



**Town Council Work Session**  
**March 18, 2025 | 3:30 PM**  
**Apex Town Hall | 73 Hunter Street, Apex, NC**  
**3rd Floor Training Rooms A and B**

---

- 1. Call to Order | Pledge of Allegiance**  
*Mayor, Jacques K. Gilbert*
- 2. Team Building Activity Follow-up – Town Council Retreat Feb. 2025**  
*Dr. Ruth Steidinger, Steidinger Consulting*
- 3. Housing Program Update**  
*Marla Newman, Director, Community Development and Neighborhood Conn. Dept.*  
*B. Lamont Taylor, Housing Program Manager, Community Development and Neighborhood Conn. Dept.*  
*Jeff Sauser, Co-Founding Principal, CommunityScale*  
*Andre Anthony, Chief Executive Officer, Dorcas Ministries*
  - a) Current Projects and Activities**
  - b) Town Policy Considerations**
  - c) Funding Needs**
- 4. S-Line Mobility Hub Feasibility Study**  
*Shannon Cox, Long Range Planning Manager, Planning Department*  
*Will Letchworth, P.E., Vice President of Transportation, McAdams*
- 5. Adjournment**

**ANNOUNCEMENTS**

Members of the public can access and view the meeting on the Town's YouTube Channel <https://www.youtube.com/c/TownofApexGov> or attend in-person.

**Accommodation Statement:** Anyone needing special accommodations to attend this meeting and/or if this information is needed in an alternative format, please contact the Town Clerk's Office. The Town Clerk is located at 73 Hunter Street in Apex Town Hall on the 2nd Floor, (email) [allen.coleman@apexnc.org](mailto:allen.coleman@apexnc.org) or (phone) 919-249-1260.

# Affordable Housing Comprehensive Update

## March 18, 2025

**Community Development & Neighborhood Connections**




# Affordable Housing Comprehensive Update

## Agenda Items

- I. Current Projects and Activities
- II. Town Policy Considerations
- III. Funding Needs



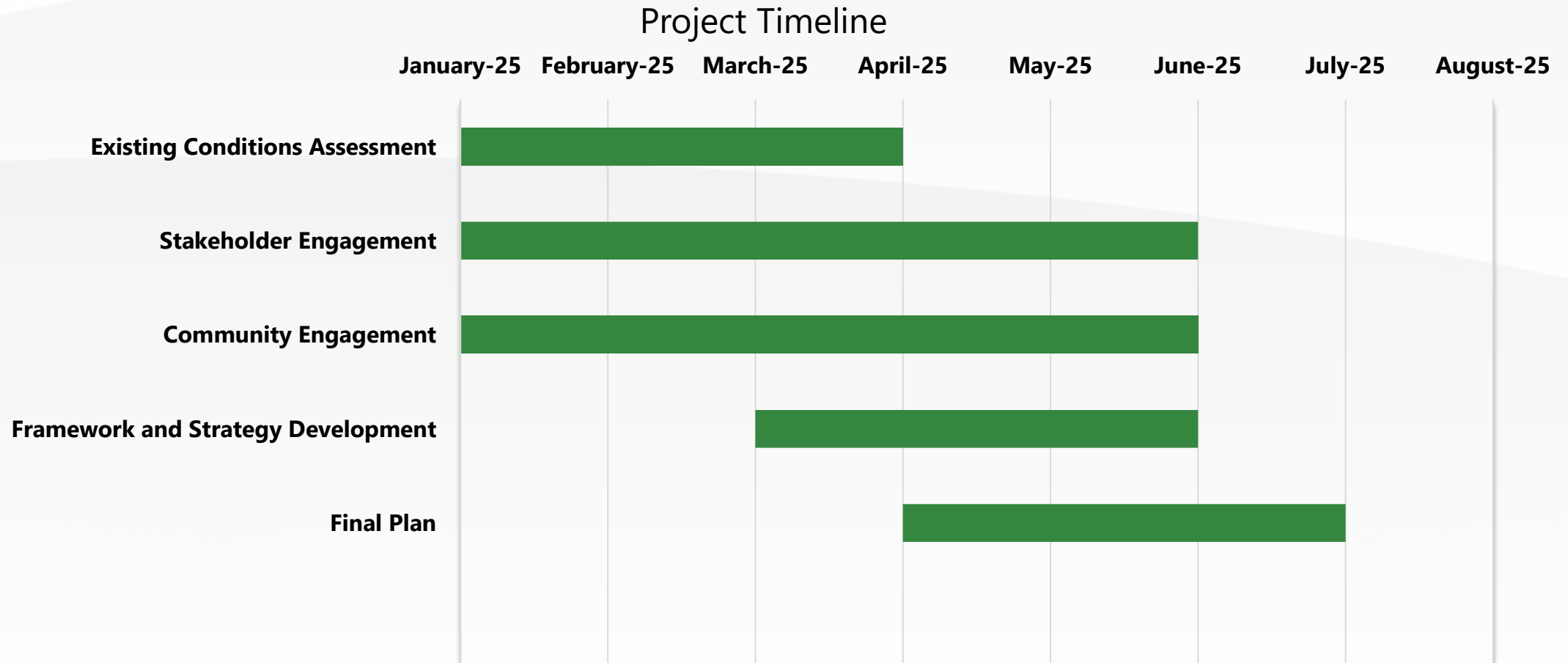
# Current Projects and Activities

- Affordable Housing Plan Update
  - Abbey Spring Apartments
  - Apex Cares Housing Rehabilitation Program
  - Hughes Street Property Site Development
- 



# Affordable Housing Plan Update

CommunityScale, Inc. was selected as the firm to update the 2021 Apex Affordable Housing Plan.





# Affordable Housing Plan Update

## Community Engagement Events

| February  | April   |
|---|---|
| <b>Community Stakeholder Focus Groups</b> <ul style="list-style-type: none"><li>• Market Rate Developers</li><li>• Affordable Housing Developers</li><li>• Residents</li><li>• Non-profit Community Organizations</li><li>• Town and County Staff</li></ul> | <b>Community-Wide Events</b> <ul style="list-style-type: none"><li>• Resident Roundtables</li><li>• Apex Housing Academy &amp; Aspirations Workshop</li></ul> |

# Abbey Spring Apartments

- Previously approved for \$1,171,700 of Town Funds.
- Due to a \$4 million financing gap, the project could not move forward as proposed.
- Evergreen Construction has restructured the project financing and submitted a 9% LIHTC application to NCHFA for the 2025 award cycle.
- Evergreen Construction has resubmitted a funding request to the Town (\$1,470,000) and the County (\$1,470,000).
- Wake County staff will recommend the funding request for BOCC approval on April 24.



# Abbey Spring Apartments

Abbey Spring Apartments is a 56-unit affordable development for seniors being developed by Evergreen Construction. The development will be located on 5.01 acres on West Williams Street. The site is near several amenities, including shopping and grocery stores.

| Unit Type | Target AMI% | Unit Count | Monthly Rent |
|-----------|-------------|------------|--------------|
| 1BR       | 30          | 7          | \$575        |
| 2BR       | 30          | 7          | \$700        |
| 1BR       | 50          | 7          | \$1,000      |
| 2BR       | 50          | 7          | \$1,200      |
| 1BR       | 60          | 15         | \$1,200      |
| 2BR       | 60          | 14         | \$1,450      |



# Apex Cares Housing Rehab Program - Guidelines

## Program Guidelines

| Criteria               | Homeowner Rehab                      | Urgent Repair                        | Architectural Barrier Removal  | Weatherization                                   |
|------------------------|--------------------------------------|--------------------------------------|--|--|
| Qualifying Households  | No age restriction<br><br>Homeowners | No age restriction<br><br>Homeowners | Elderly (62 years of age or older) and/or disabled<br><br>Homeowners and Renters | No age restriction<br><br>Homeowners and Renters |
| Household Income Limit | 65% AMI                              | 65% AMI                              | 65% AMI  | 65% AMI  |
| Ownership Tenure       | 3 years                              | 3 years                              | n/a  | n/a  |
| Maximum Assistance     | \$40,000                             | \$15,000                             | \$5,000  | \$2,500  |
| Form of Assistance     | *Forgivable Loan                     | Grant                                | Grant  | Grant  |
| Loan Term              | 10 years                             | n/a                                  | n/a  | n/a  |

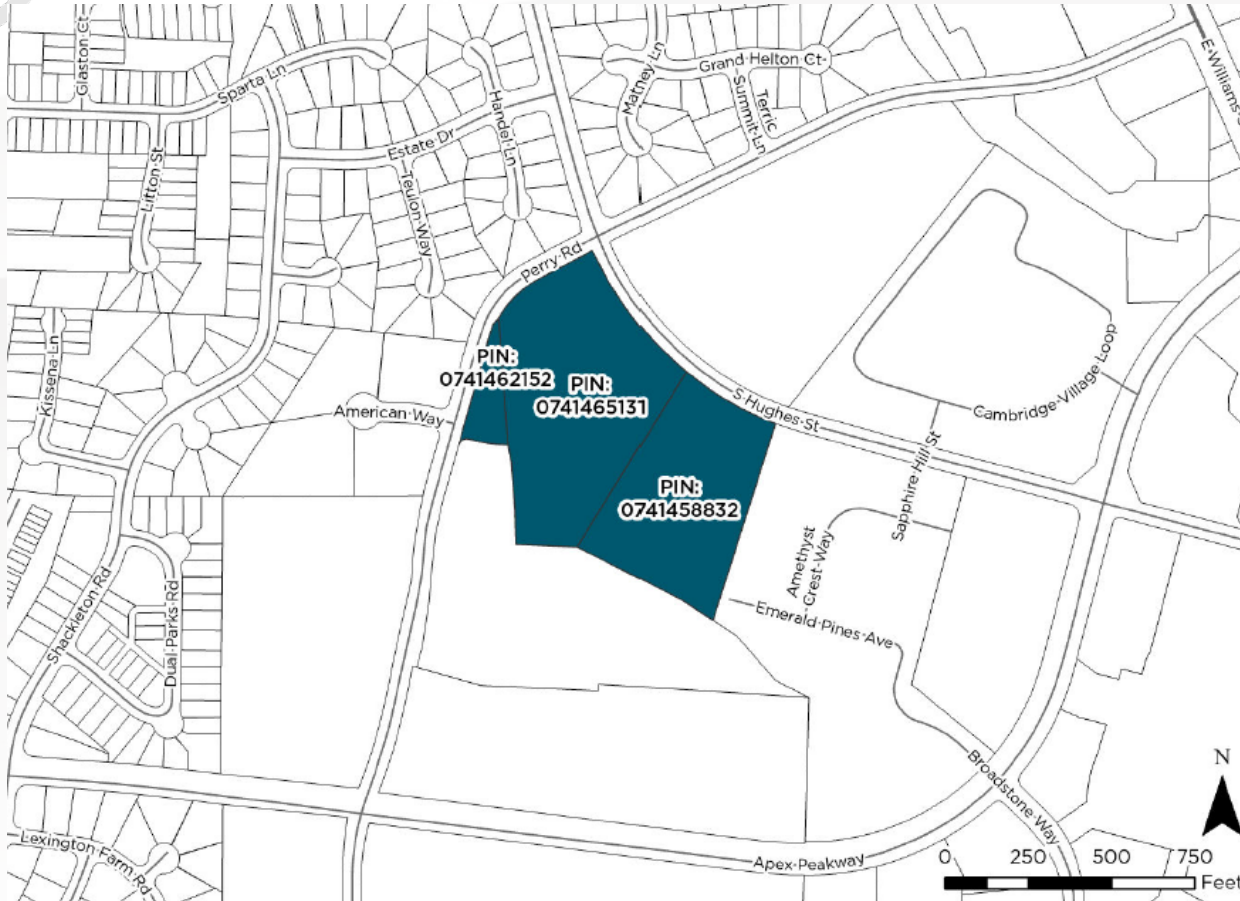


# Apex Cares Housing Rehab – Program Update


- The program is administered by Preserving Home (formerly Rebuilding Together of the Triangle) and provides up to \$40,000 for home repairs.
- Program implementation is currently underway.
- Currently 2 homes are in the pipeline for repairs.



