



KNIGHTDALE
start something

2026 ANNUAL HOUSING REPORT INTRODUCTION

The Town of Knightdale Development Services Department is pleased to deliver the 2026 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.

The Plan puts forward twelve recommendations within four broad categories. After providing a current community profile, this report highlights the Town's achievements and successes of plan implementation, and displays data and statistics categorized by housing type within Fiscal Year 26 (*July 1, 2025 - June 30, 2026*).

The Town has successfully started implementing many recommendations of *Affordable Knightdale*, but there is still work to be done. The report closes with a glimpse of anticipated action items for the coming fiscal year!

TOWN POPULATION

24,133

July 1, 2025 Estimate

18.6%

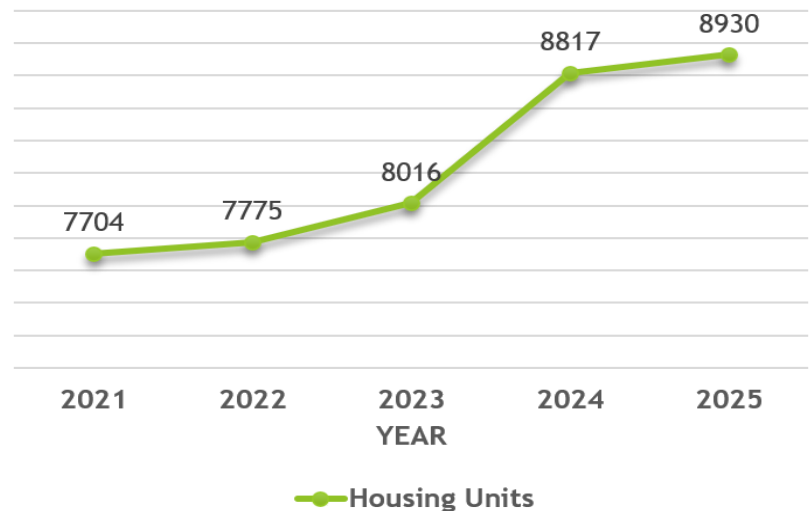
5-year Percent Change



COMMUNITY PROFILE

HOUSING UNITS

The graph to the right shows the number of existing housing units in Knightdale over a five-year period (includes both single family and multi-family units). The completion of several apartment communities account for the large jump in units after 2023. With more than 9,000 housing units currently entitled, Knightdale's unit count is sure to drastically increase in the coming years.



NUMBER OF HOUSEHOLDS



7,594

HOME OWNERSHIP RATE



64.7%

AVERAGE MONTHLY RENTAL RATE



\$2,008

AVERAGE HOUSEHOLD SIZE



3.17

MEDIAN HOUSEHOLD INCOME



\$103,220

MEDIAN HOME SALES PRICE



\$337,333

FUNDING

This 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.

DEVELOPER CONTRIBUTIONS

In FY26, **three** residential developments committed to contributing to the Affordable Housing Trust Fund as part of the rezoning process. These payments will be collected prior to final plat approval and recordation of each residential phase of the developments.

- ♦ *Terravita* - **\$25,000** committed
- ♦ *Faison Reserve* - **\$26,350** committed
- ♦ *Overlook on Old Crews* - **\$26,400** committed

Since the fund was established, over **\$188,000** has been committed by private development!

TOWN CONTRIBUTIONS

In FY26, the Town earmarked **\$25,000** in the operating budget for affordable housing needs. This money allowed us to provide direct financial assistance to **two homeowners** for exterior maintenance and upkeep. Providing this assistance helps residents be able to stay in their homes.

DEMONSTRATION

This category consists of pilot programs and demonstration projects that align with the Plan objectives.

EXPANDED OPTIONS & MIXED INCOME FOCUS

Incorporating housing types of varying sizes and different price points within a development naturally results in attracting individuals and families of different incomes. There were six residential project approvals in FY26 - all included **at least two** housing types, with the majority of approvals including **three** housing product types. Mallard Cove introduced a new home type to Knightdale—**cottage courts**.

INCLUSIVE, LIVABLE TOWN

Knightdale is strongly committed to being and remaining an inclusive, connected, and livable community. A huge part of this means supporting walkability, bikability, and transit-oriented design. Staff has been working on several projects that further this initiative: Sidewalks will be added to Old Knight Road in late 2026; Street lights and pedestrian lighting will be installed across town; Additional sidewalk connections will be made on Smithfield Road and First Avenue in late 2027.

PROCESS

This category consists of elements that build expertise and skills among local stakeholders in the affordable housing sector, and that establish the kinds of organizational structures needed to deliver housing services effectively and implement the Plan initiatives.

COMMUNITY ENGAGEMENT & PARTNERSHIPS

The Town partnered with **Fair Chance NC** to provide Poverty Remediation Counselor Advisor training. We're proud to report eight Knightdale community members completed this 12-week certification program!

Development Services staff continue to build our partnership with **Wake County**. In the fall of FY26, we met to discuss programs and funding sources to assist with road improvements and home repair and maintenance services.



ZONING INCENTIVES

Knightdale has not seen a strong influx of Accessory Dwelling Units (ADU), with only **one** permit being issued in FY26. However, to promote awareness and make information more accessible, ADU requirements have been added to the Development Services [Frequently Asked Questions](#) page.

Town staff continue to work with developers to encourage the inclusion of ADUs in new residential developments. Two developments approved in FY26 included a voluntary zoning condition that the Homeowners Association cannot prohibit ADUs, only regulate their location and design.

