FY2027 Recommended Budget

Presented by

Avril Pinder, County Manager

May 5, 2026

Budget Meetings



Agenda

- FY2027 Budget Context
- FY2027 Strategic Plan Priority Budget
- Capital, IT and Vehicles
- Other Funds

FY2027 Budget Context

Economic Environment

- Local economy continuing to recover from Tropical Storm Helene
  - Unemployment rate (3.7%[1]) returning to pre-storm levels
  - Sales tax and occupancy tax projected to rebound above FY2026 collections (6% and 19%[2] above, respectively)
- Broader economic uncertainty with Iran conflict and inflation concerns
- Budget and legislative uncertainty at the state level
  - New state budget remains unpassed
  - Multiple proposals at the General Assembly to change property tax laws

[1] NC Department of Commerce (D4 - Unemployment Rates (LAUS))
[2] https://www.exploreasheville.com/sites/default/files/2026-03/03.27.26%20BCTDA%20Annual%20Planning%20Session%20Presentation_1.pdf

Property Reappraisal

- State Law Requires Reappraisal Every 8 Years
  - Sales-Assessment Ratio Compliance (>85%)

- Tax Base Growth 43%
  - FY2026 Tax Rate: 54.66¢ per $100 of Assessed Value
  - Revenue Neutral: 39.22¢ per $100 of Assessed Value

FY2027 Budget Overview



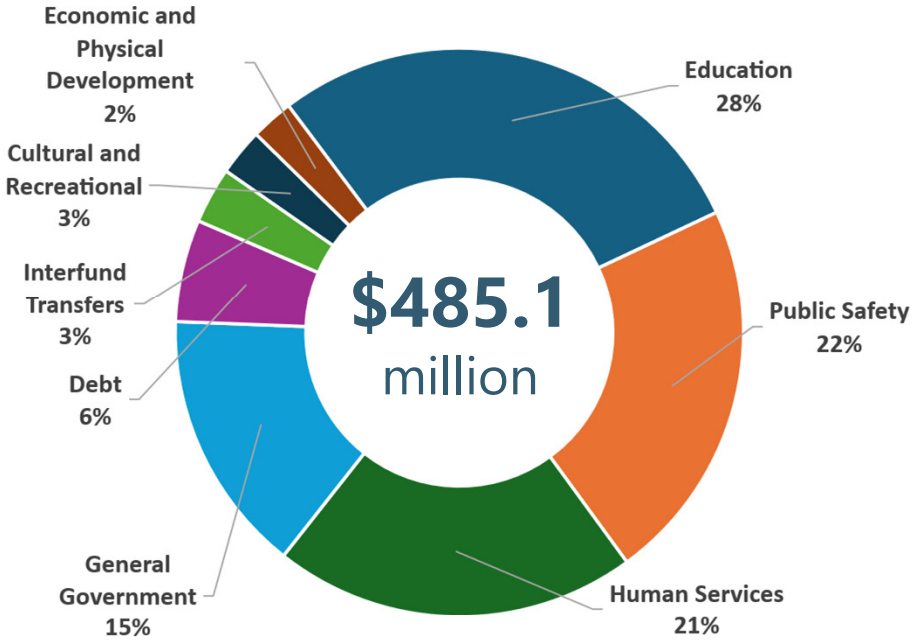
FY27 Recommended Budget

- Investing in rebuilding and our strategic plan priorities
- 12% increase in expenditures
- 32 new positions
- 2.71% COLA
- 43.52 cent tax rate after reappraisal
  - Increase of 4.3 cents above revenue neutral