# Hughes Street Site




The 12.43 acre site is located at 930 Hughes Street, immediately south of the intersection of Perry Road and Hughes Street.



# Hughes Street Site – Currently Underway

- Submit a re-zoning and PUD site plan pre-application for TRC review.
- Phase 2 Environmental Assessment
- Evaluate potential CIP funding for infrastructure improvements and site prep to improve the suitability for development.
- Select firm to create site plan and highest and best use analysis.
- Explore public-private partnership opportunities.





# **Public-Private Partnership Opportunity – Purpose Built Community**

## **What is a Purpose-Built Community?**

- Purpose-built communities are intentionally designed neighborhoods aimed at fostering holistic community development.
- They integrate mixed-income housing, educational opportunities, health services, employment opportunities, and retail spaces within walkable neighborhoods.
- These communities prioritize social equity, economic mobility, and improved quality of life.



# Example of a Purpose-Built Community: Southeast Raleigh Promise Project

**Partnership:** Collaboration among YMCA, DHIC (affordable housing developer), Wake County Public Schools, and local nonprofits.

## **Key Features:**

- Mixed-income housing (rental and ownership options).
- YMCA Community Center with educational and health programs.
- Community-specific elementary school to enhance educational outcomes.
- Integrated support services addressing health, wellness, and economic stability.



# Proposed Dorcas/WWCM and Town of Apex Partnership

**Location:** 12+acre property acquired by the Town of Apex.

## **Development Summary:**

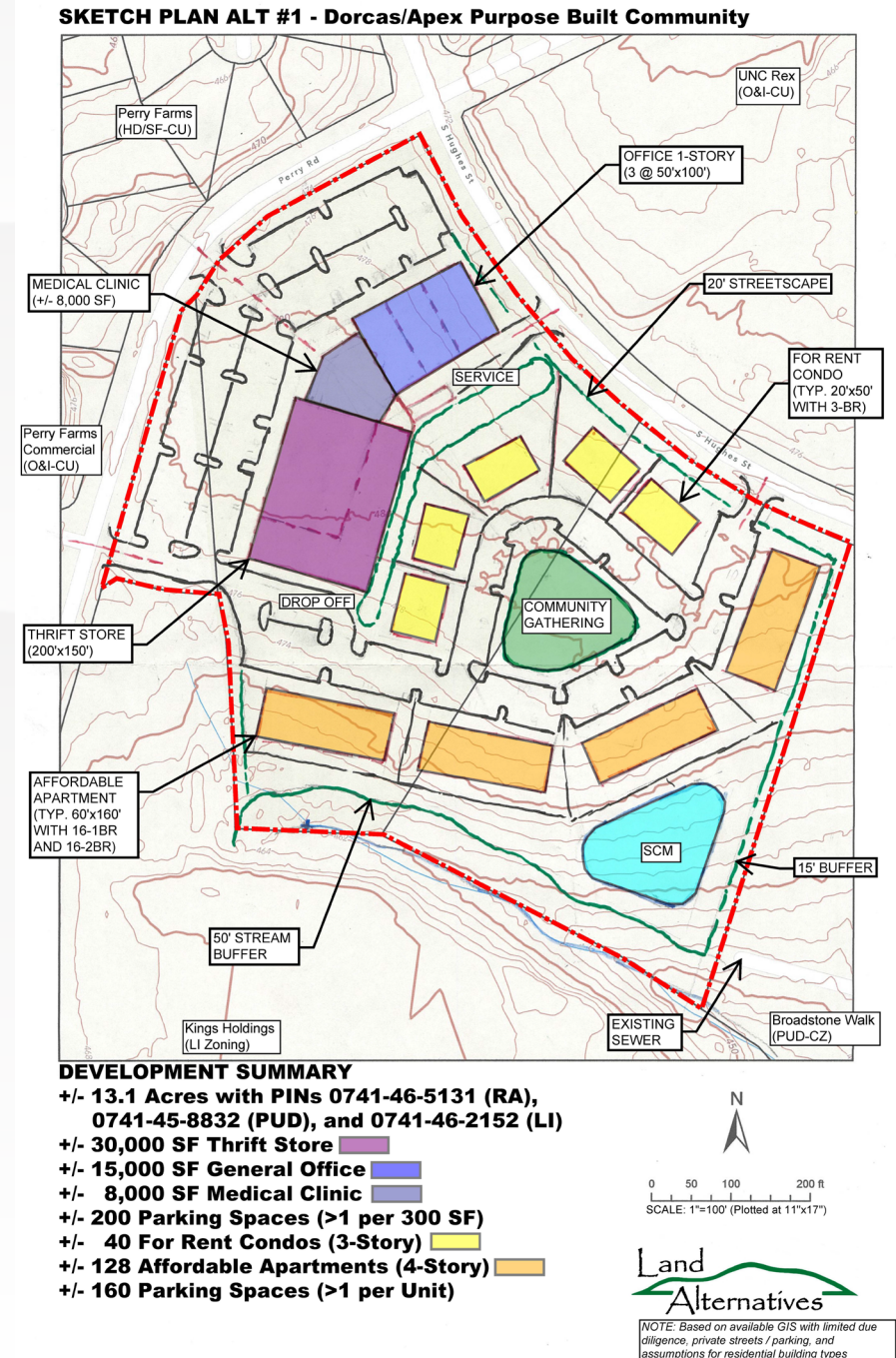
- Dorcas Thrift Store
- Offices and Social Services Facility (includes food pantry, workforce development, veteran support, etc.)
- Space reserved for potential medical clinic (Federally Qualified Health Center) and/or other partner(s)
- Mixed-income housing: owned and rented; townhomes/condos/apartments
- Community gathering spaces, green spaces, and walkable streetscapes
- Ample parking



# Why Partner with the Town of Apex?

- **Shared Vision:** Commitment from the Town to community well-being aligns directly with Dorcas and WWCM's mission of comprehensive community support.
- **Collaboration and Resources:** Partnership provides access to town expertise, infrastructure, and resources that enhance the project's feasibility and sustainability.
- **Local Impact:** Joint development ensures services and infrastructure directly reflect and meet community needs.
- **Sustainability and Growth:** A strong public-private partnership lays the groundwork for ongoing growth, economic vitality, and improved quality of life for residents.

Example of what the  
Dorcas/WWCM and  
ToA partnership  
COULD look like.





## Hughes Street Site – Next Steps

- Explore partnership with Dorcas/WWCM
- Issue a Request for Qualifications (RFQ) for planning and design services.  
The scope of desired qualifications will include:
  - Community development planning
  - Land use planning
  - Community and stakeholder outreach
  - Analysis of existing water, sewer and stormwater infrastructure
  - Analysis of environmental conditions
  - Analysis of existing transportation conditions and capacity
  - Traffic engineering and modeling
  - Market analysis and development economics
- Select firm to create site plan and highest and best use analysis.



# Hughes Street Site – Next Steps

| March 2025   | April 2025   | May 2025                           | June – December 2025              |
|--|--|------------------------------------|-----------------------------------|
| Consult with Planning staff and submit ToA application for re-zoning and site plan | Request qualifications for site planning and design services | Evaluate proposal qualifications   | Anticipated contract deliverables |
|  |  | Execute contract for selected firm |                                   |





# Town Policy Considerations

Establishment of a Community Land Trust

Employer-Assisted Housing

Affordable Housing Incentive Zoning Policy





# What is a Community Land Trust?

A community land trust (CLT) is a structure that allows land to be held “in trust” for community needs, outside of the influence of market pressures. The CLT model connects income-qualified homebuyers with **perpetually affordable**, quality homes using the national **Community Land Trust model**.

# Community Land Trust Model

## The CLT will:

- 
- Acquire property in a focused area from various sources
  - Facilitate rehab or new construction
  - Set sales price to ensure permanent affordability\*
  - Find qualified buyer and provide supportive services

CLT Ownership

## CLT Sells Structure to Buyer

## CLT Still Owns Land

Provides 99-year Lease to Buyer



## If owner wants to sell:

- CLT sets new sales price to ensure affordability\*
- Previous owner recoups original investment and gains some equity based on appreciated value
- New income-qualified owner is able to afford property

Land remains perpetually in CLT ownership

Income-Qualified Owner

Future Income-Qualified Owner(s)

\* CLTs subsidize the cost of new construction or rehabilitation primarily using philanthropic or governmental funding, which is how CLTs are able to offer homeownership at an affordable price. This subsidy stays with the property forever, underwriting the purchase price again and again for generations to come.

# Benefits of Community Land Trust Homeownership



Purchase price set significantly **below market** to be affordable to qualified buyer(s)



Buyer(s) purchase **home only** and **lease land at a nominal rate** from CLT for a period of time (often 99 years) creating perpetual affordability of the land and protects Town investments.



Property taxes assessed only on value of the home making tax bills **substantially lower than market-rate homes**.



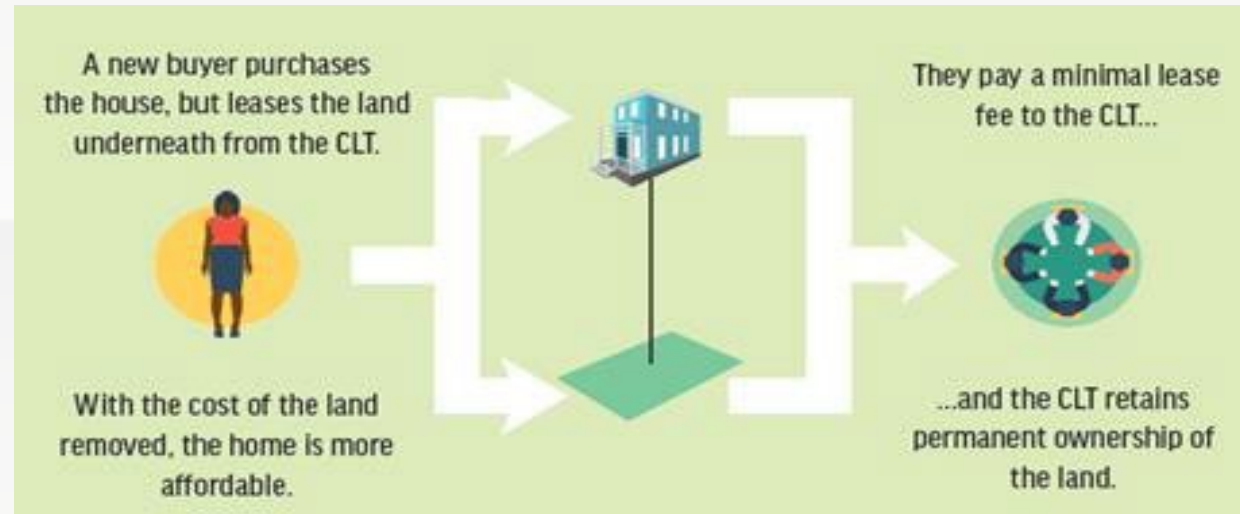
**Resale price** of home is restricted to ensure the home remains affordable to subsequent buyers.



