

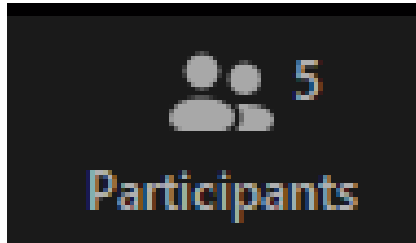


Connecting Communities.
Shaping a Shared Future.

Affordable Housing/ Infrastructure

Dix Edge Area Study | Phase Now Workshop | Feb 2021

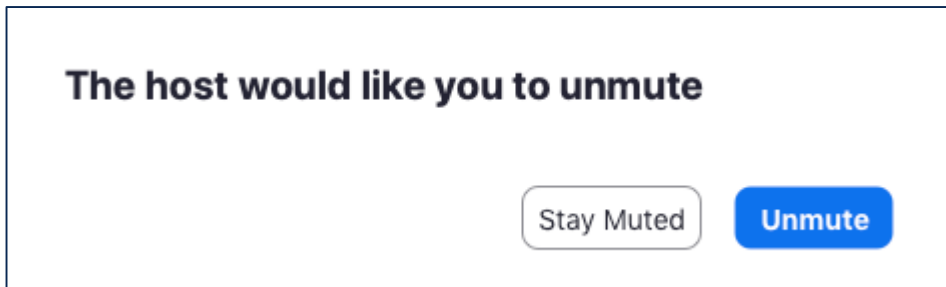
Please Raise Your Hand



1. Click “Participants” in the bottom toolbar



2. Click “Raise Hand” in the participant menu

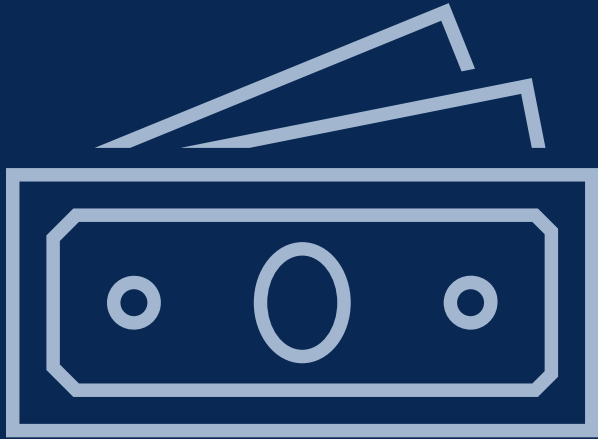


3. Click “Unmute” when prompted by the host

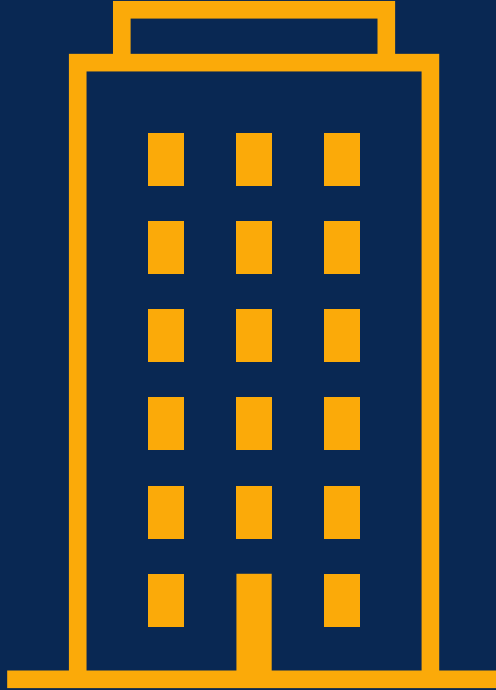
Agenda

- Welcome and Introductions
- Presentation about the project
- Question and Answer Session
- Small Group Breakout Room Activity
- Activity Report Out in the Large Group
- Question and Answer Session
- Thank you and project contact information