Expenditure Budget by Function

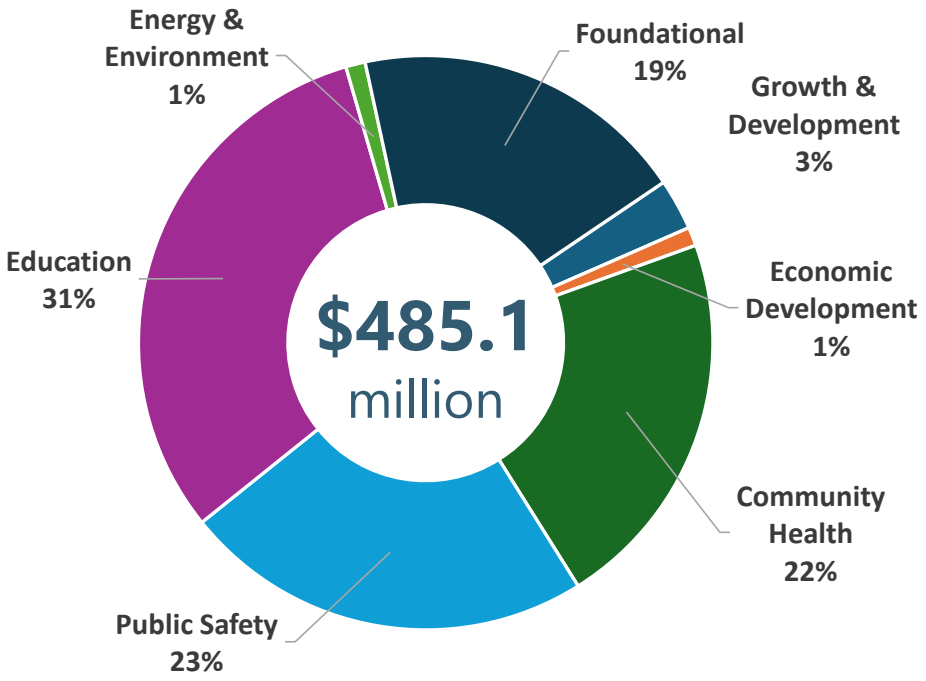
Function	FY2027 Recommended
Education	$137.3M
Public Safety	$106.5M
Human Services	$100.3M
General Government	$72.6M
Debt	$28.4M
Interfund Transfers	$15.4M
Cultural and Recreational	$12.9M
Economic and Physical Development	$11.7M
TOTAL	**$485.1M**



Note: Totals may not add up due to rounding.

Expenditure Budget by Strategic Priority

Strategic Focus Area	FY2027 Recommended
Growth & Development	$14.0M
Economic Development	$5.0M
Community Health	$104.8M
Public Safety	$112.3M
Education	$151.8M
Energy & Environment	$5.3M
Foundational	$91.9M
TOTAL	**$485.1M**



Growth & Development

Growth & Development Operations

- **$2.3 million** Interfund transfer for Affordable Housing Services Programs
- **$1.1 million** Interfund transfer for Enka Recreation Destination Grant Match
- **$1.5 million** Debt services investment

Growth & Development Workforce

Planning:	1
Assistant Director	
Permits and Inspections:	3
Code Inspectors (x2)	
Code Enforcement Team Manager	
Total	**4**

$517K

New Investment in Workforce

$14.0M

Investment in Growth & Development Budget Priority

Economic Development

Economic Development Operations

- **$1.8 million** Interfund transfer for Economic Development Incentives
- **$2.2 million** Debt services investment

$5.0M

Investment in Economic Development Budget Priority

Education

Education Investments

- **+$11.1 million** in K-12 funding
- **$264K** AB-Tech funding
- **$3.8 million** Interfund transfer investment in Pre-K

Education Workforce

Library: Social Worker	1
Total	**1**

$58K

Investment in Workforce

$151.8M

Investment in Education Budget Priority

Community Health

Community Health Operations

- **$1.5 million** Interfund transfer to the Transportation Fund
- **$221K** increase in Animal Sheltering Costs

Community Health Workforce

Public Health:	3
Environmentalist Health Specialist I (x2)	
Public Health Nurse III	
Division of Social Services:	2
Social Worker II – Adult Services	
Social Worker II – Permanency Planning	
Parks and Recreation:	2
Landscape Supervisor	
Program Supervisor	
Total	**7**

