

Board of Commissioners' Agenda

July 19, 2022

Commission Meetings are held at 200 College Street, Room 326 in downtown Asheville beginning at 5:00 p.m.

Public Comment is taken at the beginning of the meeting.

The meeting will broadcast via Facebook Live @Buncombegov.

Call To Order

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Discussion / Adjustment / Approval To Follow Agenda

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Consent Agenda [▲top](#)

- [Approval of June 21, 2022 Special Meeting Minutes](#)
- [Approval of June 21, 2022 Regular Meeting Minutes](#)
- [Resolution Approving Pyrotechnic Experts for Firework Display](#)
 - [Resolution](#)
- [Resolution Awarding a Service Firearm to a Retiring Deputy of the Buncombe County Sheriff's Department - Walter Short](#)
- [Ordinance Amending Certain Provisions of the County's Farmland Preservation Program to Comply with Session Law 2021-78](#)
 - [Ordinance](#)
- [Tax Collection Report](#)
- [Approval of State Lottery Project Application – Buncombe County Schools – Security Initiative](#)
 - [Application](#)
- [Approval of Community Development Block Grant Required Plans & Procedures](#)
 - [Local Jobs Initiative Plan](#)
 - [Language Access Plan](#)
 - [Resolution Adopting Language Access Plan](#)

- [Budget Amendment to Establish a Conservation Easement Project](#)
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- [Budget Amendment for Medication Assisted Treatment \(MAT\) Grant – FY2022](#)
 - [Ordinance](#)
- [Budget Amendment for Dogwood Health Trust \(DHT\) Grant Writing Assistance](#)
 - [Ordinance](#)
- [Budget Amendment for State Criminal Alien Assistance Program \(SCAAP\) Award](#)
 - [Ordinance](#)

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- [Buncombe County Special Olympics](#)

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- [Parks & Recreation Month Proclamation](#)
 - [Proclamation](#)
- [Land of Sky Regional Council](#)
 - [More Information](#)
- [Ad Hoc Reappraisal Committee](#)
 - More Information
 - [Committee Recommendations](#)
 - [Staff Recommendations](#)
 - [Ad Hoc Reappraisal Committee Overview – Final Report](#)

- [CAPE Community Outreach Report for Ad Hoc Reappraisal Committee](#)
- [Community Survey Responses – Ad Hoc Reappraisal Committee](#)
- [Property Appraisal Equity Analysis RFP](#)
- [Inquiry into Residential Property Assessment Equity in Buncombe County](#)

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- [Staak Drive Rezoning Request](#)
 - [Staff Analysis & Information](#)
 - [Planning Board Resolution](#)
 - [Approve Ordinance](#)
 - [Deny Resolution](#)
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- [FY2023 Budget & Economic Development Appropriations](#)
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- [Community Reparations Commission Update](#)
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New Business ▲top

- [Request for an Enterprise Fund for Sheriff’s Office Real-Time Intelligence Center](#)

- [Budget Amendment Ordinance](#)
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 - [Child Fatality Prevention Team/Community Child Protection Team \(CFPT/CCPT\) Annual Report & Team Member Appointments](#)
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 - [Budget Amendment for Grant Awards: Emergency Watershed Protection Program, Streamflow Rehabilitation Assistance Program & Tropical Storm Fred Best Management Practices \(BMP\)](#)
 - [Ordinance](#)
 - [Budget Amendment for FY21 Solar on Public Facilities](#)
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 - [Approval of COVID Recovery Funding](#)
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Board Appointments ▲top

- Asheville-Buncombe Air Quality Board
 - Ned Guttman
- Health & Human Services Board
 - Daniel Frayne
- Economic Development Coalition
 - Gregory Lowe
 - Brian Gompers
- Juvenile Crime Prevention Council
 - Don Johnson
 - Brittney Anderson

- Co-Kema Hines
- Homeless Initiative Advisory Committee
 - Claire Hubbard
 - Marcus Laws
 - Dustin Mailman
 - Justin Pritchard
 - Jerry Kivett-Kimbro
 - R. David Couch
 - Beth Cummings
 - Laurie Knowles
 - Robert Dummich

Announcements [▲top](#)

- August 2 @ 3 p.m. - Commissioners' Briefing at 200 College Street, Room 326 in downtown Asheville.
- August 2 @ 5 p.m. - Commissioners' Regular Meeting at 200 College Street, Room 326 in downtown Asheville.

Closed Session / Open Session

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Adjournment

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REGULAR MEETING OF JULY 19, 2022 AT 5 P.M.

BE IT REMEMBERED: That the Board of Commissioners met in regular session on July 19, 2022, in the Commission Chambers, 200 College Street, Room 326 in downtown Asheville, North Carolina at 5 p.m. where and when the following business was transacted:

- The Chairman called the meeting to order with the following members present:
- Brownie Newman, Chairman
 - Jasmine Beach-Ferrara, Commissioner
 - Amanda Edwards, Vice Chair
 - Robert Pressley, Commissioner
 - Parker Sloan, Commissioner
 - Terri Wells, Commissioner
 - Al Whitesides, Commissioner

Staff present: Avril Pinder, County Manager; Sybil Tate, Assistant County Manager; Dakisha Wesley, Assistant County Manager; Donald Warn, Finance Director; John Hudson, Budget Director; Jennifer Pike, Tax Collector; Keith Miller, Tax Assessor; Taylor Jones, Emergency Services Director; Rachael Nygaard, Strategic Partnerships Director; Tim Love, Intergovernmental Relations; Nathan Pennington, Planning Director; Lamar Joyner, Clerk to the Board; Michael Frue, Senior Staff Attorney; Brandon Freeman, Staff Attorney

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Commissioner Whitesides motioned to approve the Consent Agenda and the remainder of the agenda. Commissioner Pressley seconded and the motion passed 7-0.

- Approval of June 21, 2022 Special Meeting Minutes
- Approval of June 21, 2022 Regular Meeting Minutes
- Resolution Approving Pyrotechnic Experts for Firework Display
 - Resolution
- Resolution Awarding a Service Firearm to a Retiring Deputy of the Buncombe County Sheriff's Department - Walter Short
- Ordinance Amending Certain Provisions of the County's Farmland Preservation Program to Comply with Session Law 2021-78
 - Ordinance
- Tax Collection Report
- Approval of State Lottery Project Application – Buncombe County Schools – Security Initiative
 - Application
- Approval of Community Development Block Grant Required Plans & Procedures
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- Budget Amendment for Medication Assisted Treatment (MAT) Grant – FY2022
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 - Ordinance
- Budget Amendment for State Criminal Alien Assistance Program (SCAAP) Award
 - Ordinance

PUBLIC COMMENT

The following individuals spoke in support of reparation funding:

Joe Wilkerson	David Greenson	Arslinn Sterling	Nina Tovish
Priscilla Robinson	Jensen Gelfond	Karen Kotin	Rob Thomas
Dewayne McAfee	Kit Molina	L. Derrick Lewis	Tiffany De'Bellott

Bruce O'Connell stated that generally he supports reparations but questioned the process.

Debbie Lane expressed support for the Ad Hoc Reappraisal Committee and thanked the Tax department staff.

Tim Wallace expressed concern for County employee salary adjustments being more favorable to staff that have higher wages.

Stephanie Phillips promoted World Peace Day and invited the Board to related activities.

Joe Minicozzi expressed concern for some of the work of the Ad Hoc Reappraisal Committee.

Ori Baber expressed equity concerns for the work of the Ad Hoc Reappraisal Committee.

Lavetta Hill and Jared Wheatley stated their support for the Eastern Band of Cherokee in the name change of Clingman's Dome back to "Kuwahi".

GOOD NEWS

- **Buncombe County Special Olympics**

Lynn Pegg, Parks & Recreation, welcomed and congratulated the Buncombe County Special Olympics Soccer Team. The team represented North Carolina in the USA Special Olympics Summer Games and earned the silver medal.

PRESENTATIONS

- **Parks & Recreation Month Proclamation**

Commissioner Wells read and presented the proclamation. Lynn Pegg, Parks & Recreation, accepted the proclamation and expressed thanks.

- **Land of Sky Regional Council**

Nathan Ramsey, Executive Director, provided background details about the council and the partnership with local region. Activities, projects, and accomplishments were highlighted during the presentation.

- **Ad Hoc Reappraisal Committee**

Keith Miller, Tax Assessor, and committee members explained the work and timeline of the activities conducted by the public body. Fourteen virtual and in-person meeting were provided, with an emphasis on educating members to help enable the development of meaningful recommendations. The committee presented short, medium, and long-term recommendations that looked at policy changes, education and outreach, and efficiency. Staff recommendations included education and outreach, and improvement of data quality.

