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
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
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

- **Fall 2020**: Listening Sessions, Visioning Workshops
- **Winter 2021**: “Phase Now” Public Workshops
- **Spring 2021**: Affordable Housing Summit, “Phase Soon” Public Workshops
- **Summer 2021**: “Phase Later” Public Workshops, Community Meetings - Recommendations
- **Spring 2022**: Final Council Approval
## What We’ve Heard So Far

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<td>» Pedestrian/Bicyclist safety</td>
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<td>» Losing Community Character</td>
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<td>» Environmental Concerns</td>
<td>» Grocery Stores, Gathering Places, Etc</td>
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<td>» Development, including Downtown South</td>
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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?

Dix Edge

- Monthly Base Rent

- 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.

Dix Edge Area Median Income (AMI)  
$39,863

$996 per month is 30% of the AMI for Dix Edge
### 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.
• 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.
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
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!
Thanks for sharing your thoughts and feedback!
“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.
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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