

FBRMPO SE Data Forecasting  
 Dwelling Unit and Employment Forecasts by Township

Version: February 3, 2014

TOWNSHIP	COUNTY	2010 Pop	Residential Forecasts					Employment Forecasts					
			SF Dwelling Units	MF Dwelling Units	Total Dus	New Pop Estimate*	Growth %	Retail EMP	Hwy Retail EMP	Office EMP	Service EMP	Industrial EMP	Total EMP
Asheville-Aggregated	BUNCOMBE	123,353	13,266	6,387	19,653	40,328	33%	2,580	2,408	8,417	21,545	5,143	40,093
Avery Creek	BUNCOMBE	6,968	2,445	816	3,261	6,692	96%	10	27	102	469	101	709
Black Mountain	BUNCOMBE	13,416	1,703	670	2,373	4,869	36%	134	175	592	1,825	416	3,142
Broad River	BUNCOMBE	1,763	739	6	745	1,529	87%	2	2	6	58	89	157
Fairview	BUNCOMBE	11,111	3,252	56	3,308	6,788	61%	16	26	94	535	178	849
Flat Creek	BUNCOMBE	6,068	711	39	750	1,539	25%	2	14	47	322	261	646
French Broad	BUNCOMBE	6,912	1,334	125	1,459	2,994	43%	12	39	134	553	541	1,279
Ivy	BUNCOMBE	3,569	883	-	883	1,812	51%	6	8	21	179	-	214
Leicester	BUNCOMBE	19,148	4,230	172	4,402	9,033	47%	21	43	190	886	461	1,601
Reems Creek	BUNCOMBE	12,263	2,186	378	2,564	5,261	43%	59	115	302	1,042	260	1,778
Sandy Mush	BUNCOMBE	1,407	673	11	684	1,404	100%	-	2	4	64	151	221
Swannanoa	BUNCOMBE	15,551	2,356	242	2,598	5,331	34%	66	92	357	1,116	319	1,950
Upper Hominy	BUNCOMBE	16,789	2,336	131	2,467	5,062	30%	31	50	190	894	416	1,581
Beaverdam	HAYWOOD	12,801	1,064	3	1,067	2,093	16%	59	70	300	397	392	1,218
Cataloochee	HAYWOOD	-	7	-	7	14	-	-	-	-	-	5	5
Cecil	HAYWOOD	504	123	-	123	241	48%	1	-	2	5	1	9
Clyde	HAYWOOD	6,542	645	23	668	1,311	20%	36	56	138	207	93	530
Crabtree	HAYWOOD	1,736	387	-	387	759	44%	3	2	7	15	134	161
East Fork	HAYWOOD	1,652	220	-	220	432	26%	2	5	4	18	-	29
Fines Creek	HAYWOOD	1,266	171	-	171	336	27%	3	1	1	12	166	183
Iron Duff	HAYWOOD	1,078	215	-	215	422	39%	4	2	8	10	63	87
Ivy Hill	HAYWOOD	4,866	1,074	14	1,088	2,135	44%	49	50	134	323	100	656
Jonathan Creek	HAYWOOD	3,118	442	-	442	867	28%	7	10	29	43	119	208
Pigeon	HAYWOOD	5,546	372	-	372	730	13%	9	8	45	52	-	114
Waynesville	HAYWOOD	19,489	2,380	582	2,962	5,811	30%	257	307	782	1,176	319	2,841
White Oak	HAYWOOD	401	51	-	51	100	25%	-	-	2	8	54	64
Blue Ridge	HENDERSON	11,172	4,250	10	4,260	8,665	78%	85	89	117	1,539	291	2,121
Clear Creek	HENDERSON	6,011	1,212	36	1,248	2,538	42%	23	30	65	485	22	625
Crab Creek	HENDERSON	4,558	1,431	-	1,431	2,911	64%	3	5	20	242	1	271
Edneyville	HENDERSON	4,734	2,097	4	2,101	4,273	90%	24	13	36	584	22	679
Green River	HENDERSON	4,695	2,217	-	2,217	4,509	96%	26	18	44	527	10	625
Hendersonville	HENDERSON	47,527	7,481	1,608	9,089	18,487	39%	1,138	1,055	2,273	7,552	813	12,831
Hoopers Creek	HENDERSON	14,573	1,960	180	2,140	4,353	30%	243	219	288	2,481	1,451	4,682
Mills River	HENDERSON	13,470	3,192	234	3,426	6,968	52%	208	91	166	1,890	655	3,010
Beech Glenn	MADISON	8,919	256	-	256	548	6%	11	20	93	192	-	316
Ebbs Chapel	MADISON	1,490	363	-	363	778	52%	6	5	29	94	46	180
Hot Springs	MADISON	5,990	182	-	182	390	7%	5	7	70	98	20	200
Laurel	MADISON	3,327	205	-	205	439	13%	6	4	33	66	46	155
Mars Hill-Aggregated	MADISON	1,790	514	38	552	1,182	66%	26	26	212	330	28	622
Marshall-Aggregated	MADISON	1,254	457	176	633	1,356	108%	18	19	167	327	78	609
Spring Creek	MADISON	1,264	207	-	207	443	35%	4	2	47	64	45	162
Walnut	MADISON	914	305	-	305	653	71%	2	1	44	79	31	157
Boyd	TRANSYLVANIA	3,694	383	-	383	769	21%	10	8	80	203	151	452
Brevard	TRANSYLVANIA	11,623	1,322	473	1,795	3,603	31%	177	188	680	1,427	98	2,570
Catheys Creek	TRANSYLVANIA	3,821	534	-	534	1,072	28%	17	18	93	237	121	486
Dunns Rock	TRANSYLVANIA	4,877	1,003	-	1,003	2,013	41%	9	12	105	177	82	385
Eastatoe	TRANSYLVANIA	2,989	563	-	563	1,130	38%	3	11	71	164	118	367
Gloucester	TRANSYLVANIA	1,326	186	-	186	373	28%	2	4	8	37	31	82
Hogback	TRANSYLVANIA	2,215	779	-	779	1,563	71%	13	18	92	339	118	580
Little River	TRANSYLVANIA	2,545	669	-	669	1,343	53%	5	6	52	101	79	243
<b>Total</b>		<b>462,095</b>	<b>75,033</b>	<b>12,414</b>	<b>87,447</b>	<b>178,252</b>	<b>39%</b>	<b>5,433</b>	<b>5,381</b>	<b>16,793</b>	<b>50,989</b>	<b>14,139</b>	<b>92,735</b>