PUBLIC HEARINGS

- **Staak Drive Rezoning Request**

Nathan Pennington, Planning Director, presented the rezoning request, stated that the request was consistent with the comprehensive land use plan and was unanimously approved by the Planning Board. The property would move from R-1 (Residential) to NS (Neighborhood Service) at the address of 19 Staak Drive in Swannanoa. The total acreage of the property is 4.47.

The Chairman opened the hearing at 7:25 p.m.

The hearing was closed at 7:26 p.m.

Commissioner Sloan moved to approve the rezoning request. Commissioner seconded the motion and it passed 7-0.

- **FY2023 Budget & Economic Development Appropriations**

Tim Love, Intergovernmental Relations, explained the purpose of the hearing is to authorize funding in economic development and strategic partnership appropriations. These appropriations are to Carolina Small Business Development Fund (\$17,500), CityWorks USA (\$47,500), Mountain BizWorks (\$52,000), Asheville Buncombe Regional Sports Commission (\$45,000), and Asheville-Buncombe County Economic Development Coalition (\$450,000).

The Chairman opened the hearing at 7:31 p.m.

The hearing was closed at 7:32 p.m.

Chairman Newman moved to approve the \$17,500 grant to Carolina Small Business Development Fund, \$47,500 grant to CityWorks USA, and the \$52,000 grant to Mountain BizWorks. Commissioner Whitesides seconded and the motion passed 7-0.

In accordance with GS §14-234.3, Chairman Newman moved to recuse Vice Chair Edwards from voting on the \$45,000 grant due to the conflict of interest of being a member of the Asheville Buncombe Regional Sports Commission. Commissioner Sloan seconded and the motion passed 7-0.

Chairman Newman moved to approve the \$45,000 grant to the Asheville Buncombe Regional Sports Commission. Commissioner Pressley seconded and the motion passed 6-0.

In accordance with GS §14-234.3, Chairman Newman moved to recuse Commissioner Whitesides from voting on the \$450,000 grant due to the conflict of interest of being a member of the Asheville-Buncombe County Economic Development Coalition. Commissioner Sloan seconded and the motion passed 7-0.

Chairman Newman moved to approve the \$450,000 grant to the Asheville-Buncombe County Economic Development Coalition. Commissioner Sloan seconded and the motion passed 6-0.

OLD BUSINESS

- **Community Reparations Commission Update**

Rachel Edens, Chief Equity and Human Rights, provided an update on the City of Asheville's Community Reparations Commission activities. The Board discussed the funding support for the commission for future budget considerations.

Commissioner Whitesides moved to add \$500,000 to the budget for reparations, with a 2% increase every following year. Chairman Newman seconded and the motion passed 7-0.

NEW BUSINESS

- **Request for an Enterprise Fund for Sheriff's Office Real-Time Intelligence Center**

Chief Deputy Blake explained the request for enterprise fund. The self-supporting government fund will allow the Sheriff's Office to provide the revenue to grow our Real-Time Intelligence Center at no cost to the taxpayers.

Chairman Newman moved to approve our request for a new enterprise fund. Vice Chair Edwards seconded and the motion passed 7-0.

- **Child Fatality Prevention Team/Community Child Protection Team (CFPT/CCPT) Annual Report & Team Member Appointments**

Dr. Jennifer Mullendore, Medical Director, explained and presented the annual report to the Board. The purpose of NC Child Fatality Prevention System and Community Child Protection Team was overviewed with detailed data and results.

Commissioner Wells moved to appoint Sgt. Mark Walker of Buncombe County Sheriff's Office as the law enforcement officer on the CFPT/CCPT, appoint Chanel Young as the Helpmate representative on the CFPT/CCPT, and delegate the appointment of the law enforcement officer position to the Buncombe County Sheriff. Vice Chair Edwards seconded and the motion passed 7-0.

- **Budget Amendment for Grant Awards: Emergency Watershed Protection Program, Streamflow Rehabilitation Assistance Program & Tropical Storm Fred Best Management Practices (BMP)**

John Hudson, Budget Director, explained the budget amendment.

Commissioner Wells moved to approve the budget amendment as presented. Commissioner Beach-Ferrara seconded and the motion passed 7-0.

- **Budget Amendment for FY21 Solar on Public Facilities**

John Hudson, Budget Director, explained the budget amendment.

Chairman Newman moved to approve the budget amendment as presented. Vice Chair Edwards seconded and the motion passed 7-0.

- **Approval of COVID Recovery Funding**

Sara Joss, Strategic Partnerships, explained the 24 project proposals that were from the following impacted areas: Affordable Housing, Aging/Older Adults, Business Support/Economic Development, Environment/Climate, Homelessness, Infrastructure & Broadband, K-12 Education, Mental Health/Substance Use, and Workforce.

Chairman Newman moved to approve the COVID Recovery Fund Award in the amount of \$18,821,666. Commissioner Sloan seconded and the motion passed 7-0.

Commissioner Pressley presented a proposal to use the remaining \$3.9 million COVID Recovery Funding to fund sewer infrastructure in the County if North Carolina matched. The Board discussed the proposal.

BOARD APPOINTMENTS

Vice Chair Edwards moved to appoint **Ned Guttman** to the **Asheville-Buncombe Air Quality Board**. Commissioner Whitesides seconded and the motion passed 7-0.

Vice Chair Edwards moved to reappoint **Daniel Frayne** to the **Health & Human Services Board**. Commissioner Whitesides seconded and the motion passed 7-0.

Commission Sloan moved to appoint **Gregory Lowe** to the **Economic Development Coalition**. Commissioner Wells seconded and the motion passed 6-1. (NOES-Beach-Ferrara)

Commissioner Beach-Ferrara moved to appoint **Don Johnson** (Faith Community), **Brittney Anderson** (Community Member), and **Co-Kema Hines** (Community Member), to the **Juvenile Crime Prevention Council**. Commissioner Sloan seconded and the motion passed 7-0.

Commissioner Beach-Ferrara moved to appoint **Claire Hubbard** (Emergency Responder), **Marcus Laws** (Housing Provider/Nonprofit), and **Dustin Mailman** (Faith Community), to the **Homeless Initiative Advisory Committee**. Commissioner Wells seconded and the motion passed 7-0.

ANNOUNCEMENTS

The Chairman made the following announcements:

- *August 2 @ 3 p.m. - Commissioners' Briefing at 200 College Street, Room 326 in downtown Asheville.*
- *August 2 @ 5 p.m. - Commissioners' Regular Meeting at 200 College Street, Room 326 in downtown Asheville.*

CLOSED SESSION

Commissioner Beach-Ferrara moved to go into closed session pursuant to NCGS 143-318.11(a) (3) to hear legal matters for Ernst v. Buncombe County, Industrial Commission Court file #21-731361, with no possible action anticipated following the closed session. Commissioner Whitesides seconded and the motion passed 7-0.

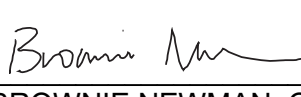
The Board heard the update and had discussion regarding the matters. No action was taken.

Commissioner Beach-Ferrara moved to go back into open session. Vice Chair Edwards seconded and the motion passed 7-0.

Commissioner Sloan moved to adjourn the meeting. Commissioner Beach-Ferrara seconded and the motion passed 7-0. The meeting was adjourned at 9:08 p.m.



LAMAR JOYNER, CLERK
BOARD OF COMMISSIONERS



BROWNIE NEWMAN, CHAIRMAN
BOARD OF COMMISSIONERS



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Consent Agenda

Department: Emergency Services

Presenter(s): Kevin Tipton, Interim Fire Marshal

Contact(s): Kevin Tipton, Interim Fire Marshal

Subject: Resolution Approving Pyrotechnic Experts for Firework Displays

Brief Summary:

- Request from Pyrotecnico and Ryan Tolleson Mathis to conduct a fireworks display on 7/30/2022 for Biltmore Estate, 1 Approach Road, Asheville NC 28803.

Recommended Motion & Requested Action: Approve resolution.

County Manager's comments and Recommendation: County Manager recommends approval.

RESOLUTION #: 22-07-01

**RESOLUTION APPROVING PYROTECHNICS EXPERTS FOR CONDUCTING
FIREWORKS DISPLAYS**

WHEREAS, pursuant to North Carolina General Statutes Section 14-410 and 14-413 the Board of Commissioners is authorized to review and approve the qualifications of persons applying for approval as pyrotechnics experts for the purpose of conducting fireworks displays; and

WHEREAS, application has been made by Pyrotecnico, Fireworks Inc. for pyrotechnic displays; and

WHEREAS, this Board is of the opinion that the application received to conduct firework pyrotechnic displays should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners for the County of Buncombe as follows:

1. That the following be granted permission to conduct fireworks displays at the location and on the dates shown, to-wit:

NAME
Pyrotecnico

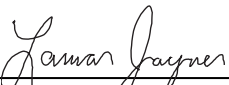
LOCATION
1 Approach Road, Asheville

DATE
July 30, 2022

2. The County Fire Marshal has reviewed these requests and found that those listed above are qualified pyrotechnic experts.
3. That pursuant to N.C.G.S. 14-410 and 14-413 the Board has found that the above named individual/company is a qualified pyrotechnic expert for the purpose of conducting fireworks displays.