Project Purpose



Economic
prosperity

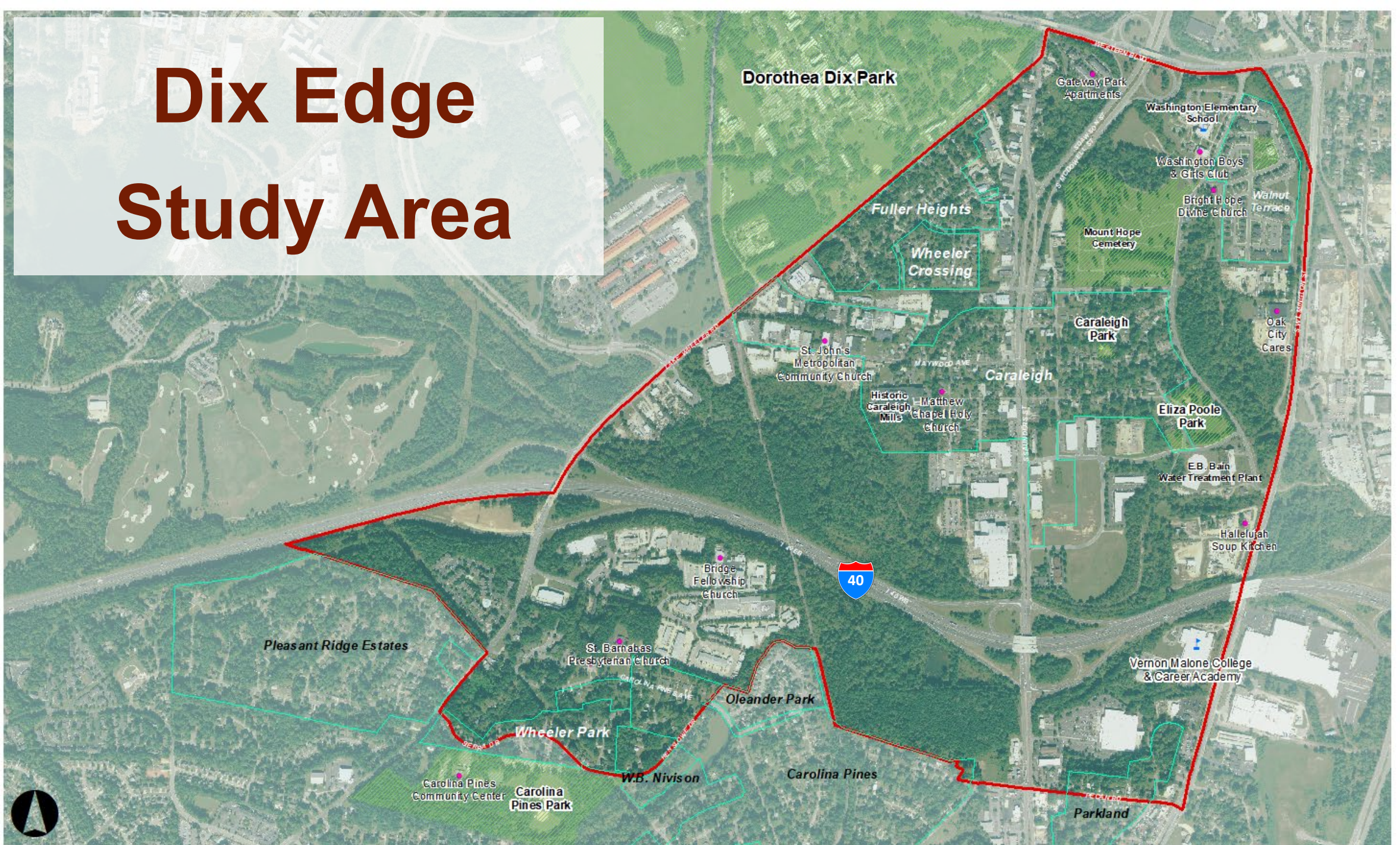


Housing
opportunity



Equity for all
Raleigh residents

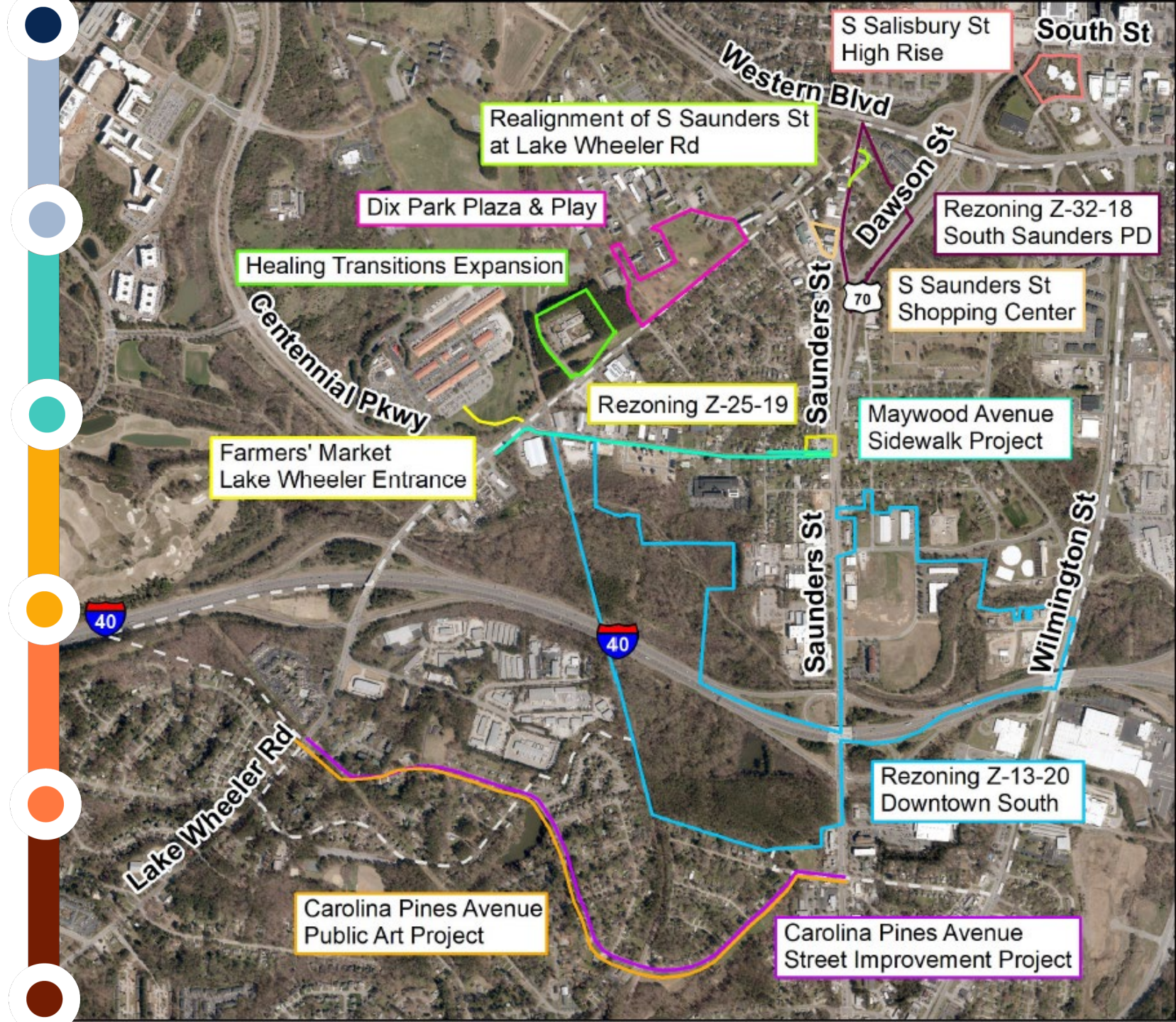
Dix Edge Study Area

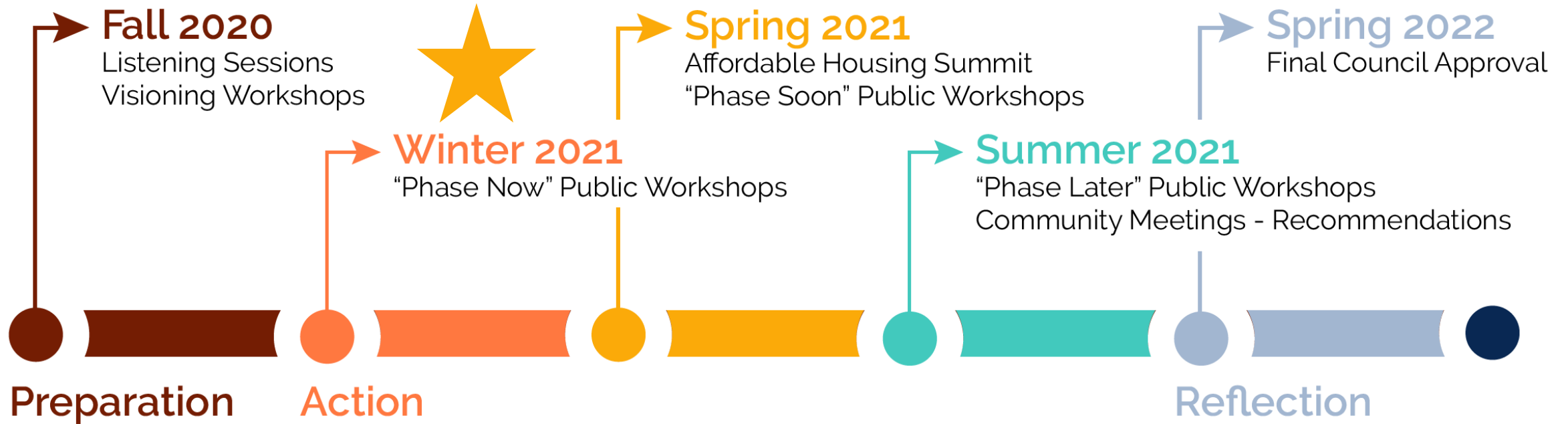


Current projects ongoing in the Dix Edge Study Area

For more information visit
raleighnc.gov/dix-edge

Scroll down to the
Resources Section





Dix Edge Area Study Timeline

What We've Heard So Far

WORRY

- » Gentrification/Displacement
- » Pedestrian/Bicyclist safety
- » Losing Community Character
- » Environmental Concerns
- » Development, including Downtown South

KEEP

- » Historic Charm/Character
- » Diversity of People
- » Local Businesses
- » Single Family Homes
- » Walkability and Sidewalk Connections

CHANGE

- » Green Infrastructure
- » Crime Prevention
- » Maywood Avenue Improvements
- » Grocery Stores, Gathering Places, Etc
- » Walkability, Greenway Connections

PLAN

- » Affordable Housing
- » Sidewalk Connections
- » Retail Amenities
- » Community or Recreation Center
- » Playground/Green space improvements



Connecting Communities.
Shaping a Shared Future.

Affordable Housing and Infrastructure Overview

Dix Edge Housing

- Nearly 55% of Dix Edge housing is single family
- 61% of all housing units are rented
- 27% of all housing units are owned