$104.8M

Investment in Community Health Budget Priority

$730K

New Investment in Workforce

Public Safety

Public Safety Operations

- **$1.3 million** Increased Jail Health & Food Costs
- **$210K** Jail Call Monitoring Software
- **$357K** EOC Radios for IT/Emergency Services
- **$330K** Sheriff Firearm Replacements
- **$262K** EMS Cardiac Monitor Leases
- **$250K** Increased Dashcam/Bodycam Costs
- **$750K** Debt Services Investment

Public Safety Workforce

Sheriff's Office:	2
Accreditation Manager	
Property and Evidence Manager	
Emergency Services:	4
Emergency Management Specialist	
EMS Training Officer	
Community Emergency Medical Tech. (x2)	
Identification Bureau:	1
Centralized Data Entry Supervisor	
Total	**7**

$112.3M

Investment in Public Safety Budget Priority

$693K

New Investment in Workforce

Energy & Environment

Energy & Environment Operations

- **$750K** investment in Conservation Easements
- **$123K** Incorporation of the Asheville-Buncombe Air Quality Agency
- **$956K** Debt services investment

Energy & Environment Workforce

Agriculture and Land Resources: Stewardship Coordinator	1
Total	**1**

$73K

New Investment in Workforce

$5.3M

Investment in Energy & Environment Budget Priority

Foundational

Foundational Operations

- **$1 million** Restoring Strategic Partnership Grants
- **$500K** Replacing telephone system
- **$1.3 million** Interfund transfer to the Reappraisal Reserve Fund
- **$555K** Interfund transfer to the Woodfin PDF Fund
- **$23 million** Debt services investment

$91.9M

Investment in Foundational Budget Priority

Foundational

Foundational Workforce	
Budget Office:	1
Budget Analyst	
Finance:	1
Financial Analyst	
General Services:	4
Electrical Specialist	
Lead HVAC Specialist	
Maintenance Technician III	
Senior Project Manager	
Communications & Public Engagement:	1
Administrative Assistant	

Foundational Workforce	
Strategic Partnerships:	1
Grants Manager	
Strategy and Innovation:	1
Management Analyst II	
Property Assessment:	2
Administrative Support Associate	
Reappraisal Analyst	
Tax Collections:	1
Revenue Collector I	
Total	**12**

$1.1M

New Investment in Workforce

COLA Calculation

Equation

$$\frac{\left(\frac{\text{CPI-W}_{\text{Dec. 2025}} - \text{CPI-W}_{\text{Dec. 2023}}}{\text{CPI-W}_{\text{Dec. 2023}}}\right)}{2} = \textbf{COLA}$$