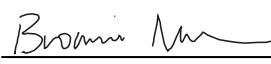
ADOPTED this the 19th day of July, 2022.

ATTEST



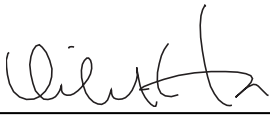
LAMAR JOYNER, CLERK

**BOARD OF COMMISSIONERS
FOR THE COUNTY OF BUNCOMBE**



BROWNIE NEWMAN, CHAIRMAN

APPROVED AS TO FORM:



COUNTY ATTORNEY

RESOLUTION #22-07-02

RESOLUTION AWARDING A SERVICE FIREARM TO A RETIRING
DEPUTY OF THE BUNCOMBE COUNTY SHERIFF’S OFFICE

WHEREAS, Walter Short is retiring from the Buncombe County Sheriff’s Office after 10 years of service; and

WHEREAS, N.C. Gen. Stat. § 20-187.2 authorizes boards of county commissioners to award to a retiring member of a law-enforcement agency with countywide jurisdiction, such as a sheriff’s office, or surviving relatives of such a member, upon request, the service side arm of such deceased or retiring members, at a price determined by such governing body, upon determining that the person receiving the weapon is not ineligible to own, possess, or receive a firearm under the provisions of State or federal law, or if the weapon has been rendered incapable of being fired.

WHEREAS, it is the practice of this Board to provide a member of the Buncombe County Sheriff’s Office who retires through the North Carolina Local Government Retirement System with ten (10) or more years of service with said Office, or who retires due to medical disability, and who meets the qualifications of N.C. Gen. Stat. § 20-187.2, with the service side arm used by the member at the time of the member’s retirement at a price of zero (\$0) dollars; and

WHEREAS, this board finds that the individual named above carried, at the time of the individual’s retirement, a service side arm more particularly described as a Glock Model 17, serial number RSV185, and that the individual named above has requested and is entitled to receive said service side arm in working order at a price fixed by this Board

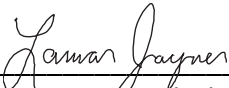
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

- 1. That pursuant to N.C. Gen. Stat. § 20-187.2, the individual named above is hereby awarded the service side arm descried above for a price of zero (\$0) dollars.
- 2. That the County Manager or her designee is authorized to undertake any action(s) necessary to transfer the service side arm descried above to the individual named above.
- 3. That this resolution shall become effective upon its adoption.

This the 19th day of July, 2022.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE



Lamar Joyner, Clerk

By: 

Brownie Newman, Chair

APPROVED AS TO FORM



County Attorney



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Consent Agenda

Department: Legal Dept.

Presenter(s): Michael Frue/Brandon Freeman

Contact(s): Michael Frue/Brandon Freeman

Subject: An Ordinance Amending Certain Provisions of the County's Farmland Preservation Program to Comply with Session Law 2021-78

Brief Summary:

Chapter 58, Article III, of the Buncombe County Code of Ordinances created the Buncombe County Farmland Preservation Program, which was enacted to promote agricultural values and the general welfare of Buncombe County, and more specifically: to increase identity and pride in the agricultural community and its way of life; to encourage the economic and financial health of agriculture, horticulture and forestry; and to increase protection from non-farm development and other negative impacts on properly managed farms.

On July 2, 2021, the North Carolina General Assembly enacted Session Law 2021-78, which, among other things, refined the requirements to be certified as qualifying farmland and clarified that the required proximity buffer from the boundary line of any farm enrolled in a Voluntary Agricultural District or an Enhanced Voluntary Agricultural District is 1/2 mile.

The County Legal Department has worked with the County's Agriculture and Land Resources Division to draft suggested amendments to the County's Code of Ordinances that bring it in line with Session Law 2021-78. The Agriculture Advisory Board has reviewed and approved the revised ordinance language.

Recommended Motion & Requested Action:

Enact the Ordinance Amending Certain Provisions of the County's Farmland Preservation Program to Comply with Session Law 2021-78.

County Manager's comments and Recommendation:

County Manager recommends approval.

Ordinance #22-07-03

An Ordinance Amending Certain Provisions of the County's Farmland
Preservation Program to Comply with Session Law 2021-78

- WHEREAS, Chapter 58, Article III, of the Buncombe County Code of Ordinances created the Buncombe County Farmland Preservation Program, which was enacted to promote agricultural values and the general welfare of Buncombe County, and more specifically: to increase identity and pride in the agricultural community and its way of life; to encourage the economic and financial health of agriculture, horticulture and forestry; and to increase protection from non-farm development and other negative impacts on properly managed farms; and
- WHEREAS, on July 2, 2021, the North Carolina General Assembly enacted Session Law 2021-78, which, among other things, refined the requirements to be certified as qualifying farmland and clarified that the required proximity buffer from the boundary line of any farm enrolled in a Voluntary Agricultural District or an Enhanced Voluntary Agricultural District is 1/2 mile; and
- WHEREAS, the Board of Commissioners has determined that it is in the best interest of the citizens and residents of Buncombe County to enact the following revisions to the County Code of Ordinances.

NOW THEREFORE, be it ordained by the buncombe county board of commissioners that:

1. Section 58-56(a)(1) of the Buncombe County Code of Ordinances be deleted in its entirety and replaced with the following provision:
 - (a) Requirements. To be eligible for certification the following requirements must be satisfied:
 - (1) Certification as qualifying farmland. To secure county certification as a qualifying farmland, a farm must be:
 - a. ~~Real property used for bona fide farm purposes, as~~ that term is ~~engaged in agriculture as~~ defined in G.S. 106-581.1743.4(a) and G.S. 160D-903.
 - b. managed in accordance with the ~~Natural—Resources~~Soil Conservation Service defined erosion control practices ~~for that are~~ addressed to highly erodible land; and
 - c. subject of a conservation agreement ~~(VAD/EVAD),,~~ as defined in G.S. 121-35, between the ~~county~~local government administering the voluntary agricultural district program and the owner of such

land that prohibits nonfarm use or development of such land for a period of at least ten (10) years, except for the creation of not more than three lots that meet applicable county and municipal zoning and subdivision regulations. The form of the conservation agreement shall be approved by the agricultural advisory board created under G.S. 106-739.

~~d. Located in the unincorporated area of Buncombe County, unless a municipality of the county has by resolution requested that this article be applicable within that municipality and such request has been formally granted by Buncombe County.~~

2. Section 58-60(b) of the Buncombe County Code of Ordinances is amended as follows:

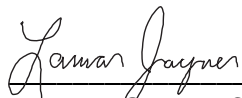
(b) VAD or EVAD established. The county has established VAD or EVAD for farmland preservation to protect and preserve agricultural lands and activities. These VAD or EVAD have been developed and mapped by the county to inform all purchasers of real property, located within ½ mile of a VAD or EVAD, that certain agricultural activities, including, but not limited to, pesticide spraying, manure spreading, machinery operations, livestock operations, sawing, and similar activities may take place in these VAD or EVAD any time during the day or night. Maps and information on the location and establishment of these VAD or EVAD can be obtained from the county planning and development office.

3. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Commissioners hereby declare that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses, or phrases be declared invalid.

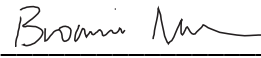
4. This ordinance is effective upon adoption.

Read, approved and adopted this 19th day of July, 2022.

ATTEST


LAMAR JOYNER, CLERK

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

BY: 
BROWNIE NEWMAN, CHAIRMAN

APPROVED AS TO FORM


COUNTY ATTORNEY



Buncombe County Tax Collections

Jennifer Pike
Tax Collector

CONSENT

DEPARTMENT: Tax Collections

PRESENTER: Jennifer Pike

CONTACT: Jennifer Pike

SUBJECT: Approval of May 2022 Tax Collection Report

BRIEF SUMMARY:

NCGS 105-350 requires the Tax Collector to submit a report showing the amount of taxes collected.

As of May 31, 2022, the total levy billed for fiscal year 2022 is 99.61% collected, as compared to 99.50% for fiscal year 2021.

Below is Buncombe County year to date reporting for fiscal year 2022, as of May 31, 2022.