**Opportunity to build individual/family equity** for those typically not able to access homeownership.

# Community Land Trust (CLT) Example

CLTs use long term land leases (99+ years) to lower costs for renters and homeowners.



Homeownership Example

|                        | CLT Ownership | Regular Ownership |
|------------------------|---------------|-------------------|
| Initial Sale Price     | \$459,000     | \$459,000         |
| Assessed Value of Land | -\$100,000    | \$100,000         |
| Total Purchase Price   | \$359,000     | \$459,000         |



# CLT Legal Framework and Next Steps

- **CLT Legal Framework – Formation and Governance**
  - Form the CLT as a North Carolina nonprofit corporation – file articles of incorporation
  - Obtain a Federal tax identification number
  - Appoint and seat a Board of Directors
  - Approve and adopt bylaws, conflict of interest policy, and elect officers
  - Approve and adopt mission, vision, and initial land development program, with direction and support from the Town of Apex
  - File for 501(c)(3) tax exempt status – form 1023 application with the IRS
- **Initial Land Development Program**
  - Prepare and Issue RFPs for a 3<sup>rd</sup> Party Management Entity and Development Partners
  - Prepare development agreements, ground leases, grant and loan agreements
  - Prepare declarations of affordability covenants



# Employer-Assisted Housing

Employer-Assisted Housing (EAH) programs are financial assistance programs to help mitigate employee housing-related costs. Some public-sector employers have developed EAH programs in areas where the cost of living is high. Programs may include:

- Ongoing grants to reduce rental housing costs
- Grants for down-payments and closing costs to purchase a home



# Employer-Assisted Housing Program Examples

The Town of Chapel Hill's [Employee Housing Program](#) provides homebuyer and rental assistance for income-eligible Town employees.

The City of Greensboro's [Public Service Heroes](#) program provides homebuyer assistance for income-eligible employees of the City of Greensboro, Guilford County, Guilford County Public Schools, active-duty military service members, and veterans.



# Affordable Housing Incentive Zoning Policy (AHIZP)

Adopted by Council in 2023, the policy encourages developers to provide affordable homes or lots as part of a proposed development in exchange for incentives. Zoning-based incentives include:

- Higher Density Zoning District
- Density Bonus
- Development Standards
  - Increased Maximum Building Height
  - Reduced Minimum Lot Widths
  - Reduced Minimum Building Setbacks
- Resource Conservation Area Reduction
- Parking Reductions
- Sidewalk Reductions



# Affordable Housing Incentive Zoning Policy (AHIZP)

Since the adoption of the policy, only two approved re-zonings have designated the minimum required of 5% of total development units.

| Rezoning Case                | Projected Total Units | Affordable Units Designated | Ownership or Rental | Targeted AMI Percentage* | Affordability Period |
|------------------------------|-----------------------|-----------------------------|---------------------|--------------------------|----------------------|
| Green Level Towns PUD (2025) | 32                    | 2                           | Ownership           | 135%                     | 20 years             |
|                              |                       |                             | Rental              | 80%                      | 20 years             |
| Kelly Road Townhomes (2025)  | 30                    | 2                           | Ownership           | 135%                     | 20 years             |
|                              |                       |                             | Rental              | 80%                      | 20 years             |

\*Area Median Income (AMI)



# Potential Policy Enhancements

- **Minimum Applicability:** reduce minimum development unit size threshold, increase on-site lot/unit percentage, reduce maximum affordable AMI percentage, standardize targeted pricing for homeownership and rental units
- **Zoning-Based Incentive:** increase density allowance in higher density zoning districts
- **Development Standards:** increase maximum building height in higher density zoning districts



# Potential Policy Enhancements

- **Resource Conservation Area Reduction:** reduce RCA in developments with 10% of units designed as affordable
- **Parking Reduction:** reduce minimum parking requirements in MF developments that are pedestrian-oriented mixed-use and/or within .25-mile of existing or planned transit stops
- **Financial Incentives:** Town loan financing, Water and Sewer Fee reduction, Parks and Recreation Fee reduction
- **Policy Alternatives:** standardized fee-in-lieu calculations



# Affordable Housing Funding

- The budget allocation for Fund 21 (Affordable Housing Fund) began in FY2020-21 and the allocation was 1.5 cents on the tax rate.
- Starting in FY2023-24, the allocation was reduced to one cent.
- In FY2024-25, the allocation remained at one cent on the tax rate; and Council used part of the transfer to offset affordable housing personnel costs previously supported by general fund revenues.
- The FY2024-25 allocation is \$1,930,600 (including housing personnel and operating costs).



# Affordable Housing Fund Status

- The Affordable Housing Fund - \$6,074,611 (Fund Balance at 1/31/25)
- Apex Cares - \$625,000 annually
- Abbey Spring Funding Request - \$1,470,000
- Hughes Street site purchase - \$2,900,000
- Potential future gap financing for homeownership - \$1M example (\$10K each)
- Potential redevelopment area investments – TBD

**Remaining available for investment - \$79,611**



**Questions?**

# Housing Plan Update

Town of Apex | 2025



## OVERVIEW

# The purpose of this planning effort

Apex completed its last Affordable Housing Plan in 2021. This effort is intended to build on previous planning in the following ways:

- Update market and need assessments to reflect ongoing growth and change in Apex and the broader region since the pandemic.
- Document policy implementation successes since the previous plan and introduce new ideas and strategies to continue this progress.
- Help inform how the Town can most efficiently and effectively utilize new housing resources and funding.
- Rekindle a community conversation around housing affordability and development priorities.

## Goals for this study:

**Update the 2021 Affordable Housing Plan**

**Introduce new strategies to address affordability challenges**

**Help inform Town's direct investments in attainable housing production**

**Convene a community conversation around housing needs and priorities in Apex**



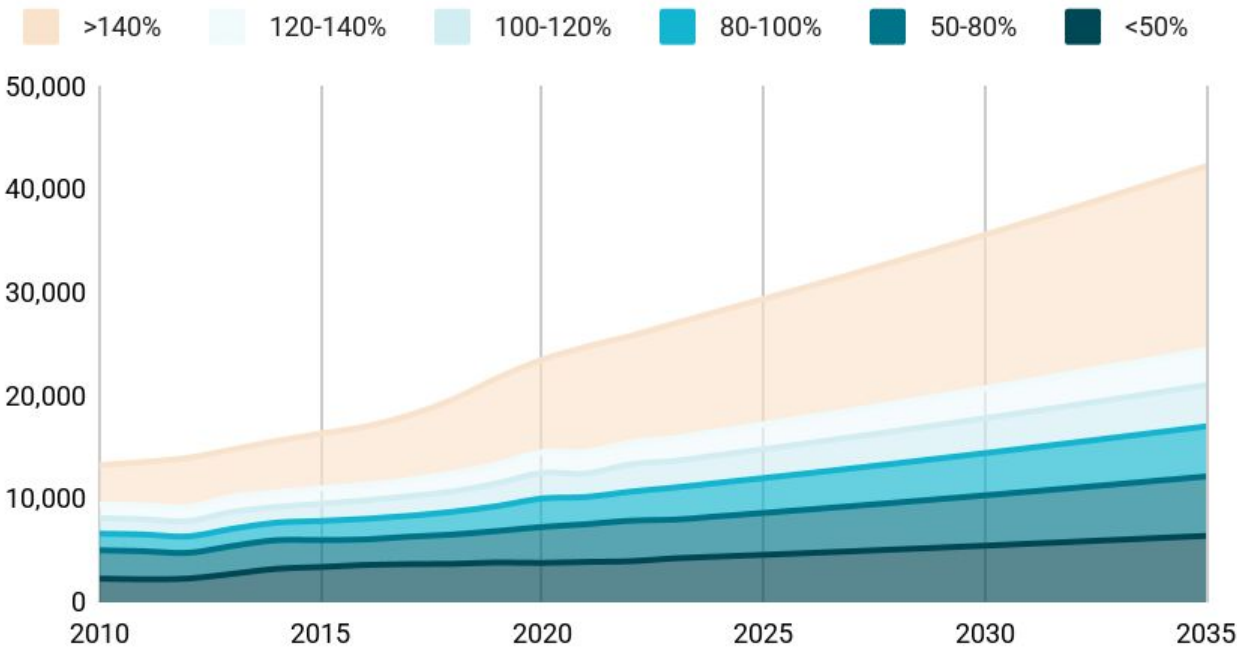
KEY INDICATORS

# Apex is projected to continue its rapid growth through the next decade

Source: 2023 ACS 5-Year, CommunityScale, Town of Apex

Apex’s household population has been growing rapidly over the past decade and is on track to continue doing so.

In terms of relative incomes, growth is expected at all levels with the largest absolute increase within the >140% AMI group.

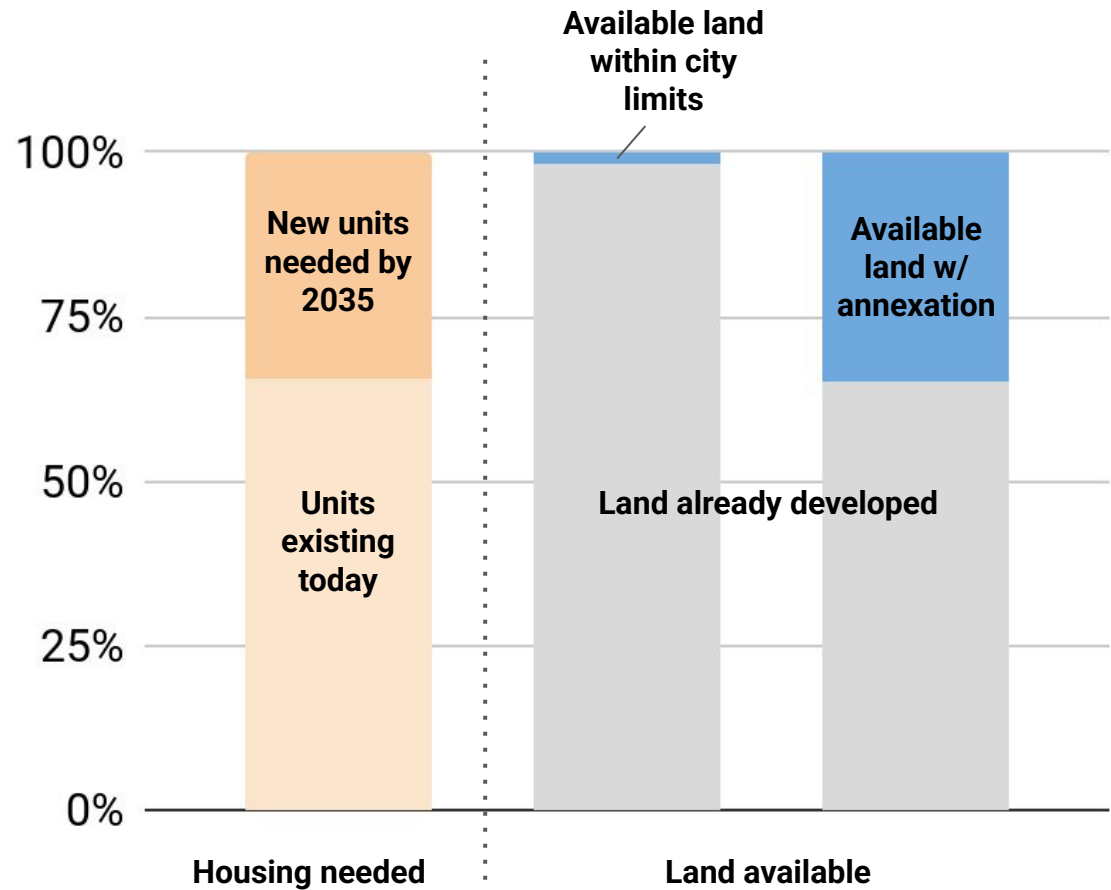


KEY INDICATORS

# Apex needs about 13,100 new units to keep up with growth but does not have much land left for housing.

Sources: Census ACS 2023 5-Year; CommunityScale, Town of Apex; Land inventory as of March 4, 2025

