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## Summary

This report examines population, household, and tenure trends, broken out into the senior market and the market from the working age population. These projections were supplemented by additional information from existing households who could be expected to consider residing in several housing options segmented by tenure and age, taking income/affordability into consideration also.

Here, it was seen that the study area - Jackson County - based on a three-year projection period over a five year study period (2020 to 2025), could support:

- a single-family development of detached single-storey homes catering to the active-adult market at a location in the Sylva area (including Dillsboro and Webster). Initially, a 54-lot development could be considered.
- The Sylva area could accommodate a 91-unit subsidized apartment project for low and very low income seniors, and the Jackson County portion of Cherokee/Whittier could absorb up to 30 such units.
- were an affordable/tax credit rental property for seniors to be developed in Jackson County, it could offer maybe 44 units and should be located in the Sylva area.
- with regard to subsidized rental housing catering to low and very low income persons, projects could be considered for the Sylva area, Cullowhee, and the Jackson County portion of Cherokee/Whittier. The Sylva area could absorb up to 500 units, Cullowhee up to 100 units, and the Cherokee/Whittier area up to 175 subsidized units.
- calculations of the need for affordable rental housing for families suggests a 140 or 200 unit -unit property in the Sylva area (depending on the occupancy status of the Village Overlook Apartments). The Jackson County portion of the Cherokee/Whittier area could accommodate around 69 units.
- our calculations for market rate rentals for families suggest that the Sylva area could absorb around 92 units - focusing on households at 60 to 80 percent of the median - which is the focus for what is typically considered to be workforce housing.
- with respect to for-sale housing for families, based on the data for Jackson County, we suggest that the market from growth amounts to around 15 new homes, annually, and around 18 new homes, annually, from potential first home buyers. in the Sylva area. Thus, that area could absorb around 33 units per year in a development that catered to those market segments - that is - possibly featuring separate neighborhoods in one development that catered to those income/price segments.

The preceding is summarized as follows:

Type of Housing	Cashiers	Cherokee/Whittier	Cullowhee	Sylva/Dillsboro/Webster
Senior, for sale				18*
Subsidized: Senior, for rent		30 (part)		91
Affordable Senior, for rent				44
Market Rate: Senior, for rent				
Family, for sale				33*
Subsidized: Families, for rent		175 (part)	100	500
Affordable: Families, for rent		69 (part)		140 or 200
Market Rate: Families, for rent				92
<i>Note: Figures particular housing types are not additive because of overlapping markets</i>				
<i>* Annually</i>				