2026 GO BOND REFERENDUM

Melissa Moore, Finance Officer

Board of Commissioners Meeting

June 16, 2026

2026 GO BOND REFERENDUM

Agenda – June 16, 2026

- TPL Polling Information
- Public Hearing – Open Space
- Adopt Bond Orders – Open Space
- Public Hearing – Housing
- Adopt Bond Orders – Housing
- Adopt Resolution Setting Special Bond Referendum

Public Polling

- Trust for Public Land engaged Inquire, LLC to conduct public polling
- Survey of 410 voters in Buncombe County
- Multi-modal approach utilizing landline, cell phone, and text-to-web interviews
- Interviews conducted from May 5 to 7, 2026

Primary Question on Open Space Bonds

Shall the order authorizing $30 million of bonds plus interest to fund the acquisition and improvement of land or interests therein for conservation purposes, including the protection of natural resources and the preservation of farms and scenic landscapes, and the development of parks, greenways, trails, and other outdoor recreational opportunities, and providing that additional taxes be levied in an amount sufficient to pay the principal of and interest on the bonds be approved”

If the election were held today, would you vote Yes, IN FAVOR this proposal or vote No, AGAINST the proposal?

42%	Definitely Yes
22%	Probably Yes
65%	**Total Yes**
14%	Definitely No
18%	Probably No
22%	**Total No**
13%	Undecided

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Follow-up Question on Open Space Bonds

After being informed of the average annual cost of **$22** to the current median homeowner in Buncombe County,

Results <u>improved</u> to:

46%	Definitely Yes
24%	Probably Yes
70%	**Total Yes**
14%	Definitely No
9%	Probably No
23%	**Total No**
7%	Undecided

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Primary Question on Housing Bonds

Shall the order authorizing $40 million bonds plus interest to pay the capital costs of housing for the benefit of persons of low or moderate income including construction of related infrastructure improvements and acquisition of related land and rights-of-way, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved”

If the election were held today, would you vote Yes, IN FAVOR this proposal or vote No, AGAINST the proposal?

35%	Definitely Yes
19%	Probably Yes
54%	**Total Yes**
20%	Definitely No
8%	Probably No
28%	**Total No**
18%	Undecided

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Follow-up Question on Housing Bonds

After being informed of the average annual cost of **$30** to the current median homeowner in Buncombe County,

Results remained favorable:

36%	Definitely Yes
18%	Probably Yes
54%	**Total Yes**
25%	Definitely No
9%	Probably No
34%	**Total No**
13%	Undecided

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Open Space Bond Orders

PUBLIC HEARING – Open Space

"Additional property taxes may be levied on property located in the County of Buncombe in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question.

SHALL the order authorizing $30 million of bonds plus interest to provide funds to fund the acquisition and improvement of land or interests therein for conservation purposes, including the protection of natural resources and preservation of farms and scenic landscapes, and the development of parks, greenways, trails, and other outdoor recreational opportunities, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved, in light of the following:

(1) The estimated cumulative cost over the life of the bonds, using the highest interest rate charged for similar debt over the last 20 years, would be $47,615,115 (consisting of $30 million principal amount of the bonds plus $17,615,115 of interest).

(2) The estimated amount of property tax liability increase for each one hundred thousand dollars ($100,000) of property tax value to service the cumulative cost over the life of the bond provided above would be $4.10 per year."

ADOPTION OF BOND ORDERS

Board Action:

Approve Bond Orders Authorizing the Issuance of $30 Million General Obligation Open Space Bonds.

Housing Bond Orders

PUBLIC HEARING - Housing

"Additional property taxes may be levied on property located in the County of Buncombe in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question.

SHALL the order authorizing $40 million of bonds plus interest to provide funds to pay the capital costs of housing for the benefit of persons of low or moderate income including construction of related infrastructure improvements and acquisition of related land and rights-of-way, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved, in light of the following:

(1) The estimated cumulative cost over the life of the bonds, using the highest interest rate charged for similar debt over the last 20 years, would be $63,486,820 (consisting of $40 million principal amount of the bonds plus $23,486,820 of interest).

(2) The estimated amount of property tax liability increase for each one hundred thousand dollars ($100,000) of property tax value to service the cumulative cost over the life of the bond provided above would be $5.50 per year."

ADOPTION OF BOND ORDERS

Board Action:

Approve Bond Orders Authorizing the Issuance of $40 Million of General Obligation Housing Bonds.

ADOPTION OF RESOLUTION

Board Action:

Approve Resolution Setting a Special Bond Referendum.