Apex’s ongoing rapid growth translates to a projected need for over 13,000 units during the next decade. Even factoring potential annexation, there is a diminishing amount of land available for this growth, requiring more units on fewer acres moving forward to keep up.



KEY INDICATORS

Denser housing translates to lower prices, motivated developers, and higher tax revenue.

From a fiscal point of view, building denser housing is a win-win-win for homeowners, developers, and the municipal budget:

- Especially given the high cost of land in Apex, smaller lots accommodating somewhat smaller homes drives down the per home sale price for homeowners.
- Denser housing translates to higher profits for developers, implying they would be willing to shift to denser housing types if allowed and encouraged by town government and residents.
- More homes per acre translates to higher assessed value per acre, increasing tax revenue.

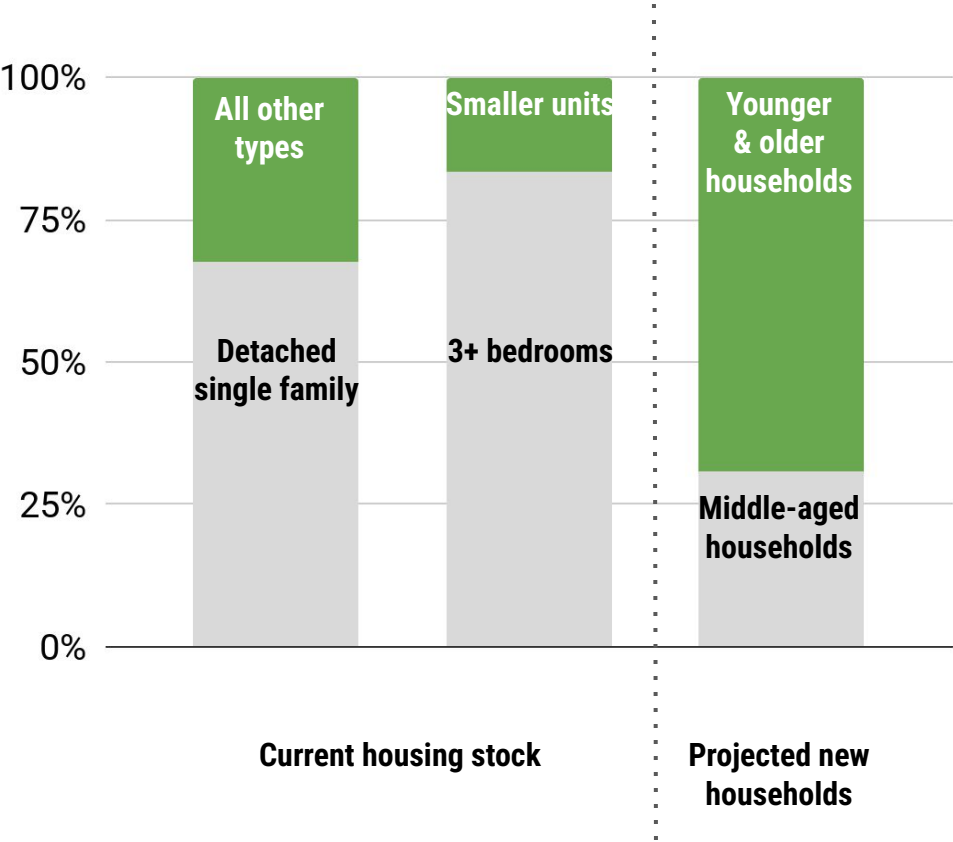
|                                 | Larger homes<br>and lots | Smaller homes<br>and lots |
|---------------------------------|--------------------------|---------------------------|
| Density (units/acre)            | 5                        | 10                        |
| Home size (sf)                  | 2,400                    | 1,800                     |
| Sale price (per unit)           | \$861,000                | \$596,000                 |
| Affordable to (AMI)             | 215%                     | 149%                      |
| Developer profit (per acre)     | \$562,000                | \$778,000                 |
| Property tax revenue (per acre) | \$43,000                 | \$59,000                  |

KEY INDICATORS

# The housing stock needs to be rebalanced to reflect preferences of more younger and older households.

Households at the younger and older ends of the age spectrum tend to converge in terms of the types of housing they prefer. Less likely to have children, these households are more likely to choose smaller units, including apartments, condos, and attached single family (i.e. townhomes and duplexes).

These age groups combine to comprise nearly 75% of the net-new household growth expected over the next decade. However, most of Apex’s housing stock is geared more toward middle-aged and family-oriented households more interested in larger, detached single family houses. While this traditional housing type will always be an important part of the mix, more smaller options are needed to improve the balance between current supply and anticipated demand trends.



## KEY INDICATORS

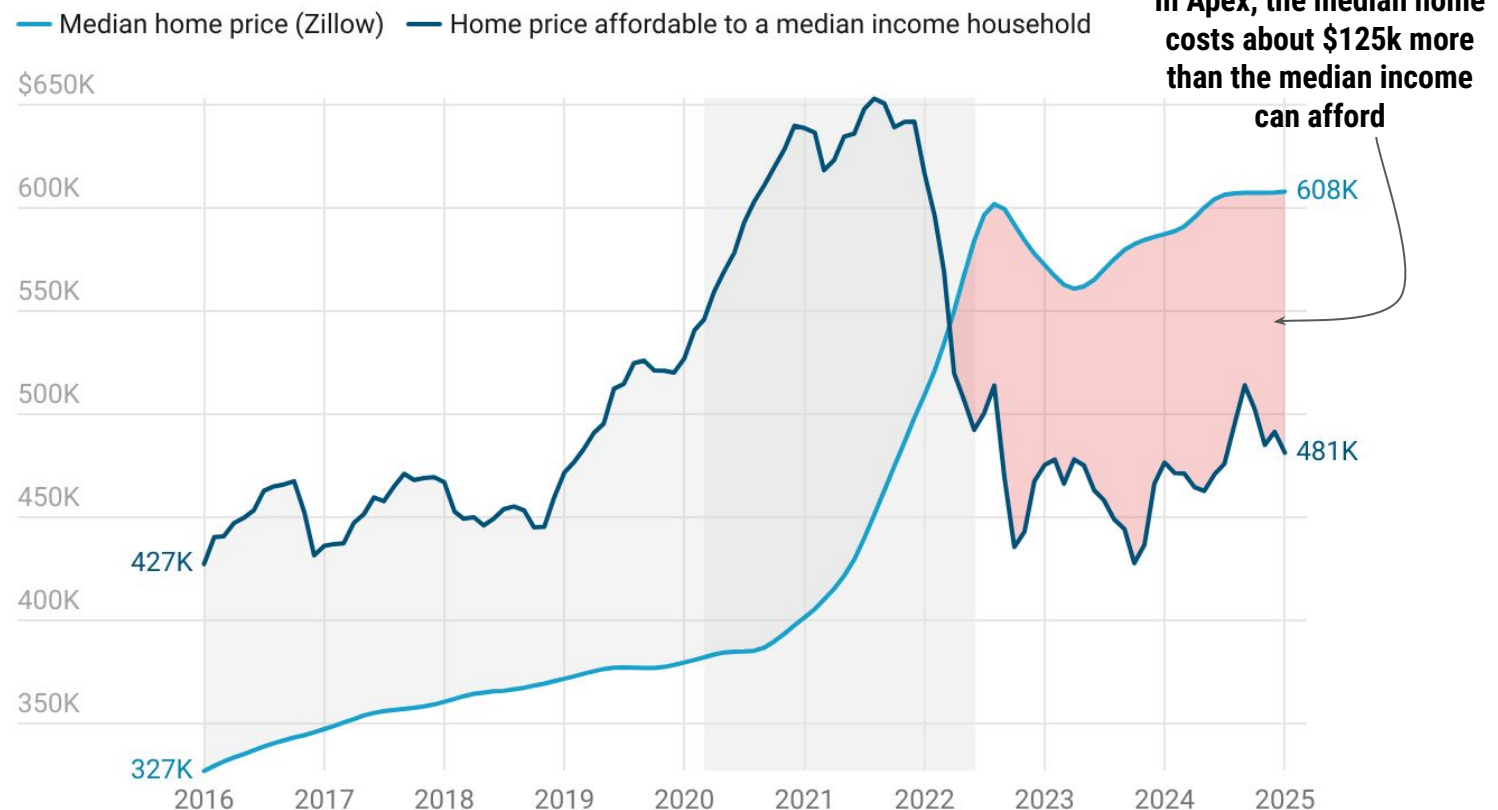
# The median household income cannot afford the median priced home - and the gap is growing.

This chart compares the median listing price in Apex with the home value attainable to a household earning the median household income. A wider gap means higher barrier to entry for first-time homebuyers and increased risk that an existing resident might be priced out of the community if they choose or need to move to a different house.

Affordability is based on the county's estimated median income. Actual affordability levels for specific properties vary based on variation in the above variables as well as possible additional costs for some units such as condominium fees.

