



**KNIGHTDALE**  
*start something*

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# 2025

## ANNUAL HOUSING REPORT INTRODUCTION

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The Town of Knightdale Development Services Department is pleased to deliver the inaugural Annual Housing Report.

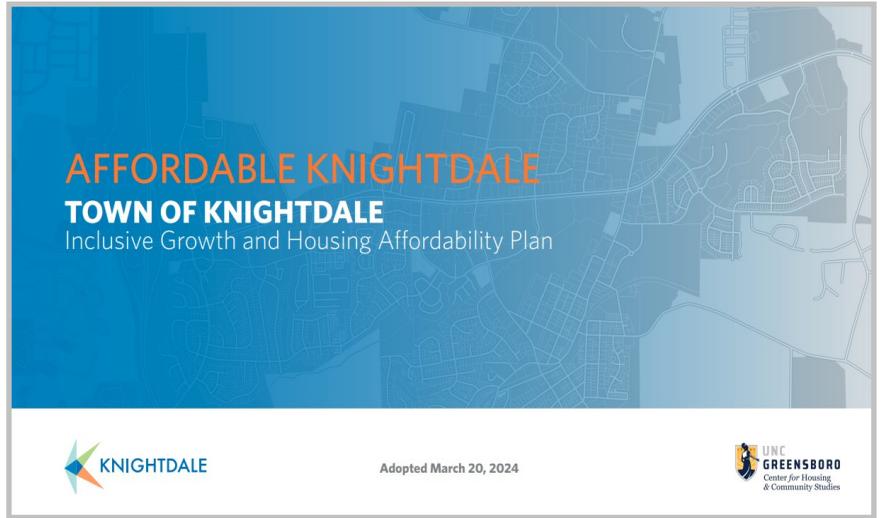
*Affordable Knightdale* was adopted by the Town Council in March 2024, establishing the Town's first ever plan to address housing affordability and inclusive growth.

As described on the following page, *Affordable Knightdale* put forward twelve recommendations within four broad categories. After providing a community profile, this report walks through each of the four categories, detailing the Town's achievements and successes of plan implementation.

The report includes data and statistics from the last three Fiscal Years and highlights all implementation successes and accomplishments since plan adoption.

# AFFORDABLE KNIGHTDALE

In early 2023, the Town of Knightdale, with the guidance and expertise of UNC-Greensboro's Center for Housing & Community Studies, initiated a planning process to identify community housing gaps and needs, and develop recommendations for specific strategies that result in inclusionary growth, while increasing housing options and affordability. This 14-month effort



concluded with the adoption of *Affordable Knightdale* in March 2024. The plan puts forward a path that aids in the realization of the Town's ambitious vision for an inclusive, livable, and affordable future. The action-oriented plan not only prioritizes affordable housing, but emphasizes the importance of inclusive and equitable growth.

## PLAN TASKS

The plan presents six tasks that create a roadmap for the Town to address the affordable housing challenges, with a 10-year implementation goal.

1. Explores the social, economic, and demographic forces that contribute to housing challenges.
2. Describes meeting with experts and neighborhood residents to discuss housing needs and solutions.
3. Sets the goals and articulates the guiding principles for affordable housing action.
4. Makes recommendations for action based on the data and information gathered.
5. Sets forth a plan for implementing the recommendations over the next ten years and measuring success
6. Clarifies the housing challenges for the Town, promotes outreach and education, and informs public opinion to support change.

## PLAN RECOMMENDATIONS

The following twelve recommendations, organized across four categories, were established to help achieve the Town's vision and implement the plan.