$4.8M

Investment in Workforce

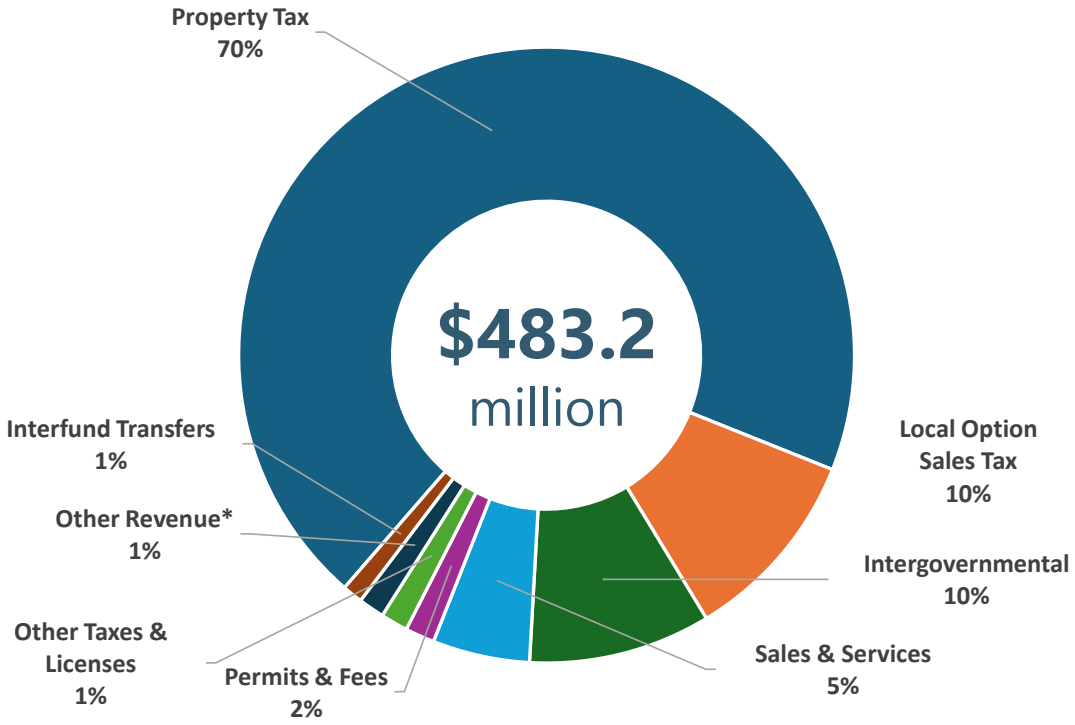
FY2027 Calculation

$$\frac{\left(\frac{317.014 - 300.728}{300.728}\right)}{2} = \textbf{2.71\%}$$

Revenue Budget by Source

(millions of $)

Revenue Source	FY2027 Recommended
Property Tax	$336.7M
Local Option Sales Tax	$49.5M
Intergovernmental	$46.3M
Sales & Services	$24.7M
Permits & Fees	$7.5M
Other Taxes & Licenses	$6.9M
Other Revenue*	$6.6M
Interfund Transfers	$5.1M
TOTAL	**$483.2M**
Appropriated Fund Balance	$1.9M
TOTAL (w/AFB)	**$485.1M**



Property Tax reflects an estimated 99.25% collection rate.

***Note:** Other Revenue includes investment earnings, indirect cost recovery, and sale of assets.

Property Tax Rate

- Revenue neutral rate of 39.22 cents per $100 of assessed value
- Recommended rate of 43.52 cents per $100 of assessed value
- 4.3 cents above revenue-neutral
  - Median value of home in Buncombe County: $446,500
  - Property tax rate at revenue-neutral: $1,751
  - Plus 4.3 cents: $192 a year, or $16 a month

Senate Bill 889 Proposed Changes

- Senate Bill 889 proposes counties that conducted a property reappraisal effective January 1, 2026, would require a temporary adjustment in the values used for tax purposes. For Fiscal Year 2026-27, those counties would be required to use the schedule of values from their previous reappraisal rather than the newly updated 2026 values.
- Bill would create a one-year delay in implementing updated property values in a limited number of counties including Buncombe.
- Bill would NOT limit local governments' ability to raise property tax rates

Senate Bill 889 Proposed Property Values

General Fund		FY26 Reappraisal (Recommended)	2025 Values (SB889)
Ad Val Revenue Need	$ 335,777,529		
Value of A Penny (at Collection Rate)		$ 7,715,476	$ 5,256,276
Tax Rate Needed		43.52	63.89
Fire District Taxing District			
Ad Val Revenue Need	$ 49,532,115		
Value of A Penny (at Collection Rate)		$ 4,224,970	$ 2,769,411
Tax Rate Needed		11.73	17.89