Village Green Apartments

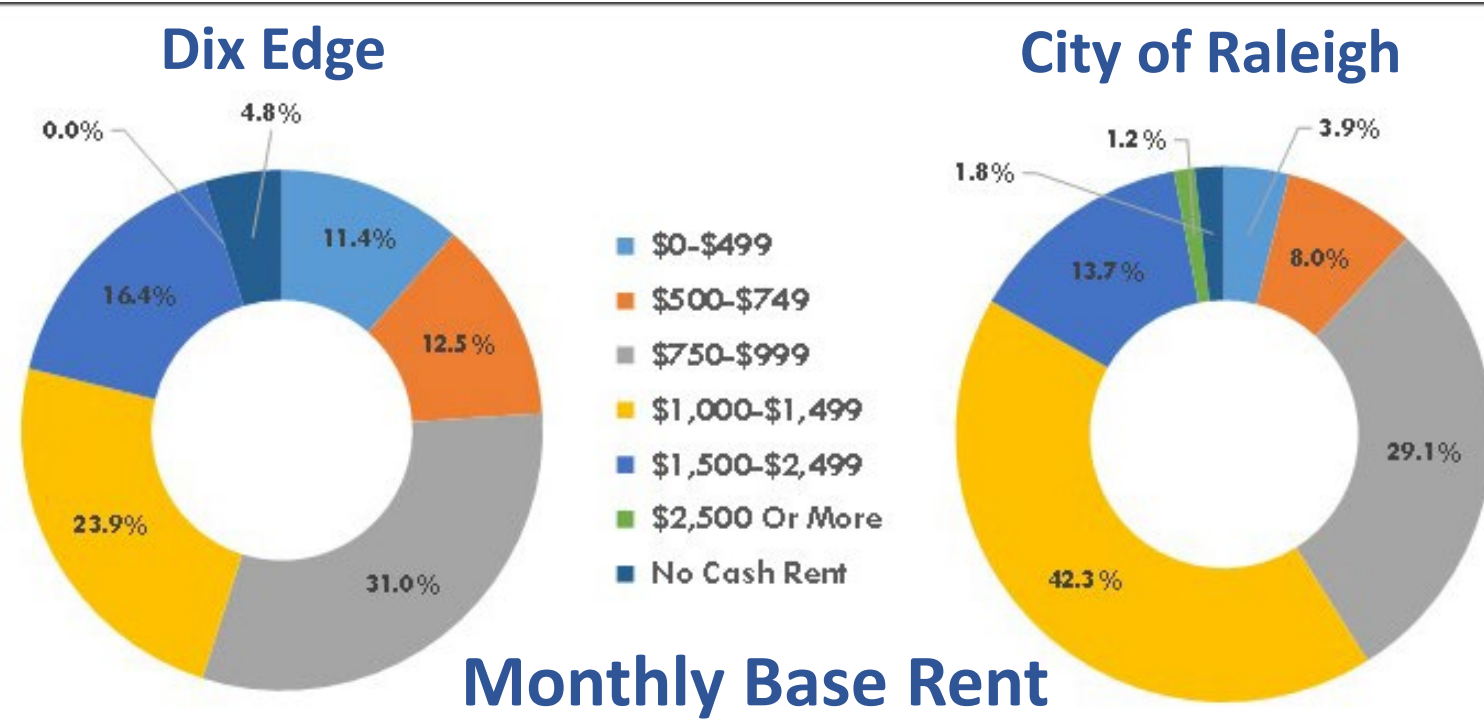


Duplex Rental



Single Family Ownership

What do Apartment Rent for?



The average Dix Edge Contract Rent is
\$801* per month

*(2014-2018 ACS Estimate)



What is considered “affordable”?

DEFINITION

Housing is affordable when mortgage payments and rent levels do not exceed 30% of a household's gross monthly income

\$996 per month is 30% of the AMI for Dix Edge

Dix Edge Area Median Income (AMI)

\$39,863

How Much can I Rent for?

1. Caraleigh Homes

3-Bedroom

\$1500 – \$1,750
2. Village Green Apartments*

2-Bedroom

\$749

3-Bedroom

\$659

4-Bedroom

\$629
3. Gateway Park (Income Restricted)

2-Bedroom

\$1,173

3-Bedroom

\$1,173
4. Kirkland Street Apartments

1-Bedroom (575 SF)

\$800
5. Walnut Terrace (Max income of \$51,530)

1-Bedroom

\$805

2-Bedroom

\$995

*Roommate included



New Residential is Coming – but will it be Affordable?