### FUNDING

1. Affordable Housing Trust Fund
2. Land Acquisition Policy

### PROCESS

3. Capacity Building & Community Engagement
4. Housing Advisory Board
5. Zoning Incentives

### SUBSIDY

6. Gap Financing
7. Development Partnerships
8. Direct Assistance

### DEMONSTRATION

9. Expand Housing Options
10. Mixed-Income Focus
11. Permanent Affordability
12. Inclusive, Livable Environment

## TOWN POPULATION

**21,829**

July 1, 2024 Estimate

**20,429**

July 1, 2023 Estimate

**6.9%**

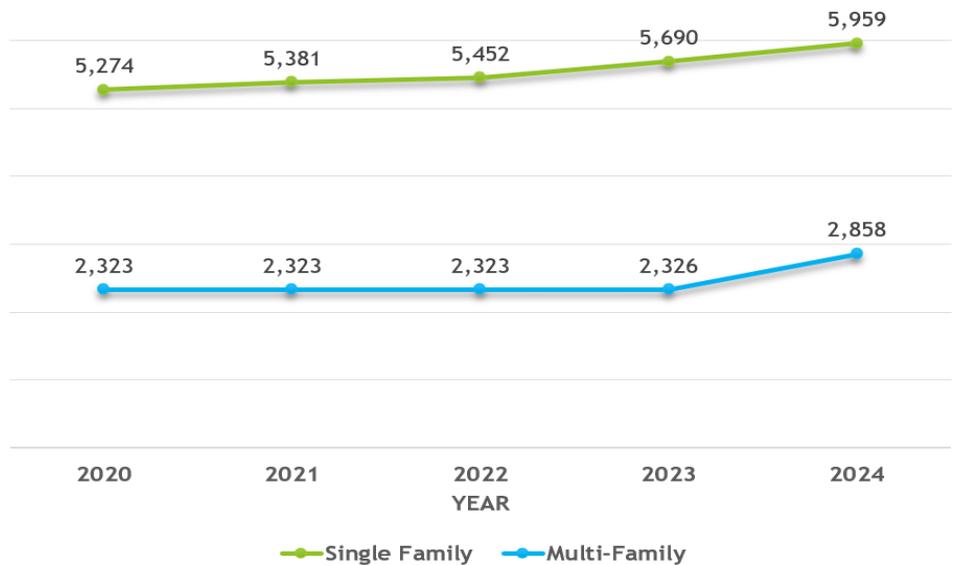
Annual Growth Rate



# COMMUNITY PROFILE

## HOUSING UNITS

The graph to the right shows the number of existing housing units in Knightdale over a five-year period. Multi-family saw a 23% increase over the time period, while single family (attached & detached) saw a 13% increase. Based on the number of approved units in the development pipeline, Knightdale will likely see a significant increase in number of housing units in the coming years.



### NUMBER OF HOUSEHOLDS



**7,530**

### HOME OWNERSHIP RATE



**64.3%**

### AVERAGE MONTHLY RENTAL RATE



**\$1,900**

### AVERAGE HOUSEHOLD SIZE



**3.06**

### MEDIAN HOUSEHOLD INCOME



**\$91,638**

### MEDIAN HOME SALES PRICE



**\$369,667**

# A wide variety of revenue tools are available to provide streams of funding into the Affordable Housing Trust Fund:

Town Treasury

New property tax levy

Allocation from existing property tax revenues

Developer payments

Donations from the community and philanthropy

HUD and other federal funds

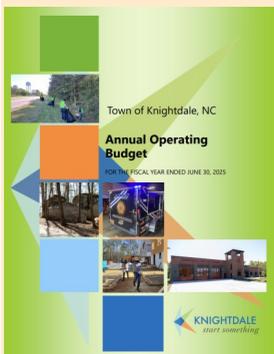
Recording fees



## FUNDING IMPLEMENTATION

The Funding recommendation category includes initiatives to create a pool of funds dedicated to affordable housing, identify funding and other resource streams, and establish a system for management and accountability for spending. These include **Affordable Housing Trust Fund** and **Land Acquisition Policy**.

