

Item Title: Updated Unit Mix for Duplex Village

Specific Action Requested:

That the Board of Commissioners approves an updated affordability and unit mix for Duplex Village in Raleigh, NC.

Item Summary:

Purpose: The Board of Commissioners approves all Wake County real estate transactions.

Background: On April 20, 2026, the Board of Commissioners approved a loan of up to \$518,895 to Blue Ridge Cascade (“Developer”) on behalf of a to-be-formed entity to support the development of Duplex Village, a 132-unit affordable rental development for families to be located on a City of Raleigh-owned parcel at 1944 New Bern Avenue in Raleigh. Following approval of the Wake County loan, the Developer received feedback from the City of Raleigh’s Transportation Department through the development site plan review process that resulted in a reduction of the site’s buildable area to accommodate site access requirements. Right-of-way dedication and required building and parking setbacks required a slight reduction in the building footprint.

The development is now proposed to include 129 units instead of 132 units. The three units subtracted from the total development would have served families earning 60% of the area median income (AMI); the affordability mix is otherwise unchanged from the original proposal. The development as revised meets all threshold criteria for funding recommendation through the Affordable Housing Development Program and will add 129 units of affordable housing in a future Bus Rapid Transit corridor. Staff recommend approving the requested project update.

Strategic Plan: This action supports Community Health and Wellbeing Goal 1: Create and preserve 2,500 affordable housing units by 2029.

Fiscal Impact: No additional funding is being requested. The initial award was made with previously-appropriated funds for AHDP proposals in the Housing Affordability and Community Revitalization Special Revenue Fund, the Housing Affordability and Community Revitalization CIP Fund, and the American Rescue Plan Act Fund.

Additional Information:

Duplex Village will be developed at 1944 New Bern Avenue in Raleigh, on a site that the City will lease to the Developer. Wake County’s loan was approved at 1.0% interest during construction and 1.0% interest during the permanent phase with a variable annual

repayment schedule for a 15-year term and a balloon payment at the end of the term. There are no proposed changes to the approved loan terms. The developer agreed to the approved 80-year affordability period.

The table below illustrates the proposed change in unit count and affordability mix.

Duplex Village Income Distribution

Income Limit	# Units – Original	# Units - Proposed
30% AMI	35	35
50% AMI	26	26
60% AMI	21	18
70% AMI	50	50
Total	132	129

Due to site infrastructure costs, the impact of the reduced development footprint to the total development cost is negligible and the staff consider the approved loan amount to still be appropriate. Overall, the project remains responsive to the County’s AHDP criteria and will be a viable project that provides affordable housing units serving very low-income households, including 13 units set aside for Wake County’s Rental Assistance Housing Program (RAHP) voucher clients. The will serve very low-income households, with 61 units targeting households earning 50% of the AMI and below and a partnership with the Raleigh Housing Authority for project-based rental assistance vouchers.

Federal funding requires the County to utilize Area Median Income (AMI) as a key affordable housing metric to determine program or project eligibility. AMI is defined as the midpoint of a specific area’s income distribution. Wake County utilizes the Raleigh Metropolitan Statistical Area (MSA) as the geographical area, identified by the Census Bureau. AMI is updated annually by HUD utilizing American Community Survey (ACS) data and other sources. The specific methodology can be found online at www.huduser.gov.

The following table illustrates income limits by household size for the proposed units at Duplex Village.

Household Size	30% AMI	50% AMI	60% AMI	70% AMI
1 Person	\$27,870	\$46,450	\$55,740	\$65,030
2 People	\$31,860	\$53,100	\$63,720	\$74,340
3 People	\$35,850	\$59,750	\$71,700	\$83,650
4 People	\$39,810	\$66,350	\$79,620	\$92,890

Attachments:

None.