FY2027 Recommended Capital and Vehicles



BUNCOMBE COUNTY



FY27 Capital Improvement Plan – Debt Projects

FY27 Recommended Capital Projects	Department	FY2027 Recommended	Ongoing Annual Cost
EMS West Regional Base - Construction	Emergency Services	$16.6M	+$100K
40 McCormick Pl. EMS Base - Construction	Emergency Services	$5.5M	+$1.2M
New EOC/Storage Facility - Design	General Services	$3.0M	+$320K
Detention Center Facility Controls System Upgrade	General Services	$5.2M	Minimal
Courtroom Renovations	Justice Services	$0.6M	Minimal
94 Coxe Ave. Structural Repairs	General Services	$0.4M	-$5K
257 Biltmore Ave. Reno. & Repair	General Services	$0.5M	Minimal
Pack Library Elevator Upgrade	General Services	$0.5M	-$20K
South Buncombe Library Renovation & Repair	General Services	$1.2M	-$10K
New Parks & Indoor Recreation Facility - Design	General Services	$1.7M	+$125K
Swannanoa Library & Gov't Complex – Land/Design	Library	$3.2M	Minimal
TOTAL		**$38.3M**	

FY27 Capital Improvement Plan – Pay-Go Projects

FY27 Recommended Capital Projects	Department	FY2027 Recommended	Ongoing Annual Cost
Detention Center Facility Assessment	Sheriff's Office	$401K	Minimal
40 Coxe Ave. Security Enhancements	Health & Human Services	$482K	+$40K
49 Mt. Carmel Rd. Renovation & Repair	General Services	$100K	-$6K
Community Center Assessment Repair	General Services	$250K	Minimal
Glen Bridge River Park Boat Launch Replacement	Parks & Recreation	$164K	Minimal
Interchange Interior Conversion	General Services	$186K	Minimal
TOTAL		**$1.6M**	

These projects to be funded by one-time appropriated fund balance.

FY27 Recommended Vehicles- Replacement Vehicles

Department	Count	Funding Source	New/Replacement	FY2027 Recommended
Sheriff's Office	38	Debt	Replacement	$2.9M
Emergency Services - Ambulances	3 remounts	Debt	Replacement	$683K
Permits and Inspections	5	Pay-Go	Replacement	$279K
Health and Human Services	2	Debt	Replacement	$85K
Library	1	Debt	Replacement	$43K
TOTAL	**49**			**$4.0M**

FY27 Recommended Vehicles – New Vehicles

Department	Count	Funding Source	New/Replacement	FY2027 Recommended
Sheriff's Office	1	Debt	New Position	$70K
Health and Human Services	9	Lease	Expansion	$71K
General Services	4	Debt	New Position	$219K
Permits and Inspections	2	Pay-Go	New Position	$68K
TOTAL	**16**			**$429K**

Leased vehicles will expand HHS Motor Pool for Social Work and Environmental Health

Other Funds

Solid Waste Enterprise Fund

- Tonnage fee increases will bring in **$1.3M** of revenue
- Ensures Future Cell Development/Capital Plan

Reappraisal Reserve Fund

- Receives **$1.3M** from General Fund
- Plans for a full measure & list for FY29 revaluation

Special Districts Fund

- Consolidated fire taxing districts from 20 to 1
- Additional **$13M** invested in County Fire Service

Opioid Settlement Fund

- Continuing implementing Opioid Strategic Plan +**$430K**

FY2027 Recommended Special District Tax Rates



FY2027 Special District Recommended Tax Rates

Tax District	Revenue Neutral Rate	FY2027 Requested Tax Rate	FY2027 Recommended Tax Rate
Asheville City Schools	8.14	**10.00**	**8.14**
Buncombe County Fire District	9.19	**14.37**	**11.73**

Reference Documents

The following materials are available for review with the May 5th agenda at www.Buncombenc.gov/Commissioners:

- FY2027 Recommended Budget in Brief, which includes:
  - County Manager's message
  - Recommended Capital Improvement Plan (CIP)
  - Recommended grant awards
- Interactive Budget Explorer
- FY2027 Fee Schedule

Next Steps

- May 19th BOC Meeting
  - Public Hearing

- June 2nd BOC Meeting
  - Budget Adoption