SUBSIDY

This 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.

DEVELOPMENT PARTNERSHIPS

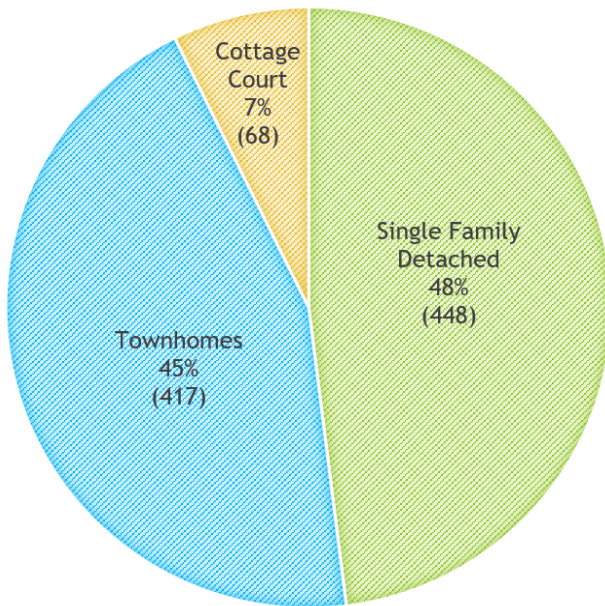
Raleigh Rescue Mission's The Garden is set to open in late Summer 2026. As this facility becomes operational, the Town will look into additional ways to provide support and assistance.

The Northside Compassion Project continues to work toward redevelopment of their lot on Maple Street. As the plans work through the approval process, the Town will investigate partnership and funding opportunities.

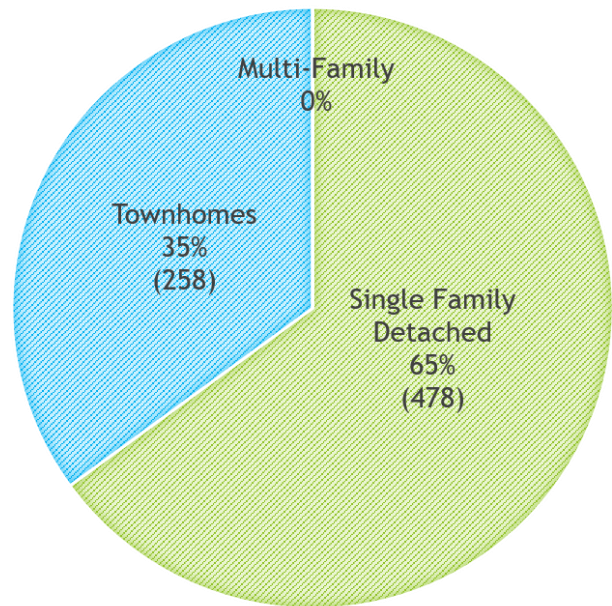
DATA & STATISTICS

Affordable Knightdale emphasizes the importance of a community offering a wide range of housing types, which then naturally results in attracting individuals and families of different income levels. This concept helps to create and promote a diverse, inclusive, and livable community. The charts below display Fiscal Year 26 data by housing type.

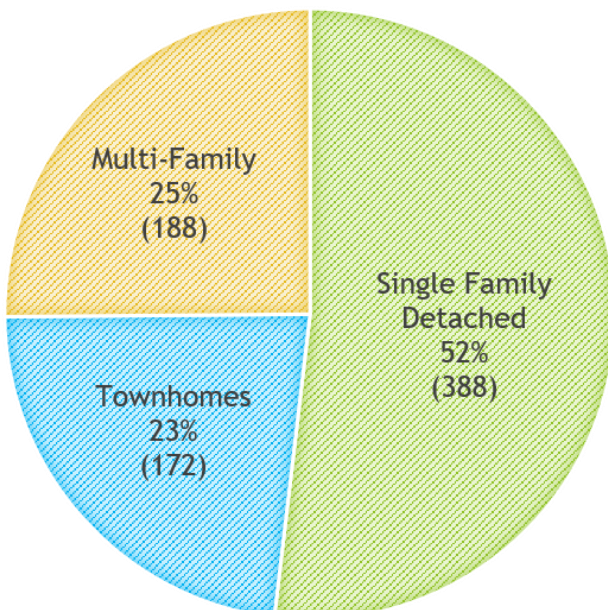
PRODUCT MIX OF REZONING APPROVALS



BUILDING PERMITS ISSUED



CERTIFICATES OF OCCUPANCY ISSUED



LOOKING AHEAD

Successful plan implementation relies on both internal efforts by elected officials and staff, and by external partners like the development community and nonprofits. There are several items already planned for FY27—check them out below!

- ♦ Creation of an Online Housing Resource Center
- ♦ Evaluation of the UDO for areas to streamline approvals, making housing more constructable and achievable
- ♦ Provide direct financial assistance to additional homeowners
- ♦ Delivery of 10 affordable townhome units in Mailman Post—units will be deed restricted to 80% AMI
- ♦ Construction and delivery of additional “Missing Middle” housing units, such as duplexes, cottage courts, and townhomes
- ♦ Utilize the Affordable Housing Trust Fund to partner with non-profit developers to construct affordable homes
- ♦ Town funding of projects to fill infrastructure gaps, adding to Knightdale’s inclusive and livable qualities