Current Year Collections

Fiscal Year 2022	Personal Property	Public Service	Real Estate	Motor Vehicles	Total
Total Levy	\$ 13,583,726.16	\$ 4,672,230.91	\$ 204,202,292.48	\$ 12,939,686.70	\$ 235,397,936.25
Amount Collected	\$ 13,245,217.08	\$ 4,672,221.70	\$ 203,658,246.63	\$ 12,896,657.01	\$ 234,472,342.42
Unpaid Balance	\$ 338,509.08	\$ 9.21	\$ 544,045.85	\$ 43,029.69	\$ 925,593.83
Interest Collected	\$ 34,663.32	\$ 9.21	\$ 455,925.41	\$ 103,857.21	\$ 594,455.15
FY22 Collection %	97.51%	100.00%	99.73%	99.67%	99.61%
FY21 Collection %	98.15%	100.00%	99.60%	99.38%	99.50%

Total fiscal year 2022 year to date collections, property tax and interest

\$ 235,066,797.57

Prior Year Collections

Prior Years 2012-2021	Personal Property	Real Estate	Total
Amount Collected	\$ 79,595.96	\$ 485,386.63	\$ 564,982.59
Interest Collected	\$ 12,114.75	\$ 49,251.38	\$ 61,366.13

Total prior year collections, fiscal year to date

\$ 626,348.72

***Total property tax released May 2022 due to taxable value adjustments**

\$ 6,328.71

***Total refunds processed May 2022**

\$ 13,401.90

***Detailed information for releases and refunds is available in Tax Collections.**



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Consent Agenda

Department: Budget

Presenter(s): John Hudson, Budget Director

Contacts: Tina Thorpe, Buncombe County Schools
John Hudson, Budget

Subject: State Lottery Project Application – Buncombe County Schools – Security Initiative

Brief Summary:

Buncombe County Schools is requesting to apply for a total of \$1,700,000 from the Public School Building Capital Fund – North Carolina Education Lottery.

The funds will be used for security hardware upfits at perimeter check with doors at multiple schools.

The Buncombe County Schools Board of Education has approved the request to make the application.

Recommended Motion & Requested Action:

Support the approval of the request.

County Manager's comments and Recommendation:

County Manager recommends as presented.

**APPLICATION
PUBLIC SCHOOL BUILDING CAPITAL FUND
NORTH CAROLINA EDUCATION LOTTERY**

Approved: _____

Date: _____

County: Buncombe
LEA: Buncombe County Schools #110
Address: 175 Bingham Rd. Asheville, NC 28804

Contact Person: Tina Thorpe
Title: Chief Finance Officer
Phone: 828-255-5886

Project Title: Security Initiative
Location: Multiple Schools
Type of Facility: School Building

North Carolina General Statutes, Chapter 18C, provides that a portion of the proceeds of the North Carolina State Lottery Fund be transferred to the Public School Building Capital Fund in accordance with G.S. 115C-546.2. Further, G.S. 115C-546.2 (d) has been amended to include the following:

- (3) No county shall have to provide matching funds...
- (4) A county may use monies in this Fund to pay for school construction projects in local school administrative units and to retire indebtedness incurred for school construction projects.
- (5) A county may not use monies in this Fund to pay for school technology needs.

As used in this section, "Public School Buildings" shall include only facilities for individual schools that are used for instructional and related purposes, and does not include central administration, maintenance, or other facilities. ***Applications must be submitted within one year following the date of final payment to the Contractor or Vendor.***

Short description of Construction Project: Supplement for security hardware upfit at perimeter check with doors at schools

Estimated Costs:

Purchase of Land	_____	\$	_____
Planning and Design Services	_____		_____
New Construction	_____		_____
Additions / Renovations	_____		1,700,000.00
Repair	_____		_____
Debt Payment / Bond Payment	_____		_____
TOTAL	_____	\$	1,700,000.00

Estimated Project Beginning Date: 08/01/2022 Est. Project Completion Date: 08/2023

We, the undersigned, agree to submit a statement of state monies expended for this project within 60 days following completion of the project.

The County Commissioners and the Board of Education do hereby jointly request approval of the above project, and request release of \$ 1,700,000.00 from the Public School Building Capital Fund (Lottery Distribution). We certify that the project herein described is within the parameters of G.S. 115C-546.

(Signature — Chair, County Commissioners)

(Date)

Ann B. Franklin
(Signature — Chair, Board of Education)

7-1-2022
(Date)



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Consent Agenda

Department: Health & Human Services

Presenter(s): Phillip Hardin, Economic Services Division Director

Contact(s): Heather Parkinson, Strategy & Innovation
Tammy Stewart, Legal

Subject: Community Development Block Grant Required Plans / Procedures

Brief Summary: For the first time, Buncombe County received a Community Development Block Grant (CDBG) in August 2021. As a condition of the grant, the County is required to go through an audit by the Rural Economic Development Division. This audit determined that for grant compliance certain plans and procedures required approval by the Board of County Commissioners (BOCC). This includes the following: 1) Language Access Plan and 2) Local Jobs Initiative Plan (Section 3 Plan). Accordingly, this request includes a resolution that, if approved, will make the Language Access Plan retroactive to July 2021. There are two other compliance documents that are in development at this time 1) Fair Housing Choice Survey and 2) Section 504 Plan (non-discrimination Plan/ accessibility & disability). The Section 504 Plan does not require Board approval. However, it will be remitted along with the documents presented today. Staff was granted an extension on submitting the Fair Housing Choice Survey and will present it to the Board of County Commissioners at a later date.

Recommended Motion & Requested Action: Approval of the Language Access Plan, Resolution for Retroactive Coverage, and the Local Jobs Initiative Plan.

County Manager's comments and Recommendation: The County Manager recommends approval.

Local Jobs Initiative
Section 3 Plan
Local Economic Benefit for Low- and Very Low-Income Persons

Buncombe County
(*NC Commerce and any of its sub-recipients*)
7/1/2022 – 6/30/2025
(*Time Period*)

I. APPLICATION AND COVERAGE OF POLICY

NC Commerce and any of its sub-recipients are committed to the policy that, to the greatest extent possible, opportunities for training and employment be given to lower income residents of the community development project area and contracts for work in connection with federally assisted community development project be awarded to business concerns located or owned in substantial part by persons residing in the Section 3 covered area, as required by Section 3 of the Housing and Urban Development Act of 1968, *NC Commerce and any of its sub-recipients* of Buncombe County has developed and hereby adopts the following Plan:

NC Commerce and any of its sub-recipients will comply with all applicable provisions of Section 3 of the Housing and Urban Development Act of 1968, as amended (24 CFR Part 135), all regulations issued pursuant thereto by the Secretary of Housing and Urban Development, and all applicable rules and orders of the Department issued thereunder

This Section 3 covered project area for the purposes of this grant program shall include *NC Commerce and any of its sub-recipients* and portions of the immediately adjacent area.

NC Commerce and any of its sub-recipients will be responsible for implementation and administration of the Section 3 plan. In order to implement the *NC Commerce and any of its sub-recipient's* policy of encouraging local residents and businesses participation in undertaking community development activities, the *NC Commerce and any of its sub-recipients* will follow this Section 3 plan which describes the steps to be taken to provide increased opportunities for local residents and businesses

This Section 3 Plan shall apply to services needed in connection with the grant including, but not limited to, businesses in the fields of planning, consulting, design, building construction/renovation, maintenance and repair, etc.

When in need of a service, *NC Commerce and any of its sub-recipients* will identify suppliers, contractors or subcontractors located in the Section 3 area. Resources for this identification shall include the Minority Business Directory published through the State Department of Commerce, local directories and Small Business Administration local offices. Word of mouth recommendation shall also be used as a source.

The *State of North Carolina and any of its sub-recipients* will include the Section 3 clause and this plan in all contracts executed under this Community Development Block Grant (CDBG) Program. Where necessary, listings from any agency noted above deemed shall be included as well as sources

of subcontractors and suppliers. The Section 3 Plan shall be mentioned in the pre- bid meetings and preconstruction meetings.

The prime contractor selected for major public works facility or public construction work will be required to submit a Section 3 Plan which will outline his/her work needs in connection with the project. Should a need exist to hire any additional personnel, the North Carolina Employment Security Commission and NCWorks Career Center shall be notified and referred to the contractor.

Each contract for housing rehabilitation under the program, as applicable, for jobs having contracts in excess of \$100,000 shall be required to submit a Section 3 Plan. This Plan will be maintained on file in the grant office and shall be updated from time to time or as the grant staff may deem necessary.

