a.  $\$83,500 - 30\% = \$58,450$
- b.  $\$83,500 \times 30\% = \$25,050$
- c.  $\$83,500 + \$25,050 = \$108,550$



If a market rate project requires \$0 in public subsidies, how much subsidy is required for 60% at 60% AMI and 40% at 30% AMI?

- a. \$60,000/affordable unit
- b. \$104,748/affordable unit
- c. \$45,193/affordable unit




# Affordable Housing Scenario #2

## (80% Market Rate/20% at 60% AMI) 4% LIHTC Deal

If 100% AMI is \$83,500/yr. for a 3-person household, what is 30% AMI equal to?

- a.  $\$83,500 \times 30\% = \$25,050$
- b.  $\$83,500 - 30\% = \$58,450$
- c.  $\$83,500 + \$25,050 = \$108,550$



**a. \$25,050**

If a market rate project requires \$0 in public subsidies, how much subsidy is required for 20% affordable units at 60% AMI?

- a. \$60,000/affordable unit
- b. \$104,748/affordable unit
- c. \$45,193/affordable unit



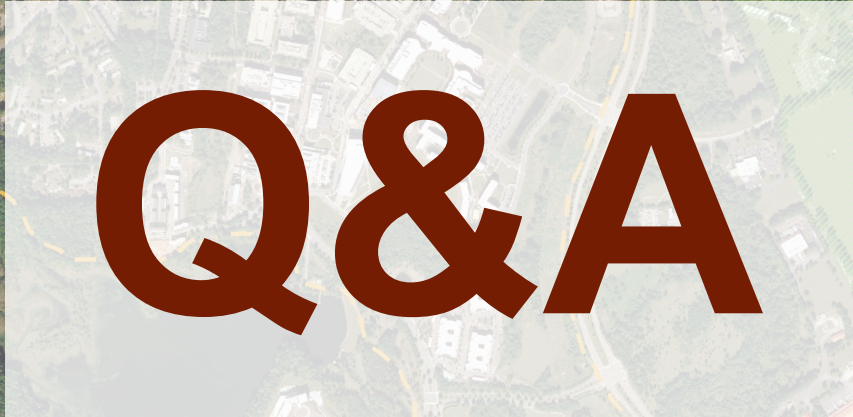
**b. \$104,748**



# Dix Edge Housing Policy Priorities

- Policy 1: Support Existing Homeowners in Dix Edge
- Policy 2: Improve Homeowner Education/Awareness
- Policy 3: Preserve Existing Naturally Occurring Affordable Housing (NOAH)
- Policy 4: Pursue New Affordable Housing Development
- Policy 5: Expand Affordable Housing Development Partnerships
- Policy 6: Provide Subsidy Support for New Affordable Housing Near BRT  
Transit Stations and Other Target Areas
- Policy 7: Sponsor Community Events to Celebrate Dix Edge Community





# Q&A

# Dix Edge




Historic  
Washington  
School

Mount Hope  
Cemetery

Historic  
Caraleigh  
Mills

E.B. Bain Water  
Treatment  
Plant

### Pleasant Ridge Estates



Oleander Park

Carolina Pines  
Community Center

**Carolina Pines Park**

*W.B. Nivison*

### Carolina Pines

**Parkland**





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

## **Contact Info**

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City Project Manager

[Sara.Ellis@raleighnc.gov](mailto:Sara.Ellis@raleighnc.gov)

(919) 996-2234

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