Recent Developments

The Edison Lofts

Studio	\$1,040-\$1,710
1-Bedroom	\$1,275-\$2,185
2 Bedroom	\$1,850-\$4,360

511 Faye

Studio	\$1,149-\$1,779
1-Bedroom	\$1,698-\$2,754
2 Bedroom	\$2,922-\$3,578

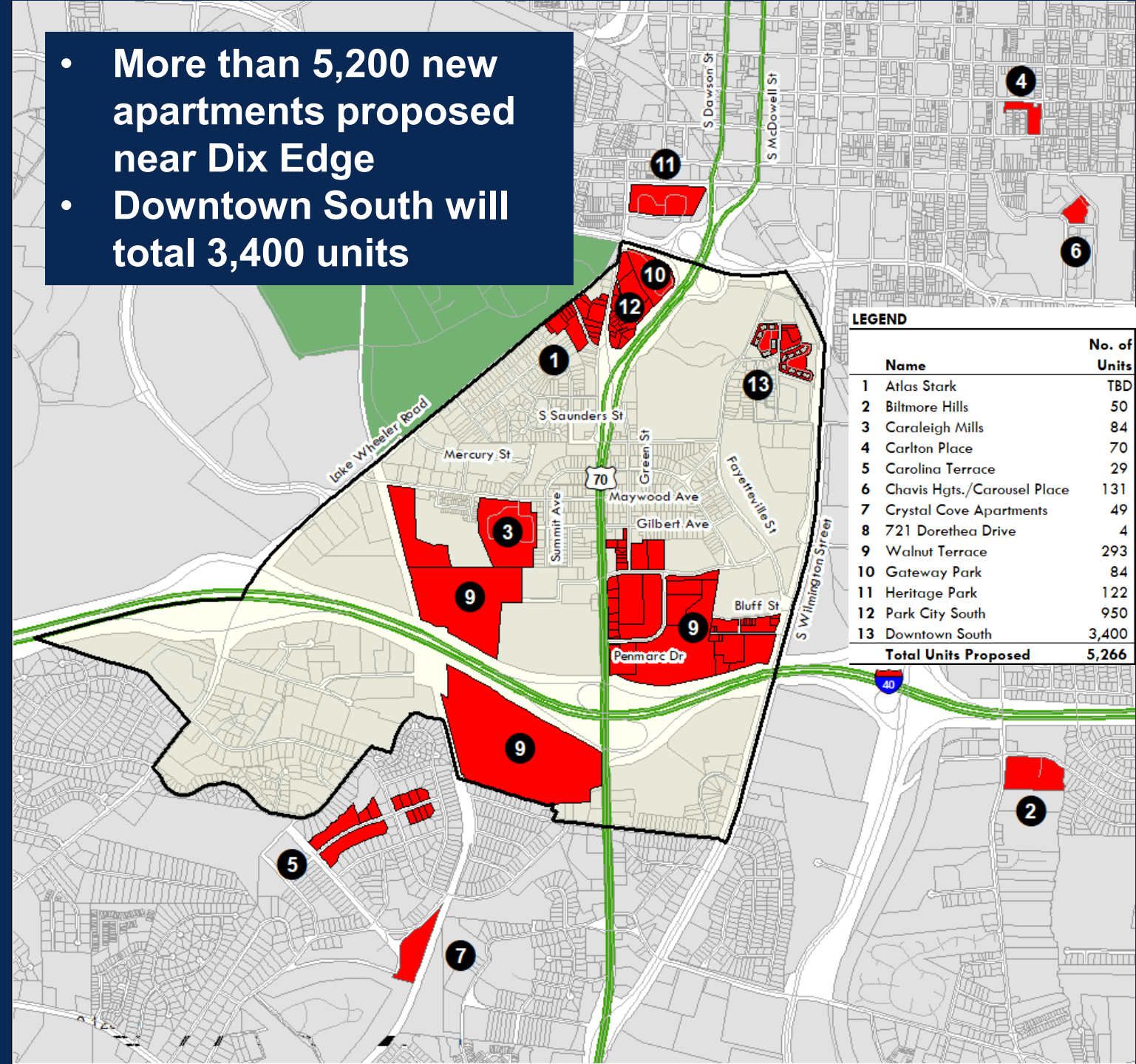
Skyhouse

Studio	\$1,191-\$1,491
1-Bedroom	\$1,196-\$1,751
2 Bedroom	\$1,804-\$2,051
3-Bedroom	\$2,294-\$2,489