Early in our project, prior to any contracting, major purchases or hiring, we will develop a listing of jobs, supplies and contracts likely to be utilized during the project. We will then advertise the pertinent information regarding the project including all Section 3 required information. Community Investment and Assistance (CI) should be contacted with the Bid Materials to distribute the information throughout their list serve to reach out the communities.

II. AFFIRMATIVE ACTIONS FOR RESIDENT AND BUSINESS PARTICIPATION

NC Commerce and any of its sub-recipients will take the following steps to assure that low income residents and businesses within the community development project area and within the ***County*** are used whenever possible: (Describe below)

Advertise the jobs on NCWorks.gov and A-B tech's Career Coach, assure that residents and businesses are solicited whenever they are potential sources of contracts, services or supplies; divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by residents and businesses; establish delivery schedule, where the requirements permits, which encourages participation by area for residents and businesses.

Please check the methods to be used for the Section 3 program in your community:

☐ ***NC Commerce and any of its sub-recipients*** will place a display advertisement in the local newspaper containing the following information:

- i. A brief description of the project
- ii. A listing of jobs, contracts and supplies likely to be utilized in carrying out the project.
- iii. An acknowledgement that under Section 3 of Housing and Community Development Act, local residents and businesses will be utilized for jobs, contract and supplies in carrying out the project to the greatest extent feasible.
- iv. A location where individuals interested in jobs or contracts can register for consideration
- v. A statement that all jobs will be listed through and hiring will be done through the local office of the North Carolina Employment Security Commission; a statement that all contracts will be listed with the North Carolina Division of Purchase and Contracts; and a statement that potential employees and businesses may seek development and training assistance through various state and local agencies, or which the ***County/City/Town*** will maintain a list for individuals and business concerns inquiring information

☒ Training and technical assistance will be provided by the NCWorks and the local community college for low income residents requiring skills to participate in community development project activities. Referrals will be made to the community college, local Private Industry Councils, Job Training Partnership Act (29 U.S.C. 1579 (a)) (JTPA) Programs, and job training programs provided by local community action agencies as appropriate. Residents and businesses will be encouraged to participate in state and/or federal job training programs that may be offered in the area.

☒ Low income residents and businesses will be informed and educated regarding employment and procurement opportunities in the following ways:

- i. Community Engagement Markets at 12 locations in under-resourced areas of the county
- ii. County Board meeting when project activities and schedules are discussed
- iii. Open meetings of Project Advisory Committee when everyone in neighborhood is invited
- iv. Notification to other agencies that provide services to low-income people.

☐ Other (describe):

NC Commerce and any of its sub-recipients will, to the greatest extent feasible, utilize lower income area residents as trainees and employees:

1. Encourage rehabilitation contractors to hire local area residents
2. Encourage public works contractors to hire local area residents

NC Commerce and any of its sub-recipients will, to the greatest extent feasible, utilize businesses located in or owned in substantial part by persons residing in the area

1. Contract with local contractors to perform demolition activities, and housing rehabilitation activities.
2. Encourage public improvement contractors to hire local residents for site clearance work, hauling materials, and performing other site improvements.
3. Encourage all contractors to purchase supplies and materials from the local hardware and supply stores

III. RECORDS AND REPORTS

NC Commerce and any of its sub-recipients will maintain such records and accounts and furnish such information and reports as are required under the Section 3 regulations, and permit authorized representatives of State CDBG, and federal agencies access to books, records, and premises for purposes of investigation in connection with a grievance or to ascertain compliance with this Section 3 Plan.

NC Commerce and any of its sub-recipients shall report annually the Section 3 numbers using the form HUD 60002 to State CDBG at the end of the calendar year as part of the Annual Performance Report (APR).

IV. MONITORING COMPLIANCE

NC Commerce and any of its sub-recipients may require each applicable contractor to provide a copy of the Section 3 Plan and will monitor compliance during the performance of the contract. Copies of all advertisements, notice, and published information will be kept to document the implementation of the plan.

V. COMPLAINTS CONTACT

Please provide the main contact in case that any complaint is received from the general public on Section 3 compliance (including name, phone number, address, and email):

Buncombe County Human Resources
828-250-4166
200 College Street, Suite 403
Asheville, NC 28801
hr@buncombecounty.org

Adopted this _____ day of _____, 20____.

_____ (*Chief Elected Official*)

ATTEST: _____ (*Clerk*)

Providing Meaningful Communication with Persons with Limited English Proficiency

Language Access Plan of the County of Buncombe

The purpose of this Plan is to ensure compliance with Title VI of the Civil Rights Act of 1964, and other applicable federal and state laws and their implementing regulations with respect to persons with limited English proficiency (LEP). Title VI of the Civil Rights Act of 1964 prohibits discrimination based on the ground of race, color or national origin by any entity receiving federal financial assistance. Administrative methods or procedures, which have the effect of subjecting individuals to discrimination or defeating the objectives of these regulations, are prohibited.

In order to avoid discrimination on the grounds of national origin, all programs or activities administered by the County of Buncombe will take reasonable steps to ensure that persons with Limited English Proficiency (LEP) have meaningful access and an equal opportunity to participate in benefits and services for which such persons qualify. This plan defines the responsibilities the County has to ensure LEP individuals can communicate effectively.

DEFINITIONS:

Limited English Proficient (LEP) individual – Any prospective, potential, or actual recipient of benefits or services from the agency who cannot speak, read, write or understand the English language at a level that permits them to interact effectively with health care providers and social service agencies.

Vital Documents – These forms include, but are not limited to, applications, consent forms, all compliance plans, bid documents, fair housing information, citizen participation plans, letters containing important information regarding participation in a program; notices pertaining to the reduction, denial, or termination of services or benefits, the right to appeal such actions, or that require a response from beneficiary notices advising LEP persons of the availability of free language assistance, and other outreach materials.

Title VI Compliance Officer: The person or persons responsible for administering compliance with the Title VI LEP policies.

Substantial number of LEP: 5% or 1,000 people, whichever is smaller, are potential applicants or recipients of the County and speak a primary language other than English and have limited English proficiency.

PROCEDURES:

1. IDENTIFYING LEP PERSONS AND THEIR LANGUAGE

The County of Buncombe will promptly identify the language and communication needs of the LEP person at the first point of entry. Staff will use a language identification card (or “I speak cards,” provided by the Rural Economic Development Division (REDD) or other grantors or service providers and LEP posters to determine the language. In addition, when records are kept of past interactions with individuals or family members, the language used to communicate with the LEP person will be included as part of the record when possible.

2. OBTAINING A QUALIFIED INTEPRETER

List the current name, office telephone number, office address and email address of the Title VI compliance officers:

Tammy A. Stewart
Compliance Officer
Legal & Risk
828-250-5603
200 College Street -1st floor
Asheville, NC 28801
tammy.stewart@buncombecounty.org

Check all methods that will be used:

- ☐ Maintaining an accurate and current list showing the language, phone number and hours of availability of bilingual staff (***provide the list***):
- ☒ Contacting the appropriate bilingual staff member to interpret, in the event that an interpreter is needed, if an employee who speaks the needed language is available and is qualified to interpret;
- ☒ Obtaining an outside interpreter if a bilingual staff or staff interpreter is not available or does not speak the needed language.

(Identify the agency(s) name(s) with whom you have contracted or made arrangements)

Countywide contracts are in place with Telelanguage and LanguageLine—both are services that provide qualified interpreter services via a variety of methods as well as translation services:

LanguageLine-Available 24/7 -1-866-374-3972
Telelanguage-Available 24/7 – 1-800-514-9237

☒ Other (***describe***):

Each department will contract with (or employ) individual foreign language interpreters when deemed necessary to serve the identified LEP population that frequent their program(s). For example, Buncombe County Health and Human services which serves the public's economic, social services, and public health needs, among other activities, employs 2 full time Spanish interpreters, 1 full time Russian interpreter and several bilingual staff who are positioned in critical areas- including Call Center and Front Desk, Economic Services, Clinic and Social Work. The department also contracts with individual qualified Spanish interpreters, a Chinese interpreter, ASL interpreters and other companies that provide onsite and telephonic services as well as translation services.

All staff will be made aware of the Language Access Plan and the availability of resources. User guides around accessing services and effective communication techniques as well as tips on working with an interpreter are available to all staff on the County intranet.

Some LEP persons may prefer or request to use a family member or friend as an interpreter. However, family members or friends of the LEP person will not be used as interpreters unless specifically requested

by that individual and **after** the LEP person has understood that an offer of an interpreter at no charge to the person has been made by the facility. Such an offer and the response will be documented in the person's file. If the LEP person chooses to use a family member or friend as an interpreter, issues of competency of interpretation, confidentiality, privacy, and conflict of interest should be considered. If the family member or friend is not competent or appropriate for any of these reasons, competent interpreter services will be provided to the LEP person. In addition, some County programs may have requirements or policies that would not permit the use of family members as interpreters, and these circumstances must also be considered when serving the LEP population.