### TRUST FUND - TOWN CONTRIBUTIONS



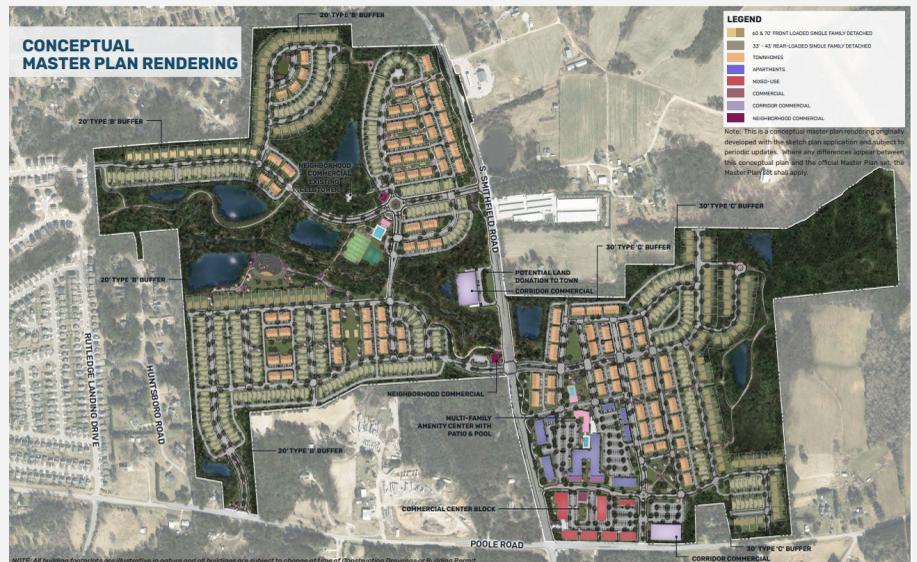
The FY25 Operating Budget established the Affordable Housing Trust Fund with a **\$25,000** contribution. Funds are meant to be used in a variety of ways, from multi-family rental development, to down payment

assistance, to repair and rehabilitation of existing affordable homes.

The Town has partnered with Habitat for Humanity's home preservation program to provide minor repairs and upgrades on **three homes** in Knightdale! The Trust Fund will provide a full roof replacement and two shower conversions for homeowners at 65% or less of the area median income (AMI). This is an exciting opportunity that we look forward to continuing and expanding in future years!

### TRUST FUND - DEVELOPER CONTRIBUTIONS

In April 2025, the Town Council approved Parkside at Westlake, a mixed-use development. As part of the rezoning, the developer offered to contribute to the Affordable Housing Trust Fund. Before final plat approval and recordation of each residential phase, a payment will be made into the fund in the amount of **\$100** per rear loaded lot and **\$250** per front loaded lot. Over the lifetime of the project, **\$110,350** will be contributed to the fund.



# PROCESS IMPLEMENTATION

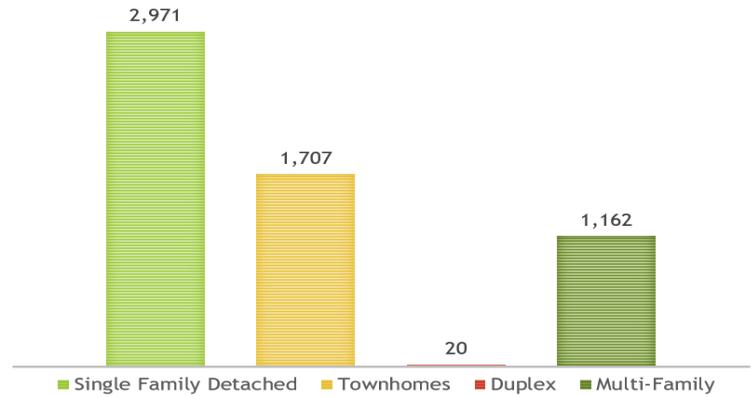
The Process category consists of elements that build expertise and skills among local stakeholders in the affordable housing sector, and that establishes the kinds of organizational structures needed to deliver housing services effectively and implement the Plan initiatives. These include **Capacity Building & Community Engagement, Housing Advisory Board, and Zoning Incentives.**

The tasks below fall under **Capacity Building & Community Engagement:**

**ANNUAL REPORTING** - This document is the inaugural Housing Report. It is meant to annually report on key housing metrics, account for all spending, and provide a progress report on plan implementation.