## How affordable is Apex?

Time series model inputs for affordability with current figures: 6.96% interest rate (Jan 2025); property insurance; mortgage insurance; 1.0% property tax rate; 13.9% down payment (state average); \$607,901 typical home value (Zillow, Jan 2025); \$464,962 median income (Jan 2025 CommunityScale estimate)



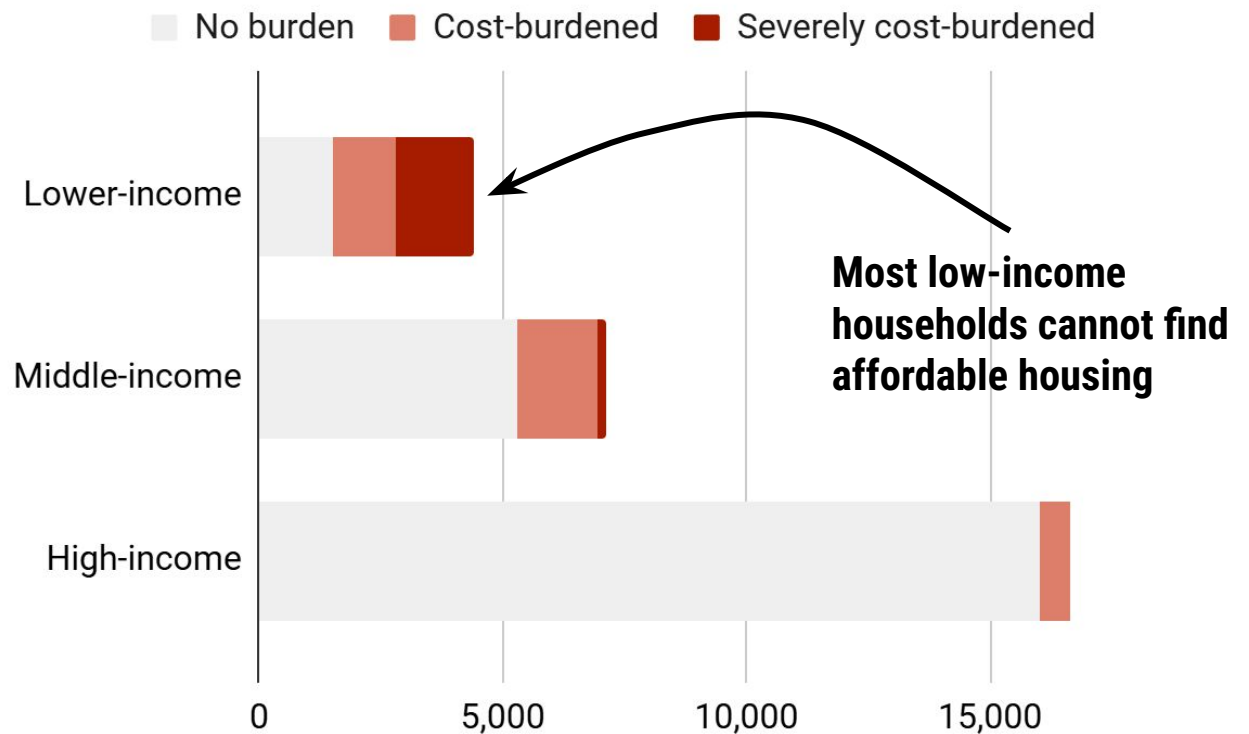
## EXECUTIVE SUMMARY

# Many of Apex's households lack affordable housing options - especially low-income households

Source: 2023 ACS 5-Year, CommunityScale

Across all income levels, there are households having trouble affording their current housing costs. This challenge is particularly pronounced among lower-income households, most of whom are spending more than they can comfortably afford to live in Apex.




Households are cost burdened when paying more than 30% of their income on housing costs. They are considered severely cost burdened when these costs exceed 50% of their income. For [renters](#), this includes lease rent and utilities. For [homeowners](#), this includes mortgage costs, property taxes, insurance, utilities, and any condo fees.



KEY INDICATORS

# What can the workforce afford?

As housing costs rise, the middle-income workforce finds it harder to afford to live in the community where they work. Displacement of essential workers like teachers, firefighters, police, nurses and other essential workers can impact the local economy by making it harder to fill these critical positions.

| Occupation and # earners in household |  |  |  |
|---------------------------------------|--|---|---|
|                                       | Teacher + Firefighter  | Law enforcement   | Healthcare support  |
| Median salary                         | \$94k<br>77% AMI<br>( <i>\$52k + \$42k</i> )                                       | \$69k<br>56% AMI  | \$38k<br>31% AMI  |
| Max. affordable home price            | \$305k<br>\$302k short of median Apex price  | \$225k<br>\$383k short of median Apex price   | \$125k<br>\$483k short of median Apex price   |
| Affordable monthly rent               | \$2,170<br>Enough for average rent   | \$1,592<br>\$300 short of average Apex rent   | \$876<br>\$1,020 short of average Apex rent   |

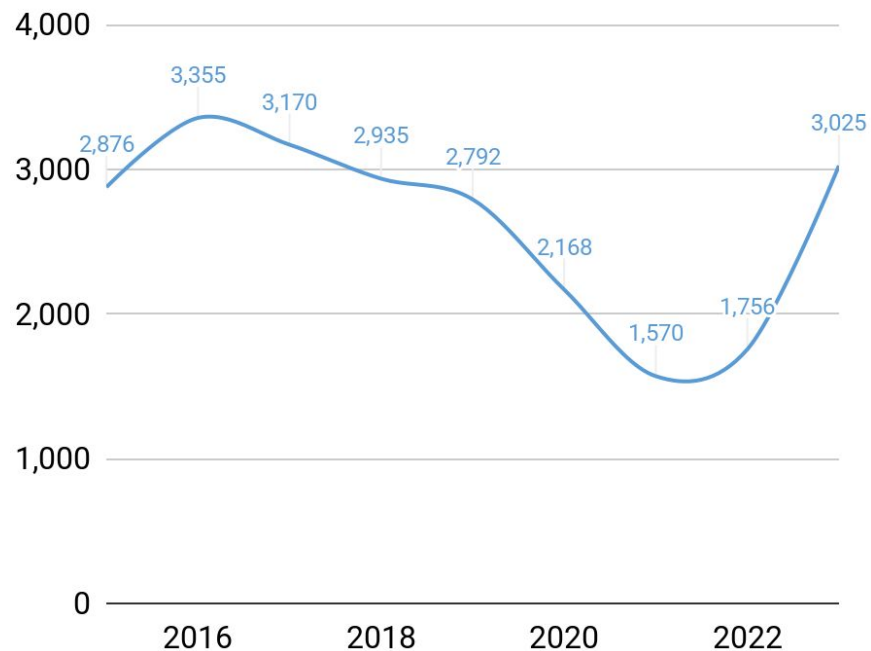
## KEY INDICATORS

# Homelessness rates are rising, displacing people from Apex

Rates of first-time homelessness have returned to pre-Covid levels. This is likely driven in part by the sunsetting of temporary pandemic-related funding and support programs. However, the high cost and constrained supply of housing also contributes to this challenge.

Interviews with continuum of care (CoC) service providers operating in Apex and broader Wake County indicate homelessness is becoming a more acute challenge both for the resident population and the organizations that manage these services. For example, as market rents increase, CoC providers are increasingly looking outside the county for landlords willing to accept placement vouchers and for units priced low enough to meet voucher cost criteria. These providers report that most - if not all - households that become homeless in Apex will likely be placed in supportive housing outside the community. In other words, once an Apex resident becomes homeless, it is likely they will be displaced from the community, potentially permanently.

**First time homeless population (Raleigh/Wake County)**





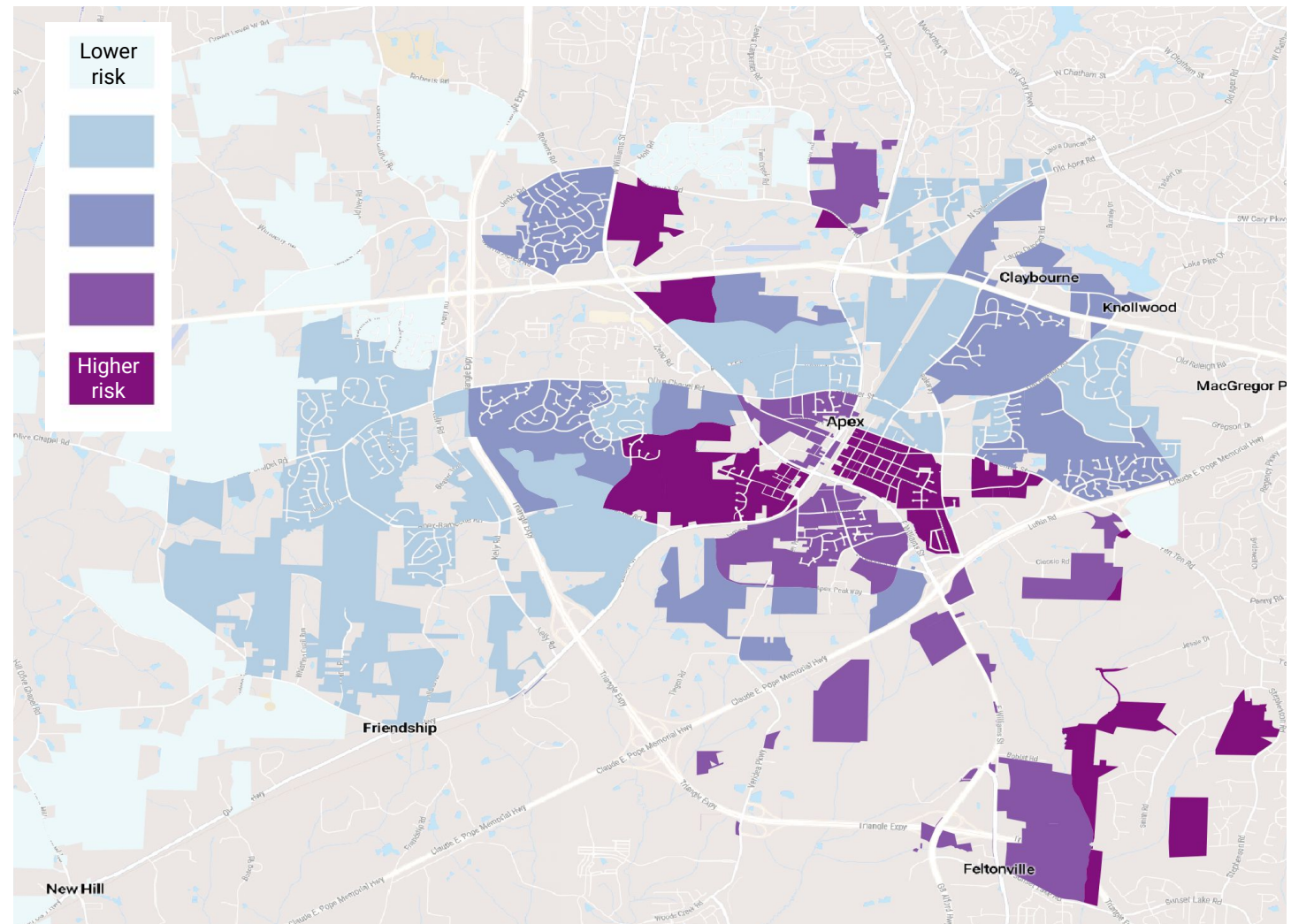
## KEY INDICATORS

# A “tale of two Apexes” and the potential displacement of cultural heritage

Conversations with local residents and stakeholders uncover a “tale of two Apexes,” one reflected in the people and cultures who have been here for generations and another reflected in the people who have arrived in the past few decades. While these groups each contribute value and to the community, there are signs the “old” Apex is at risk of being displaced by the “new.”