Children and other residents will **not** be used to interpret, in order to ensure confidentiality of information and accurate communication.

3. PROVIDING WRITTEN TRANSLATIONS

- i. The County of Buncombe will set benchmarks for translation of vital documents into additional languages.
- ii. When translation of vital documents is needed, the County of Buncombe will submit documents for translation into frequently-encountered languages.
- iii. Facilities will provide translation of other written materials, if needed, as well as written notice of the availability of translation, free of charge, for LEP individuals.

4. PROVIDING NOTICE TO LEP PERSONS

The County of Buncombe will inform LEP persons of the availability of language assistance, free of charge, by providing written notice in languages LEP persons will understand. Example: The notification will include, in the primary language of the applicant/recipient, the following language: **IMPORTANT: IF YOU NEED HELP IN READING THIS, ASK THE AGENCY FOR AN INTERPRETER TO HELP. AN INTERPRETER IS AVAILABLE FREE OF CHARGE.**

All interpreters, translators and other aids needed to comply with this plan shall be provided without cost to the person being served, and individuals and their families will be informed of the availability of such assistance free of charge.

At a minimum, notices and signs will be posted and provided in intake areas and other points of entry, including but not limited to the main lobbies, waiting rooms, etc.

Notices are posted and maintained at locations where services are provided, generally in lobbies and waiting areas, on department websites, and on department program brochures provided to the public. Signage informs applicants and beneficiaries of their right to free language assistance services.

5. MONITORING LANGUAGE NEEDS AND IMPLEMENTATION

On an ongoing basis, the County of Buncombe will assess changes in demographics, types of services or other needs that may require reevaluation of this plan and related procedures. In addition, the County of Buncombe will regularly assess the efficacy of these procedures, including but not limited to mechanisms for securing interpreter services, complaints filed by LEP persons, feedback from residents and community organizations, etc.

I. Compliance Procedures, Reporting and Monitoring

A. Reporting

The department administering the program will complete an annual compliance report and send this report to REDD based on format supplied by REDD.

B. Monitoring

The department administering the program will complete a self-monitoring report on a quarterly basis, using a standardized reporting system proposed by the local government. These reports will be delivered to and maintained and stored by the Title VI Compliance Officer and will be provided to the REDD upon request.

The agency will cooperate, when requested, with special review by the REDD.

II. Applicant/Recipient Complaints of Discriminatory Treatment

A. Complaints

All complaints related to Language Access are to be brought to the attention of the program or department leadership and forwarded to the Compliance Officer for immediate review. The Compliance Officer gathers information and relays the information to the oversight entity with jurisdiction for a determination on how the complaint will be handled based upon the type of complaint and the program delivery site.

The agency will provide assistance to LEP individuals who do not speak or write in English if they indicate that they would like to file a complaint.

For CDBG compliance, a complaint will be filed in writing, contain the name and address of the person filing it or his/her designee and briefly describe the alleged violation. The form can be found at <https://www.nccommerce.com/documents/cdbg-compliance-plans>.

The agency will maintain records of any complaints filed, the date of filing, actions taken and resolution.

The agency will notify the appropriate section within REDD of complaints filed, the date of filing, actions taken and resolution. This information will be provided within 30 days of resolution.

B. Resolution of Matter

If the matter cannot be resolved by informal means, the individual will be informed of his or her right to appeal further to REDD. This notice will be provided in the primary language of the individual with Limited English Proficiency.

The REDD Compliance Office will conduct an investigation of the allegations of the complaint. The investigation will afford all interested persons and their representatives, if any, an opportunity to submit evidence relevant to the complaint.

The investigation will not exceed 30 days, absent a 15-day extension for extenuating circumstances.

If the investigation indicates a failure to comply with the Act, the local unit of government, agency Director or his/her designee will so inform the recipient and the matter will be resolved by informal means whenever possible within 60 days.

If the matter cannot be resolved by informal means, then the individual will be informed of his or her right to appeal further to the Department of Justice. This notice will be provided in the primary language of the individual with Limited English Proficiency.

If not resolved by REDD, then complaint will be forwarded to Department of Justice (DOJ), Department of Housing and Urban Development (HUD) Field Office.

SUBMITTED AND ADOPTED BY:

Name of Chairman of Board

Signature of Chairman of Board

Date

RESOLUTION NO. 22-07-04

A RESOLUTION ADOPTING THE BUNCOMBE COUNTY LANGUAGE ACCESS PLAN.

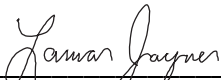
- WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination based on the ground of race, color or national origin by any entity receiving federal financial assistance; and
- WHEREAS, Buncombe County has developed a Language Access Plan to ensure that individuals with limited English proficiency are able to access County services; and
- WHEREAS, Buncombe County Health and Human Services has applied for a community development block grant which requires the County to have its Language Access Plan approved by the Buncombe County Board of Commissioners; and
- WHEREAS, in order to comply with the grant, staff is bringing the Language Access Plan forward for Board approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS:

1. That the Buncombe County Board of Commissioners approve the adoption the Buncombe County Language Access Plan applicable to all departments in the County.
2. That the Chairperson of the Board is authorized to sign the Language Access Plan on behalf of the Board of Commissioners.
3. That this resolution is effective retroactively starting July 1, 2021.

This the 19th day of July 2022.

ATTEST



Lamar Joyner, Clerk

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

By: 

Brownie Newman, Chairman

APPROVED AS TO FORM



Michael C. Frue, County Attorney



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Consent Agenda

Department: Ag and Land Resources **Presenter(s):** John Hudson, Budget Director

Contact(s): Jennifer Harrison, Ag and Land Resources Director
Ariel Zijp, Farmland Preservation Manager

Subject: Establish a Conservation Easement Project

Brief Summary:

The Buncombe County Land Conservation Advisory Board recommends approval and requests transaction costs for one easement project. The project consists of the Sandy Mush Creek/Covington Family Farm in the Sandy Mush Community by Southern Appalachian Highlands Conservancy. This property is directly adjacent to conserved lands and has 1.3 miles of streams and headwater tributaries.

- The Sandy Mush Creek/Covington Farm establishing a +/-139-acre easement costing \$43,000 in transaction costs.

This aligns with the 2025 Strategic Plan Goal: "Preserve farmland and environmentally sensitive tracts."

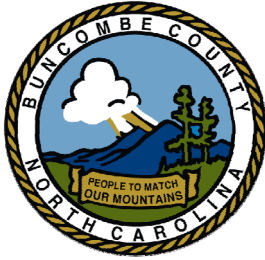
This aligns with the Commissioner's Land Conservation goal of "Buncombe County will help conserve 20% of the county's total acres by 2030." In order to meet this 20% goal, the county needs to protect an additional 6,036 acres. This project will conserve 139 acres, leaving 5,897 acres to meet the conservation goal.

No new funding is required to establish this easement project.

Recommended Motion & Requested Action:
Approve budget amendment

County Manager's comments and Recommendation:
County Manager recommends as presented

ORDINANCE #22-07-05



BUNCOMBE COUNTY, NORTH CAROLINA
Special Projects Ordinance

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Special Projects outlined below in Exhibit "A" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022

Requesting Department:	Ag and Land Resources
Budget Amendment Item:	Establish a Conservation Easement Project

Description:

The Buncombe County Land Conservation Advisory Board recommends approval and requests transaction costs for one easement project. The project consists of the Sandy Mush Creek/Covington Family Farm in the Sandy Mush Community by Southern Appalachian Highlands Conservancy. This property is directly adjacent to conserved lands and has 1.3 miles of streams and headwater tributaries.

•The Sandy Mush Creek/Covington Farm establishing a +/-139-acre easement costing \$43,000 in transaction costs.

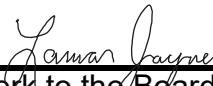
This aligns with the 2025 Strategic Plan Goal: Preserve farmland and environmentally sensitive tracts. No new funding is required to establish this easement project.