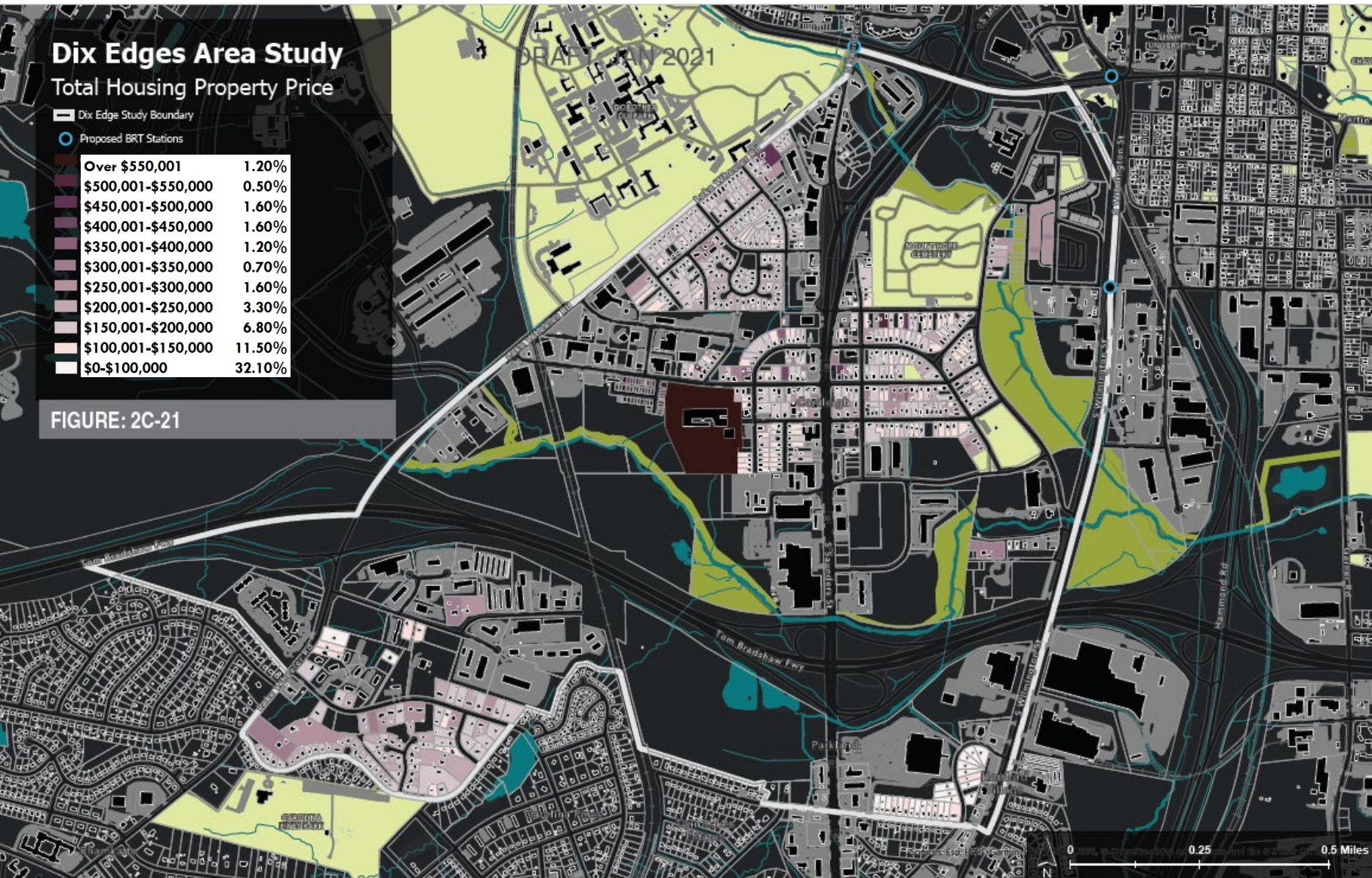
The L Downtown

1-Bedroom	\$1,260-\$1,295
2 Bedroom	\$1,650-\$1,715

- More than 5,200 new apartments proposed near Dix Edge
- Downtown South will total 3,400 units



Dix Edge Home Prices



- The median home sale price is \$99,500
- The largest share of homes in Dix Edge is priced under \$100,000 (32.1%)

What Makes Housing “Affordable”?