This map highlights the neighborhoods at greatest risk of displacement, not just in terms of the people who live there but the parts of Apex’s cultural heritage that they represent. Darker areas illustrate the following (relative to the town as a whole):

- Lower property values
- Higher concentration of Black residents
- People who have lived in their current unit longer



## KEY INDICATORS

# Barriers to affordable housing production

Drawn from interviews with a broad range of local and regional stakeholders as well as analysis of current programs and policies, this section compiles the primary barriers to building and accessing housing - especially affordable housing - in Apex.

Barriers to affordable housing are organized into the following categories:



**Regulatory and zoning challenges**



**Financing and cost pressures**



**Developer and market dynamics**



**Resident accessibility and support barriers**



**Community and political barriers**

## ENGAGEMENT

# Stakeholder workshops: April 9-10

## Overall goals:

- Inform the community about housing issues and opportunities in Apex - especially regarding affordable housing.
- Gather feedback on goals, priorities, and potential strategies to build into the Apex Affordable Housing Plan.

## Day 1: Resident Roundtables (sign-up required)

- Location: United Methodist Church
- Two identical sessions (2:00-3:30pm; 5:30-7:00 pm)

## Day 2: Housing in Apex Academy & Aspirations Workshop (no invitation or sign-up required)

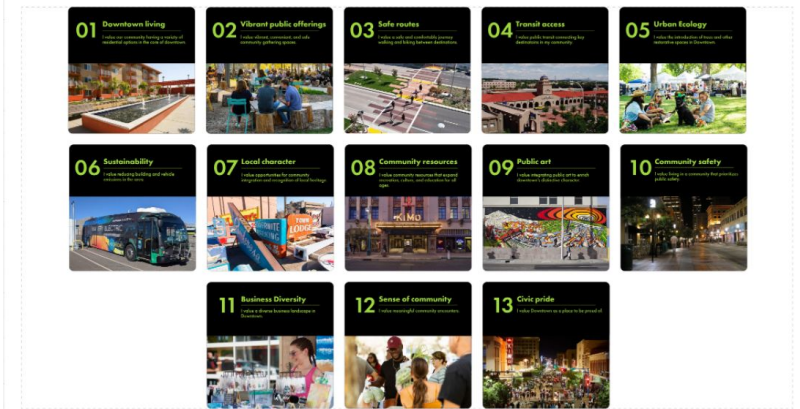
- Location: Senior Center
- Drop-in session (5:00-7:00 pm)



## DOT • MOCRACY : VOTE FOR THE CARDS YOU VALUE MOST



Please vote for your top three (3) values for downtown.





## ENGAGEMENT

# Digital engagement

In coordination with the public workshop and in collaboration with the Apex Communications team, we are releasing a series of social media posts highlighting key observations from the analysis and announcements about how to get involved in the process.

We will replicate in-person workshop activities with online survey exercises to gather similar input from people unable to join the meetings.

We have also created an online dashboard which will serve as an executive summary for the plan as it is progressively updated in parallel with the plan's development.

<https://communityscale.github.io/Apex/>

(URL to migrate to an apexnc.org address)

## Town of Apex Housing Plan Update

This dashboard supports the Town of Apex' ongoing effort to update the 2021 Housing Plan Update, led by the Department of Community Development and Neighborhood Connections, with support from CommunityScale. Still early in the process, this dashboard is currently limited to preliminary findings as we continue analysis and outreach activities. This dashboard will continue to expand and evolve as the planning process unfolds and results take shape.

Purpose of this plan

Key indicators from the analysis

### The Housing Plan Update's purpose

Apex completed its last Affordable Housing Plan in 2021. This effort is intended to build on previous planning in the following ways: update market and need assessments to reflect ongoing growth and change in Apex and the broader region since the pandemic; document policy implementation successes since the previous plan and introduce new ideas and strategies to continue this progress; help inform how the Town can most efficiently and effectively utilize new housing resources and funding; and rekindle a community conversation around housing affordability and development priorities.



Update the 2021 Affordable  
Housing Plan



Introduce new strategies to  
address affordability  
challenges



Help inform Town's direct  
investments in attainable  
housing production



Convene a community  
conversation around  
housing needs and  
priorities in Apex

### Key indicators

The housing story in Apex starts with strong growth that has continued for decades and may only accelerate in the future. As Apex grows, its demographics and housing needs are changing, suggesting the need for more diverse housing options in the future. Especially as the supply of available land diminishes, housing demand is driving up costs and threatening to displace many who have called Apex home for a generation or more.

Strong growth

Land shortage

Unbalanced housing stock

Affordability challenges

Cost burden

### Apex is projected to continue its rapid growth through the next decade.

Apex's household population has been growing rapidly over the past decade and is on track to continue doing so. In terms of relative income, growth is expected at all levels, with the largest absolute increase within the >145% AMI group.

#### Household growth by household income

Based on growth projections developed by the Town of Apex Planning Department and recent income distribution trends.

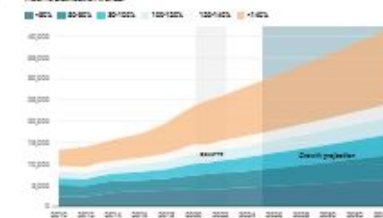


Chart: CommunityScale - Bureau 2020, H&C, Town of Apex - Created with Datawrapper  
2010-2019 ACS 5-year data with inflation adjustment. Forecast based on 2019 for 2044. Subfigure.

## NEXT STEPS

# Next step: Strategies and implementation plan

Aided by feedback received during the public workshop, we will develop strategies and recommendations that build on those introduced in 2021 and add new ideas that have emerged since.

The implementation plan will sort strategies and recommendations by priority and identify the next steps toward achieving each.

The project is on track to conclude by the end of May.

|  | Dec | Jan | Feb | Mar | Apr | May |
|--|-----|-----|-----|-----|-----|-----|
| <b>Task 1 - Existing conditions assessment</b>       |     |     |     |     |     |     |
| 1.1 Analysis of existing plans                       |     |     |     |     |     |     |
| 1.2 Housing market analysis                          |     |     |     |     |     |     |
| 1.3 Analysis of housing barriers                     |     |     |     |     |     |     |
| 1.4 Analysis of current programs and policies        |     |     |     |     |     |     |
| 1.5 Existing conditions summary                      |     |     |     |     |     |     |
| <b>Task 2 - Stakeholder and community engagement</b> |     |     |     |     |     |     |
| 2.1 Engagement planning                              |     |     |     |     |     |     |
| 2.2 Existing conditions engagement                   |     |     |     |     |     |     |
| 2.3 Investment planning engagement                   |     |     |     |     |     |     |
| <b>Task 3 - Framework and strategy development</b>   |     |     |     |     |     |     |
| 3.1 Strategy development                             |     |     |     |     |     |     |
| <b>Task 4 - Final plan</b>                           |     |     |     |     |     |     |
| 4.1 Final deliverables                               |     |     |     |     |     |     |