<u>Funding Source:</u> Conservation Easement Funds

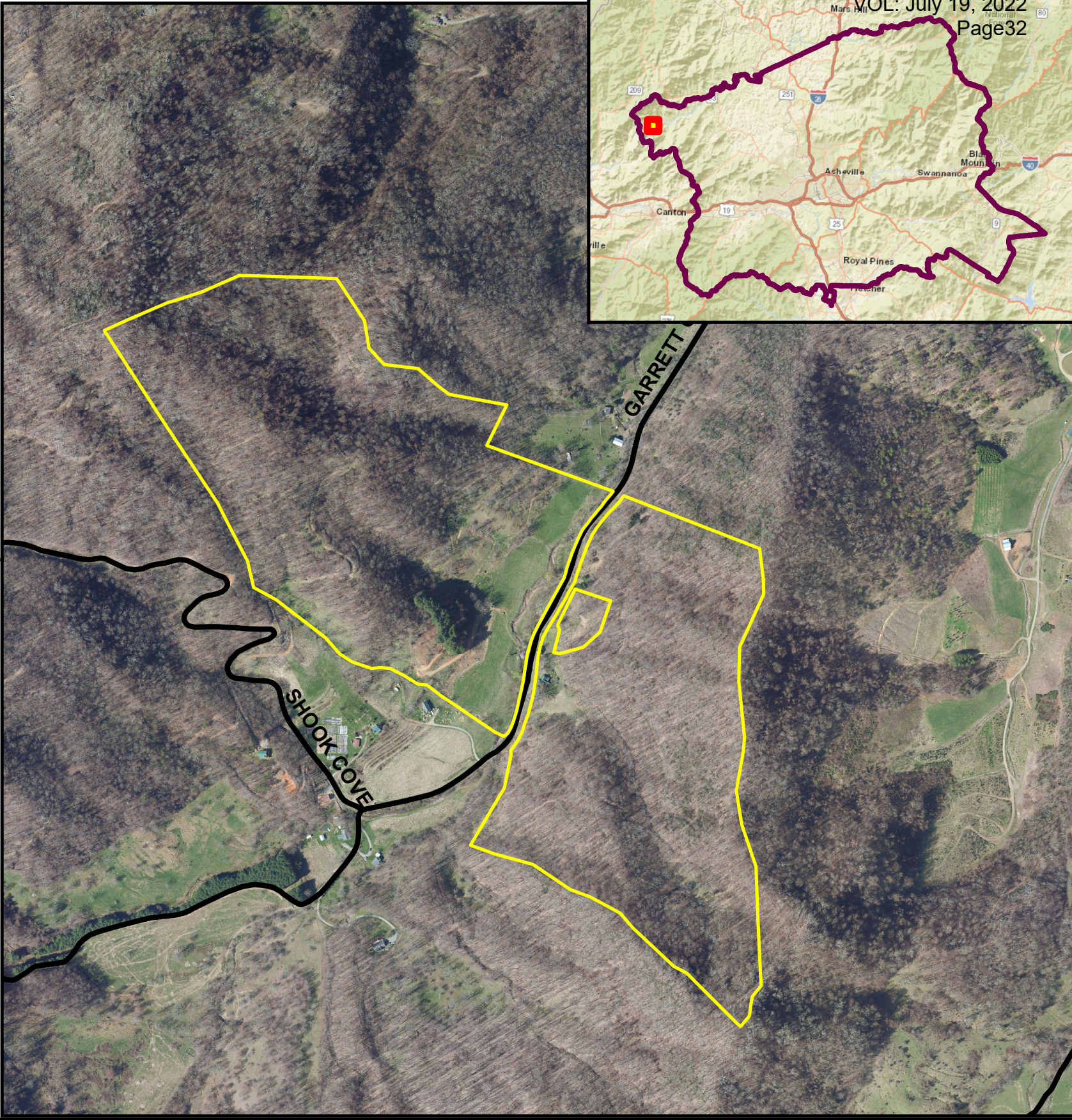
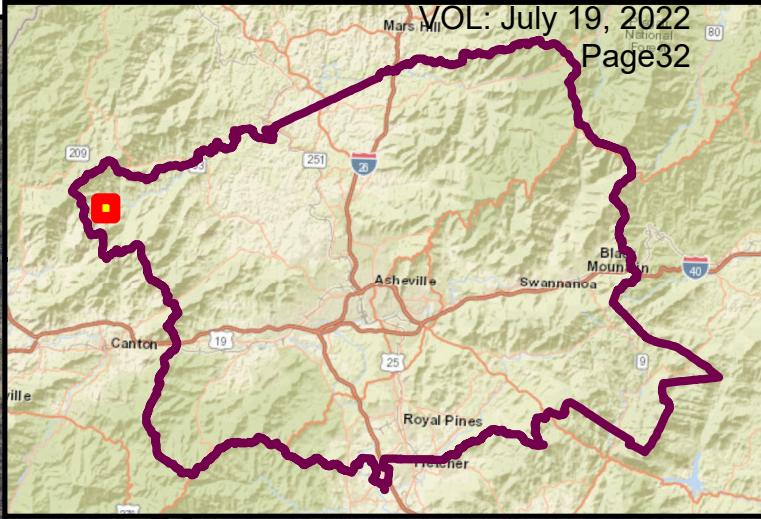
Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Sandy Mush Creek/Covington Farm	\$ 43,000	\$ 43,000
Future Conservation Easements	\$ (43,000)	\$ (43,000)
TOTAL	\$ -	\$ -

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**

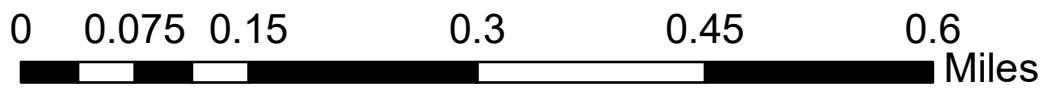

Clerk to the Board

By: 
Chairman of the Board



Sandy Mush Creek/Covington Conservation Easement - Southern Appalachian Highlands Conservancy

-  Sandy Mush Creek/Covington
-  Roadways
-  Buncombe County Boundary





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Consent Agenda

Department: Sheriff's Office

Presenter(s): John Hudson, Budget Director

Contact(s): Sheriff Quentin Miller
Lynn Smith, Sheriff's Office
Sarah Gayton, Sheriff's Office

Subject: Grant Award: Medication Assisted Treatment (MAT) Grant – FY2022

Brief Summary:

The Buncombe County Sheriff's Office has received an additional allocation for the existing MAT Grant FY2022 in the amount of \$36,271. The additional funds follow the Federal fiscal year and will continue the grant through September 29, 2022.

This amendment:

- 1) Establishes the remaining grant budget in the Grants Fund
- 2) Extends one (1) grant funded position, as long as grant funding is available, and costs do not exceed the authorized amount

No new county dollars are required.

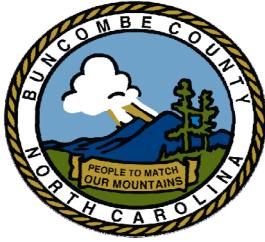
Recommended Motion & Requested Action:

Approve budget amendment

County Manager's comments and Recommendation:

County Manager recommends as presented

ORDINANCE #22-07-06



BUNCOMBE COUNTY, NORTH CAROLINA
Grants Fund

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Grants Projects outlined below in Exhibit "A" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022

Granting Agency:	NC Department of Health and Human Services
Grant Name:	Medication Assisted Treatment (MAT) Grant - FY2022

Description: The Buncombe County Sheriff's Office has received an additional allocation for the existing MAT Grant FY2022 in the amount of \$36,271. The additional funds follow the Federal fiscal year and will continue the grant through September 29, 2022.

This amendment establishes the remaining grant budget in the Grants Fund. No new county dollars are required.

Funding Source: North Carolina Department of Health and Human Services passed through by Vaya Health to Buncombe County

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
MAT Grant FY2022	\$ 36,271	\$ 36,271
TOTAL	\$ 36,271	\$ 36,271

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**



Clerk to the Board

By: 

Chairman of the Board



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Consent Agenda

Department: Justice Services

Presenter(s): John Hudson, Budget Director

Contact(s): Tiffany Iheanacho, Justice Services Director
Hannah Legerton, Justice Services

Subject: Grant Award: Dogwood Health Trust (DHT) Grant Writing Assistance

Brief Summary:

The Buncombe County Justice Services Department is applying for a Department of Justice, Office of Justice Programs, Community Based Violence Intervention and Prevention Initiative grant.

Dogwood Health Trust (DHT) has agreed to provide grant writer assistance in the form of an \$18,000 grant. The County will use the funds from DHT to pay for the grant writer's services. No County funds are needed for this grant.