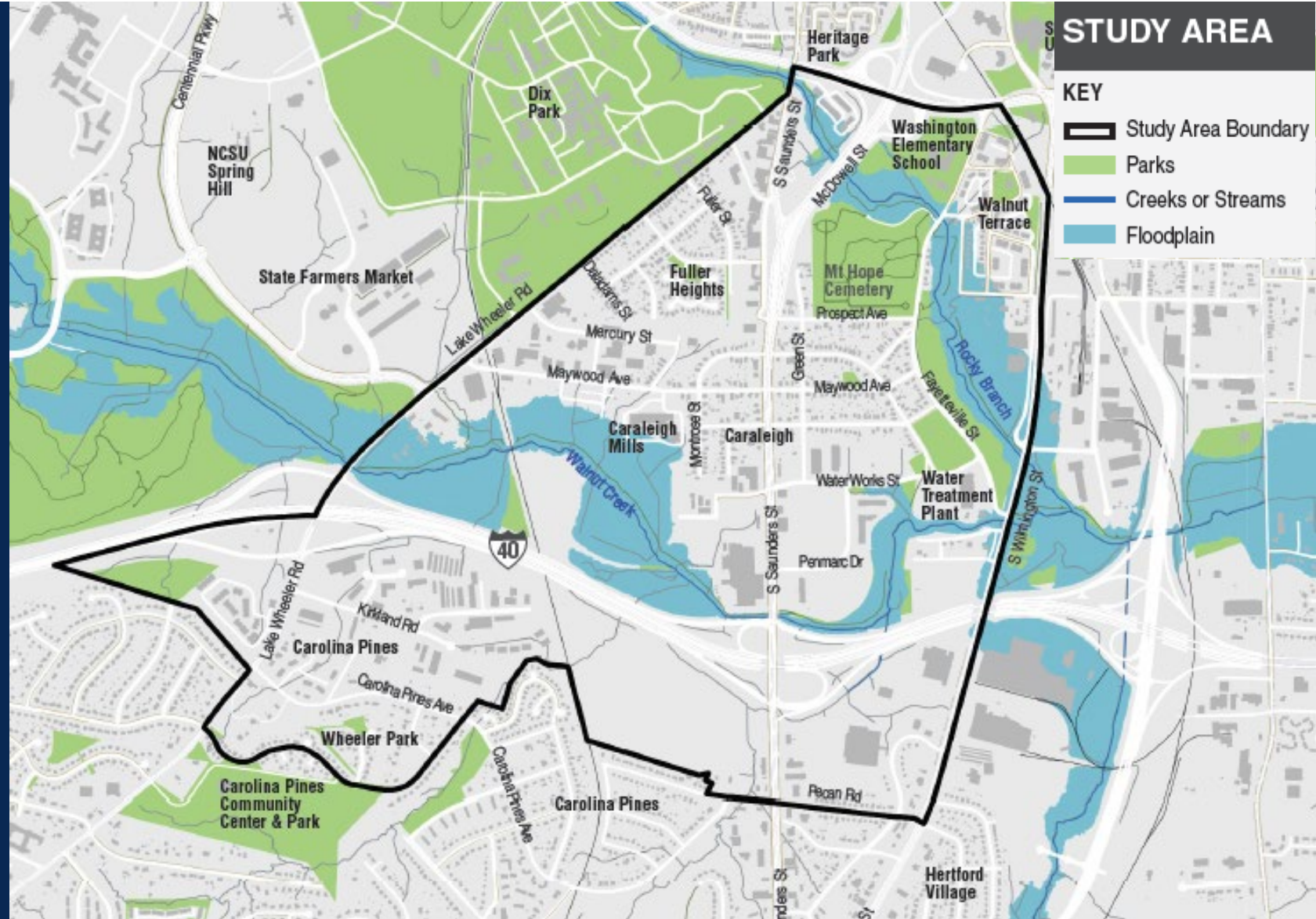
DEMAND Everyone needs a place to live, so demand goes up if more people are moving in.

SUPPLY When there’s not enough of something for every person who wants or needs it, prices go up.

AFFORDABILITY For housing, supply is also called “density,” or the number of homes in any particular area. If demand is increasing, more density can increase supply and help keep costs from rising too much.

Stormwater Infrastructure

- Walnut Creek and Rocky Branch Tributary connect the study area to surrounding neighborhoods.
- This means that in addition to creek flooding, new development in the study area could potentially impact downstream communities.
- Flooding impacts happen when we add impervious or hard surfaces to land, which causes more stormwater runoff to flow downstream, instead of soaking into the ground.



Stormwater Infrastructure

What are some tools that help capture stormwater runoff?

- Green stormwater infrastructure, such as bioretention swales to mitigate development impacts
- Preserving the floodplain to reduce flooding risk and incorporating recreational uses of green space
- High quality design that looks good and meets the City's stormwater design requirements



Example of rain garden at Raleigh Union Station

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

Participant Poll

What parts of the Dix Edge Community do you find most appealing --- aspects that either drew you to the area originally or make you want to live here in the future?

Small Group Activity

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

Large Group Report-Out

**Thanks for sharing your
thoughts and feedback!**

Participant Poll

“Affordable” housing can mean different things to different people. Select the highest price that you would consider “affordable” whether you prefer to rent or own.

Q&A

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Next Steps

- Survey Open through early March
- Workshop on Connectivity, Transportation, and Urban Design/Land Use on Feb. 24
- Affordable Housing Summit on March 18

For more information about participating in future events, visit:

raleighnc.gov/dix-edge



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Shaping a Shared Future.**

Contact Info

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raleighnc.gov/dix-edge