# Housing Plan Update

Town of Apex | 2025





# Apex Mobility Hub

## Town Council Work Session

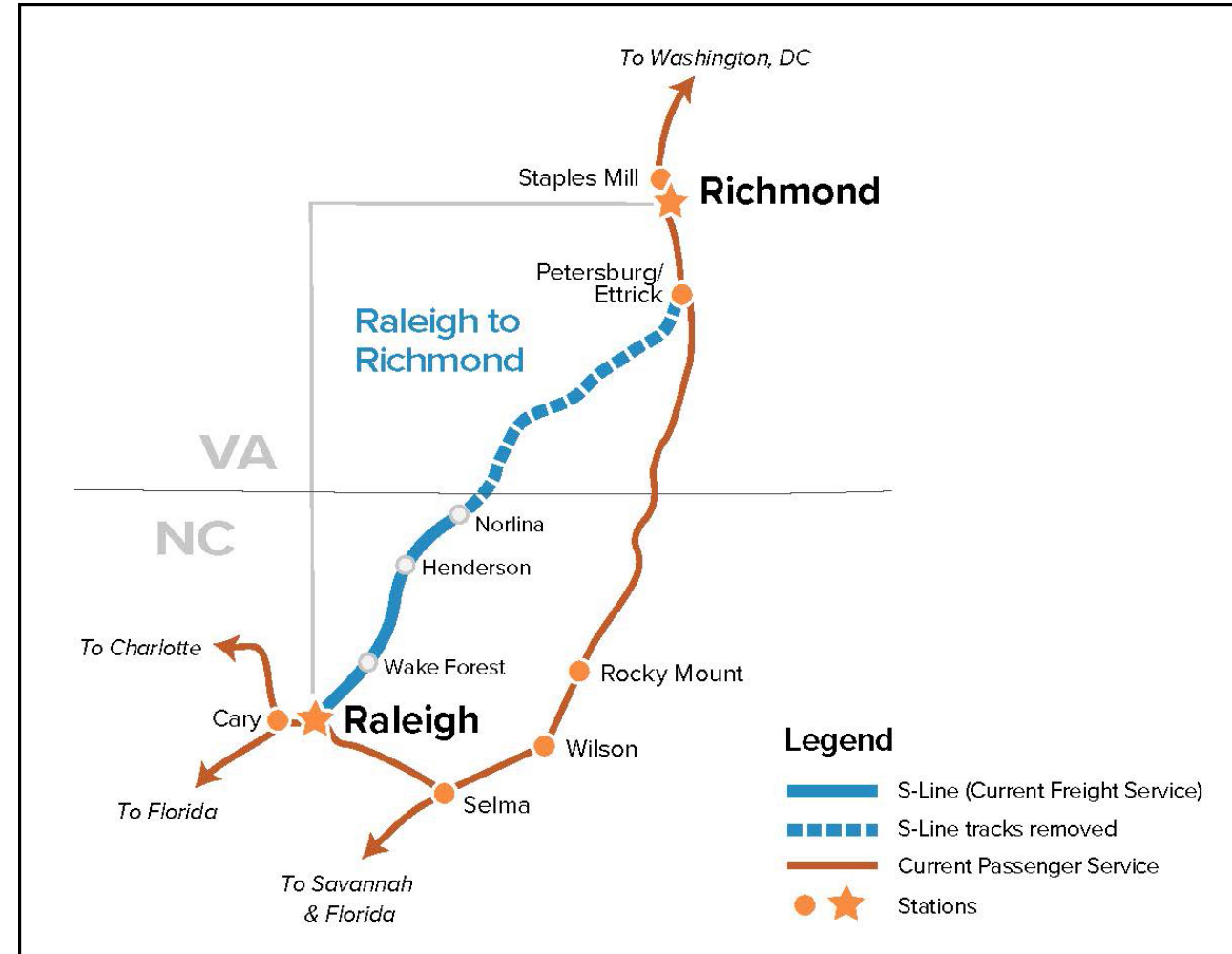
Will Letchworth, PE

*McAdams*



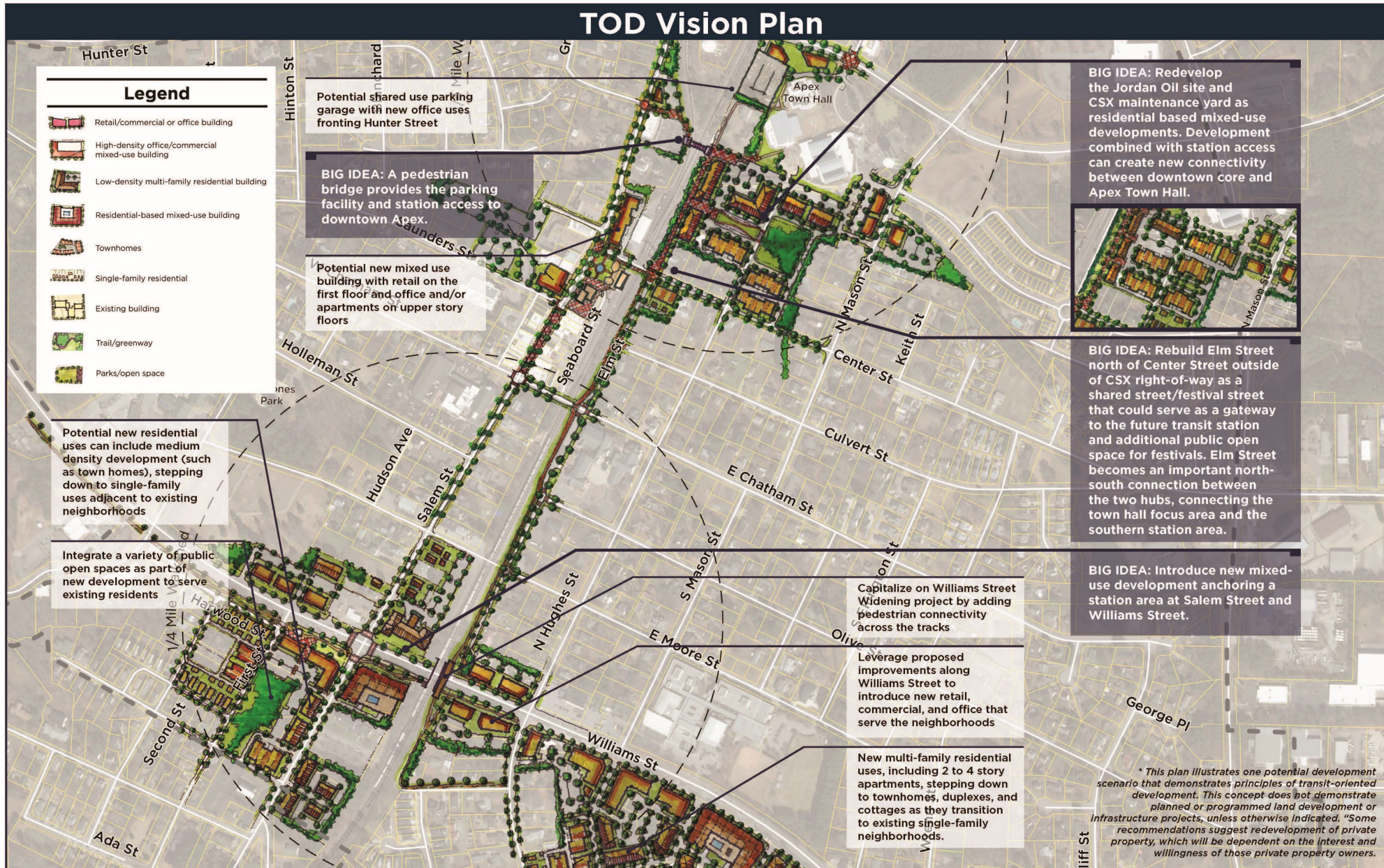
# What is the S-Line

- Freight rail line that connects Richmond to Tampa
- Raleigh to Richmond (R2R) Program is progressing establishment of passenger rail service from Raleigh to Richmond
- S-Line is the backbone of a regional multimodal transportation network that is also critical for further expansion of the NC passenger rail system
- 2022 NCDOT received FTA Transit Oriented Development (TOD) study grant for station locations along the S-Line
- 2023 NCDOT received USDOT RAISE grant for development of mobility hub plans along the S-Line





# TOD Vision Plan

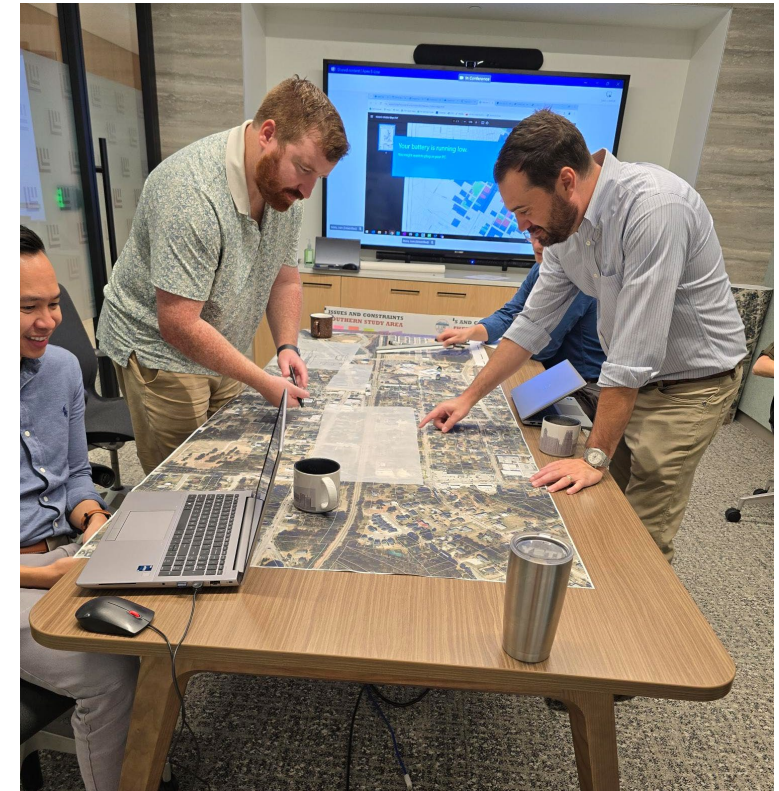


## TOD Vision Plan



# Scope of Mobility Hub Feasibility Study

- Understand existing and planned future conditions
- Work with public to understand desired mobility hub elements
- Identify potential mobility hub locations
- Select preferred location
- Develop concept plans and cost estimates for preferred location
- Develop implementation and funding plan





# Why do this now?

- Town is continuing to grow
- Draft Wake County Transit Plan update is proposing three new routes for Apex and funding for mobility hubs – a place is needed for bus transfers and layovers
- CAMPO Strategic Regional Rail Infrastructure Investment Study is considering passenger rail service in Apex
- Design is beginning on South Salem Street Bicycle Connection (Pleasant Park to Downtown)
- Design is re-starting on the NC 55 widening project between S. Hughes Street and S. Salem Street (U-2901) (corridor widening from Olive Chapel Road to US 1 to follow)
- The Downtown Plan recommends a multi-modal transit station for downtown Apex



# Mobility Hub Feasibility Study Timeline

- July 2023 - TOD Plan Completed
- May 2024 – Feasibility Study Begins
  - Understand current and planned future conditions
- August 2024 – Public Open House / Survey
  - Identify potential locations and select preferred location
- January 2025 – Property Owners Meeting
  - Develop mobility hub concepts and cost estimates
  - Develop implementation and funding plan
- February 2025 – Public Open House
  - Revise concepts and finalize report
- May 2025 – Town Council Meeting for Possible Adoption



# Public Engagement



- Public Open House on August 5, 2024
- Public Survey – 421 Participants
- Property Owners Meeting on January 9, 2025
- Public Open House on February 26, 2025 – online survey



# What Did We Learn – Public and Property Owners

- Strong desire for public space
- Public restrooms are needed – expandable to indoor waiting area
- Desire for additional retail
  - Transit user specific a must
  - Should support adjacent retail
- Less desire for parking than anticipated
- Desire for visual screening on southeast side of tracks adjacent to residential area
- Concern about possible parking on Elm Street and surrounding streets
- Request for strategies to address safety and security and to minimize potential loitering





## February Public Input

- Some questions of why now / why at all
- Some desire for a more commuter focused location south and west of downtown
- Some concern about the size of the site
- Some concern about committing to a hub location without further engineering study, funding, and coordination with CSX
- Some concern about cost versus anticipated use and benefit



# February Public Input

- Good general support and recognition of the need for multimodal transportation
- Highlighting of need for continued big picture multimodal planning to connect site regionally

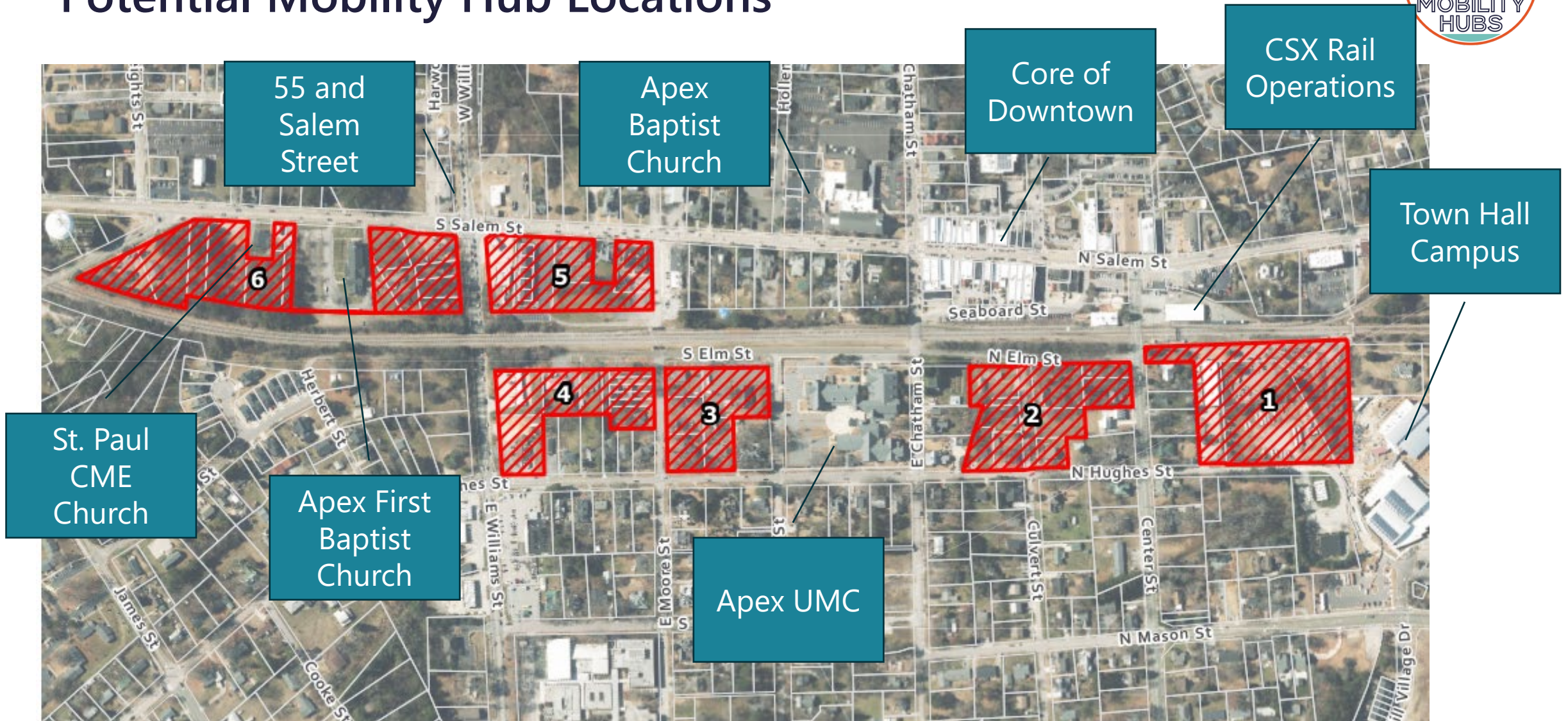




# Things That We Considered

- Platform and rail infrastructure requirements
- Crossing closures when train is stopped at station
- Bus, roadway, bicycle, and sidewalk connectivity to the site and surrounding area
- Proximity and connectivity to surrounding community
- Suitability for the future development of the mobility hub site and surrounding parcels
- Human and natural environment items included in the analysis for a Categorical Exclusion

# Potential Mobility Hub Locations





# Highlights / Challenges (Rail)

- CSX rail operations creates a complex rail environment
- Concern by Town about downtown streets being blocked by train during passenger boarding and alighting.
- Passenger rail service to Apex is not currently funded. A mobility hub has utility separately from rail service but should be planned and sited so that rail service can be added later.