\*Control Totals Allocated by CommunityViz Growth Model. Dwelling Units Multiplied by county Persons Per Household (Census) and Inverse of Vacacy Rate (0.9).

**Draft FBRMPO SE Data Projections (Updated 10/22/2012)**

**Population\***

County	1990	2000	2010	2020	2030	2040	Δ 2010-2040	%Δ
Buncombe	174,778	206,365	239,179	271,537	301,941	331,911	92,732	39%
Haywood	46,942	54,025	59,148	64,243	69,338	74,438	15,290	26%
Henderson	69,326	89,184	107,177	124,898	142,446	159,956	52,779	49%
Madison	16,953	19,612	20,795	22,736	24,677	26,618	5,823	28%
Transylvania	25,520	29,316	33,189	37,152	41,115	45,075	11,886	36%
<b>Total</b>	<b>333,519</b>	<b>398,502</b>	<b>459,488</b>	<b>520,566</b>	<b>579,517</b>	<b>637,998</b>	<b>178,510</b>	<b>39%</b>

\*Based on NC Office of State Budget and Management Projections (4/11/2012) extrapolated to 2040

\*Based on linear growth rate for Madison County

**Non-seasonal Dwelling Units\*\***

County	2010		Forecasted 2010-2040				2040
	2010 Census	2010 ELUSE	New SF	New MF	Total New	%Δ	Total 2040
Buncombe	113,365	125,479	36,124	9,031	45,155	40%	158,520
Haywood	34,954	28,275	7,150	622	7,772	22%	42,726
Henderson	54,710	54,713	23,830	2,072	25,902	47%	80,612
Madison	10,608	8,471	2,490	216	2,706	26%	13,314
Transylvania	19,163	15,906	5,439	473	5,912	31%	25,075
<b>Total</b>	<b>232,800</b>	<b>232,844</b>	<b>75,033</b>	<b>12,414</b>	<b>87,447</b>	<b>38%</b>	<b>320,247</b>

\*\*New dwelling unit totals based on population projection, existing persons per household by county

\*\*Multi-family/Single Family percentages based on existing housing stock and recent trends

\*\*Vacancy rate of 0.1 assumed

**Seasonal Dwelling Units\*\***

County	Home	Homes
Buncombe	1,343	4,029
Haywood	2,543	7,629
Henderson	1,033	3,099
Madison	239	717
Transylvania	847	2,541
<b>Total</b>	<b>6,005</b>	<b>18,015</b>

\*\*Seasonal home growth based on 00-10 trends

**Employment\*\*\***

	FBRMPO TAZ EMP (2010)						Projected Growth 2010-2040						2040 Projections*						
	IND	RET	HWYRET	OFF	SVC	Total	IND	RET	HWYRET	OFF	SVC	Total	%Δ	IND	RET	HWYRET	OFF	SVC	Total
<b>Buncombe</b>	27,184	15,791	16,133	16,832	47,801	123,741	8,337	2,939	3,001	10,457	29,487	54,221	48%	35,521	18,730	19,134	27,289	77,288	177,962
<b>Haywood</b>	4,717	2,381	2,840	2,787	8,345	21,070	1,446	430	511	1,452	2,266	6,105	35%	6,163	2,811	3,351	4,239	10,611	27,175
<b>Henderson</b>	10,654	4,855	4,220	4,704	15,533	39,966	3,265	1,750	1,520	3,008	15,299	24,842	68%	13,919	6,605	5,740	7,712	30,832	64,808
<b>Madison</b>	956	331	365	959	2,027	4,638	293	78	84	695	1,252	2,402	55%	1,249	409	449	1,654	3,279	7,040
<b>Transylvania</b>	2,605	1,220	1,366	2,254	6,296	13,741	798	236	265	1,181	2,685	5,165	43%	3,403	1,456	1,631	3,435	8,981	18,906
<b>Total</b>	<b>46,116</b>	<b>24,578</b>	<b>24,924</b>	<b>27,536</b>	<b>80,002</b>	<b>203,156</b>	<b>14,139</b>	<b>5,433</b>	<b>5,381</b>	<b>16,793</b>	<b>50,989</b>	<b>92,735</b>	<b>50%</b>	<b>60,255</b>	<b>30,011</b>	<b>30,305</b>	<b>44,329</b>	<b>130,991</b>	<b>295,891</b>

\*\*\*Baseyear data based on InfoUSA

\*\*\*Based on Woods & Poole AGR for RET, HWYRET, OFF, SVC, Based on AGR of 0.96% for IND