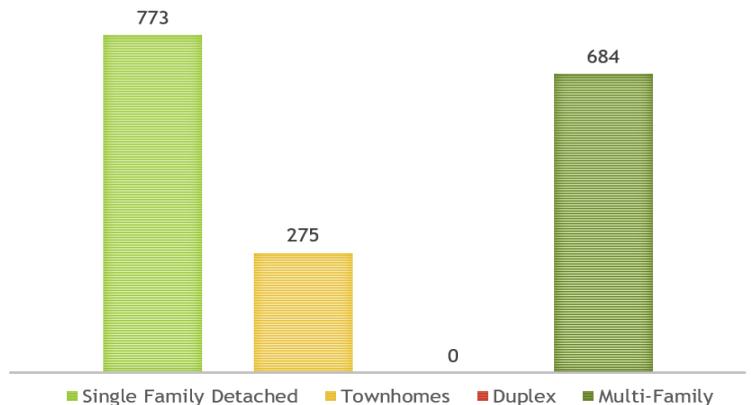
**HOUSING RESOURCE CENTER** - Town staff is actively working to create a digital housing resource center on the Town's website to assist residents with accessing housing options.

**PARTNERSHIPS** - Knightdale continues to grow capacity by fostering and building our relationship with Wake County Housing Affordability & Community Revitalization and other housing partners, allowing the Town to collaborate in providing more housing affordability. In early 2025, staff participated in conversations with a consultant working on behalf of Wake County, Cary, and Raleigh on the *Analysis of Impediments to Fair Housing* report to review affordable housing challenges and opportunities in the region.



## ZONING INCENTIVES & EXPANDED HOME CHOICES

“Missing Middle” refers to the range of housing types between a single-family detached home and a mid to high-rise apartment building. The chart *above* reflects the number of housing units *approved* between FY23 and FY25. Missing Middle units (townhome & duplex) comprised 29.5% of the total approved. The chart *below* illustrates the number of units *delivered* to the market in the same time period (Certificates of Occupancy issued), with Missing Middle units making up 16% of the total. While the number of Missing Middle units is increasing, *Affordable Knightdale* recommends reviewing the UDO for opportunities to expand Missing Middle units and housing types.



## ACCESSORY DWELLING UNITS

*Affordable Knightdale* called for amending the Unified Development Ordinance to change the approval process for Accessory Dwelling Units (ADU). In **May 2024**, ZTA-2-24 was approved, revising the approval process for ADUs from a Special Use Permit to by-right in every residential zoning district. Both detached and attached units are permitted by Knightdale's UDO.

While only **one** building permit for construction of an ADU has been issued since this ordinance change, staff receives many inquires about ADUs and anticipates permitting additional units in the coming years.



## RALEIGH RESCUE MISSION

The Garden, a residential campus focused on providing safe and stable housing for women and children experiencing situational homelessness is currently under construction at the corner of Knightdale Eagle Rock Road and Mailman Road. The project will have 101 units, as well as education amenities and recreational spaces.

The Town was able to assist with the **early release** of two of the facility's building permits, helping the project meet tight construction deadlines. As the project progresses, Town staff will evaluate additional ways to support the project.



# SUBSIDY IMPLEMENTATION

The Subsidy category includes the various kinds of housing subsidies, whether direct assistance to individual homeowners and renters or support to developers for the creation or rehabilitation of affordable housing. These include **Gap Financing**, **Development Partnerships**, and **Direct Assistance**.

So far, progress within this category focuses on Development Partnerships, some of which are highlighted here. Financial assistance will be explored further in years to come.

## HABITAT FOR HUMANITY

Flowers Place, a subdivision of 17 detached single-family homes, is Knightdale's first Habitat for Humanity development. Approved in February 2020, the neighborhood started construction in May 2022, and received its final Certificate of Occupancy in June 2025.

To further demonstrate support, the Town agreed to assist Habitat for Humanity by assuming ownership and maintenance of the stormwater pond after completion. This will save the homeowners in their monthly HOA dues, helping to keep the neighborhood affordable. The final ownership transfer is anticipated to take place by the end of the year.

## NORTHSIDE COMPASSION PROJECT

The Northside Compassion Project has owned a duplex on Maple Street since 2013, providing transitional housing services to those in need. Unfortunately, last year the duplex had to be demolished due to mold and foundation issues. The organization has partnered with Mattamy Homes and is proposing to build two quadplexes (eight total units). Staff will continue to work with the Compassion Project and Mattamy Homes and assist with the required legislative rezoning process.

This project may present an opportunity for Town partnership and to utilize the Affordable Housing Trust Fund or provide other financial support.