## Highlights / Challenges (Other)

- Northern area is better connected to core of downtown and Town Hall campus but complexity of rail operations hinders attractiveness
- Middle area looks at “back of house” and is surrounded by residential uses
- Southern area is better connected regionally due to proximity to NC 55 and good transit connectivity, will help extend downtown to the south
- Large portions of study area are in the historic district, plus multiple churches – a concern for NEPA





# Selected Site





## Four Phases

- **Phase 1** – Potential to be constructed prior to rail service. Includes improvements to existing parking lot and transit stop, pedestrian improvements along Moore Street, lighting, bicycle parking, and possible EV chargers. Includes bus layover spaces, secured restroom, safety and security measures.
- **Phase 2** – With rail service. Includes platform, additional security measures, café, restrooms, information office, and elevated crossing of railroad.
- **Phase 3** – Extension of Phase 2 with elevated crossing of E. Williams Street.
- **Phase 4** – Phase 3 Integrated within undetermined future redevelopment of block.



Phase 1





Phase 1





# Phase 1





# Phase 1





# Phase 1





# Phase 1





Phase 2





Phase 2





# Phase 2





# Phase 2





# Phase 2





## Phase 2



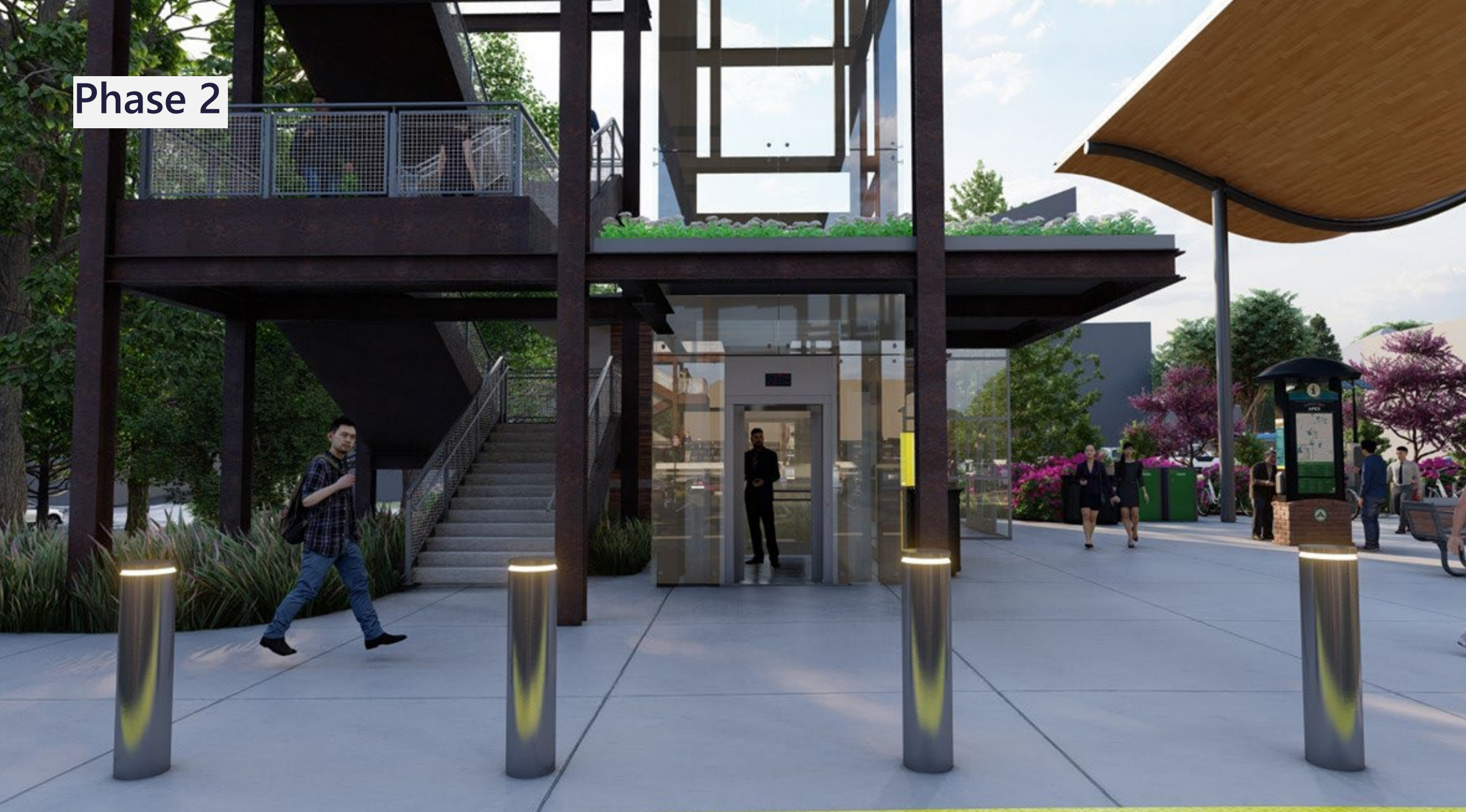


## Phase 2





## Phase 2





# Phase 2





Phase 2





## Phase 2





## Phase 2





Phase 3





# Phase 3





# Phase 3





# Phase 3





# Phase 3





# Phase 3





# Phase 3





Phase 4

E Williams St

Building 1

Street

Building 2

Parking Deck

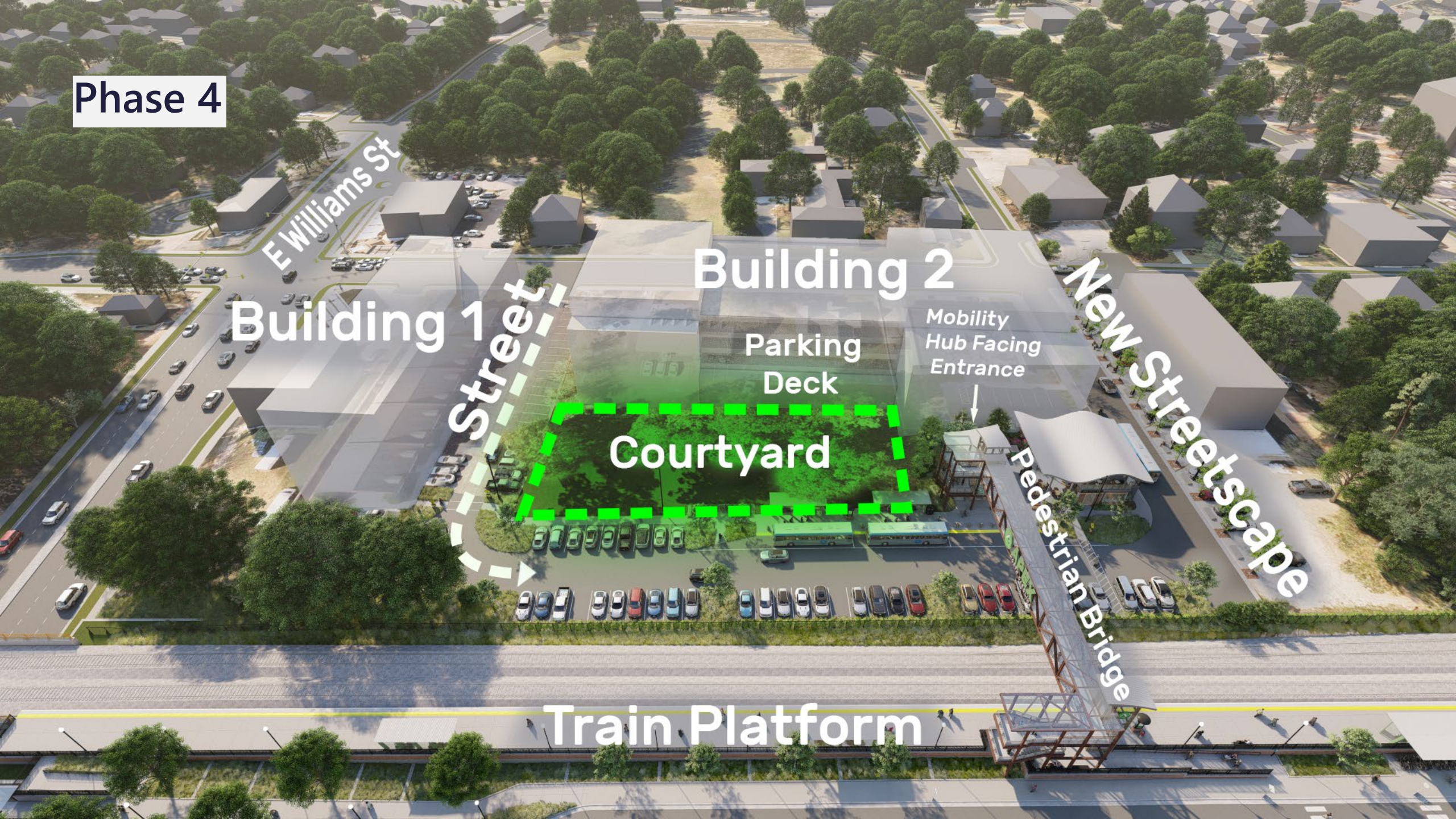
Mobility Hub Facing Entrance

Courtyard

New Streetscape

Pedestrian Bridge

Train Platform







## Next Steps

- Refine concept plans and planning level cost estimates based on your input
- Finalize report outlining improvements, impacts, and costs, also highlight interagency coordination, zoning and ordinances changes, utility upgrades, and an implementation and funding plan
- Anticipated presentations:
  - April 14th - Planning Board public hearing for recommendation
  - May 13th - Town Council public hearing for possible adoption



# Key Messages

- There is no current funding or schedule for property acquisition or construction
- There is no current funding or schedule for passenger rail service in Apex
- Transit is planned to expand in Apex and the Town is growing, now is the time to plan for a mobility hub
- Significant additional design work and public engagement will be performed before construction
- This feasibility study document will be used to advance the concept of a mobility hub through future requests for funding / grant applications and in coordination with potential future developments



Will Letchworth, PE

[Letchworth@McAdamsco.com](mailto:Letchworth@McAdamsco.com)