# DEMONSTRATION IMPLEMENTATION

The Demonstration category consists of pilot programs and demonstration projects that align with the objectives of *Affordable Knightdale*. These include **Expand Housing Options, Mixed-Income Focus, Permanent Affordability, and Inclusive, Livable Environment**.

## MIXED INCOME HOUSING

This term generally refers to residential settings where some housing units in the same building or same development are subsidized and others are priced at the market rate. The result is that units are affordable to households with different income levels.

Mailman Post, approved in January 2024, included the **dedication of ten townhome units** as affordable rental units for households earning no more than 80% of the area median income (AMI). Terms of affordability will be documented via a restrictive covenant. These units will be spread throughout multiple buildings and the balance of the neighborhood will be market rate.

## 3-YEAR HOUSING PRODUCT TREND

Incorporating housing types of varying sizes and different price points within a development naturally results in attracting individuals and families of different incomes. As shown in the chart below, the vast majority of Knightdale’s residential approvals include more than one housing type. Many also include smaller-scale commercial. All of these elements help to create and promote a diverse, inclusive, and livable community.

## EXPAND HOUSING OPTIONS

Lyndon Oaks, approved in July 2024, achieves several recommendations of *Affordable Knightdale*. The development is comprised of a variety of housing types and lot sizes, including front and rear-load single family detached, alley loaded townhomes, and duplexes. These product types are intermingled throughout the neighborhood, rather than clustered in homogenous pods. Smaller footprint homes, ranging from 800-1,000 square feet are also included in the housing product mix.



		SFD Front Load	SFD Rear Load	TH Rear Load	TH Front Load	Duplex	Multi-Family
FY25	Parkside at Westlake	X	X	X			X
	Lyndon Oaks	X	X	X		X	
FY24	Mailman Post	X	X	X			
	Haven at Griffith Meadows	X	X	X			
FY23	Weldon	X	X	X			
	Robertson Crossing	X	X	X			
	DeWitt Parkstone						X
	Downtown North		X	X			X
	Camden Park			X			
	River Pointe	X	X				
	Harper Preserve	X	X	X			
	The Garden & Retreat at Robertson	X	X				X
	Creekview Crossing	X	X	X			X
	Brio	X	X	X	X		X

SFD = Single Family Detached  
TH = Townhome

# INCLUSIVE **LIVABLE** TOWN

It's not just *Affordable Knightdale* that focuses on inclusivity. The principles of **inclusion** and **livability** are evident throughout many of the Town's adopted plans - *KnightdaleNext V.2 2035 Comprehensive Plan*, *Comprehensive Transportation Plan*, and *Knightdale Strategic Plan* - to name a few. This desire and commitment is also documented in the Town's vision statement.



The quality of housing is not determined only by the number of rooms or the materials used, but also the context in which it is provided. A large part of ensuring Knightdale is an inclusive, livable community means supporting walkability, bikability, and transit-oriented design. Town projects, like the recently completed **Mingo Creek Greenway Extension** (above), **Knightdale Blvd. pedestrian improvements** (right), the future **Old Knight Rd. sidewalk installation**, **Route 33 service expansion**, and participation in the **NE Area SmartRide program** all demonstrate the Town's commitment to these principles and vision.

“ Knightdale is an inclusive and connected urban small town with unique gathering places that foster a sense of community. ”

-*Knightdale 2023 Strategic Plan*



## CLOSING **REMARKS**

The Town of Knightdale is making gains in implementing *Affordable Knightdale* and will continue making progress over the coming years. Additional opportunities to collaborate with and assist housing partners will be explored and evaluated. Increased, dedicated funding will help to leverage these partnerships, allowing the Town to participate in larger projects, resulting in larger impacts.

The Town will also continue to work with the development community to ensure new developments are setting aside affordable units or otherwise meeting the recommendations of *Affordable Knightdale*.

## VOLUNTEER DAYS WITH HABITAT FOR HUMANITY

Knightdale Town Council and staff are grateful to have had **two opportunities** to participate in construction of the Flowers Place development, the first Habitat for Humanity neighborhood in Knightdale. In January 2024, volunteers helped with installing windows and building decks. Most recently in April 2025, volunteers cleaned homes and assembled and mulched the neighborhood playground. We enjoyed providing helping hands wherever needed and truly appreciate our non-profit partners like Habitat for Humanity.