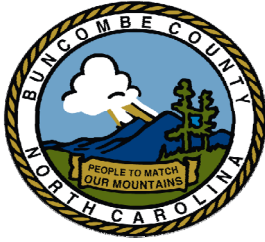
Recommended Motion & Requested Action:

Approve budget amendment

County Manager's comments and Recommendation:

County Manager recommends as presented

ORDINANCE #22-07-07



BUNCOMBE COUNTY, NORTH CAROLINA
Grants Fund

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Grants Projects outlined below in Exhibit "A" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022

Granting Agency:	Dogwood Health Trust
Grant Name:	DHT Grant Writing Assistance

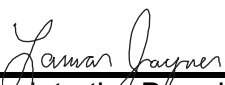
Description: The Buncombe County Justice Services Department is applying for a Department of Justice, Office of Justice Programs, Community Based Violence Intervention and Prevention Initiative grant. Dogwood Health Trust (DHT) has agreed to provide grant writer assistance in the form of an \$18,000 grant. The County will use the funds from DHT to pay for the grant writer's services. No County funds are needed for this grant.
--

Funding Source: Dogwood Health Trust

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
DHT Grant Writing Assistance	\$ 18,000	\$ 18,000
TOTAL	\$ 18,000	\$ 18,000

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**



Clerk to the Board

By: 

Chairman of the Board



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: July 19, 2022

Consent Agenda

Department:
Sheriff's Office

Presenter(s):
John Hudson, Budget

Contact(s): Sheriff Quentin Miller
Lynn Smith, Sheriff's Office

Subject: SCAAP Award

Brief Summary:

The Buncombe County Sheriff's Office has applied for and received a SCAAP award in the amount of \$42,923. The award is provided by the Bureau of Justice Assistance's (BJA) Office of Justice Programs (OJP) and extends through December 31, 2022. The funding will be used to sustain the effort to support safe incarceration of certain detained criminals pending court adjudication and release or sentencing.

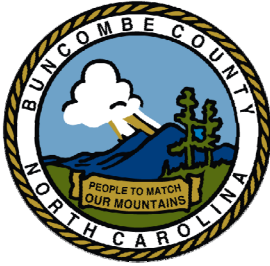
Recommended Motion & Requested Action:

Approve budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented

ORDINANCE #22-07-08



BUNCOMBE COUNTY, NORTH CAROLINA
General Fund

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 General Fund as outlined below in Exhibit "A" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022.

Requesting Department: Sheriff's Office
Budget Amendment Item: SCAAP Award

Description:

The Buncombe County Sheriff's Office has applied for and received a SCAAP award in the amount of \$42,923. The award is provided by the Bureau of Justice Assistance's (BJA) Office of Justice Programs (OJP) and extends through December 31, 2022. The funding will be used to sustain the effort to support safe incarceration of certain detained criminals pending court adjudication and release or sentencing.

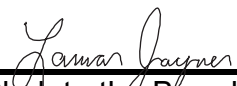
Funding Source:

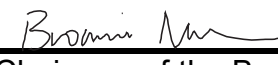
OJP SCAAP funds

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Fund 100 - Detention Center - Restricted Intergovernmental	\$ 42,923	
Fund 100 - Detention Center - Expenditures		\$ 42,923
TOTAL	\$ 42,923	\$ 42,923

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**


Clerk to the Board

By: 
Chairman of the Board



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Good News

Department: Recreation Services

Presenter(s): Lynn Pegg

Contact(s): Allison Dains, Lynn Pegg

Subject: Buncombe County Special Olympics

Brief Summary: The Buncombe County Special Olympics Soccer Team represented North Carolina in the USA Special Olympics Summer Games and earned the silver medal. Sponsored by Recreation Services, Special Olympics Buncombe County serves nearly 480 children and adults with intellectual disabilities throughout the County.



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Presentations

Department: Recreation Services

Presenter(s): Lynn Pegg

Contact(s): Allison Dains, Lynn Pegg

Subject: Parks and Recreation Month Proclamation

Brief Summary: Recognition of Parks and Recreation Month in Buncombe County for July 2022.

County of Buncombe
Proclamation

Parks and Recreation Month

Whereas parks and recreation are an integral part of communities throughout this country, including Buncombe County; and

Whereas parks and recreation promote health and wellness, improving the physical and mental health of people who utilize parks; and

Whereas through events like the Lake Julian Park campout and kids' fishing events, parks and recreation promote time spent in nature, which positively impacts mental health and well-being; and

Whereas parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools, greenways, and many other activities designed to promote active lifestyles; and

Whereas parks and recreation programs and events are critical to social interaction and enhanced self-esteem; and

Whereas our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

Whereas the U.S. House of Representatives has designated July as Parks and Recreation Month; and

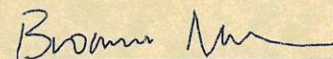
Whereas Buncombe County offers river parks, sports complexes, natural areas, for families and neighbors to gather, celebrate, and recreate; and

Whereas residents and visitors celebrate with Buncombe County Recreation Services each July and December with fireworks and the Festival of Lights; and

Whereas Buncombe County proudly partners with Special Olympics and celebrates our award-winning teams that competed recently at the state level, as well as our soccer team that earned the silver medal at the national competition; and

Whereas Buncombe County recognizes the benefits derived from parks and recreation resources.

Now therefore, be it resolved by the Buncombe County Board of Commissioners recognize July as **Parks and Recreation Month**.



Brownie Newman, Chairman
Buncombe County Board of Commissioners



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Presentations

Department: Land of Sky Regional Council

Presenter(s): Nathan Ramsey, Executive Director

Contact(s): Stacey Woody, Deputy Clerk-Board of Commissioners

Subject: Land of Sky Regional Council Update

Brief Summary: Update Board of Commissioners on the Land of Sky Regional Council.



Land of Sky Regional Council *Your* Regional Council



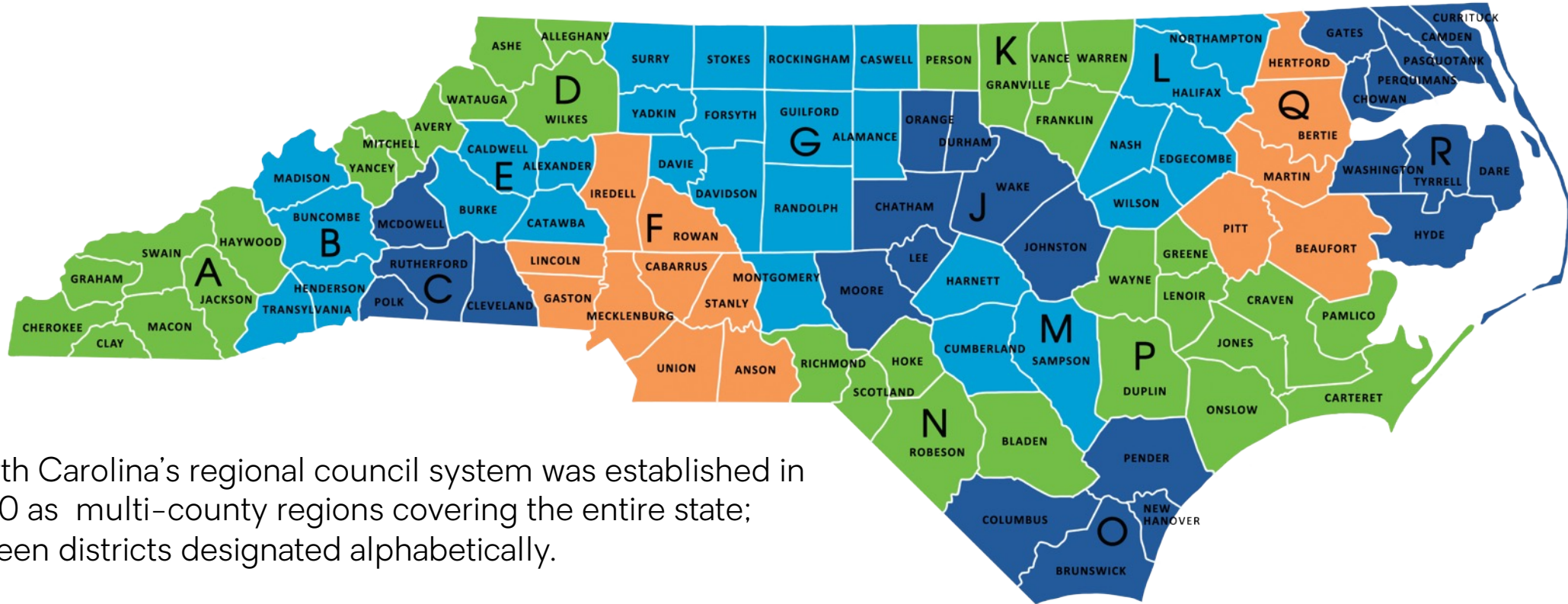
BUNCOMBE | HENDERSON | MADISON | TRANSYLVANIA



LOSRC BEGINNINGS

- Land of Sky Regional Council began in 1966 as a partnership of five counties, Buncombe, Haywood, Henderson, Madison and Transylvania. Today, Haywood County is part of Southwestern Commission (Region A) and the other four counties form Land of Sky Regional Council (Region B).
- The designation of Regional Councils was a result of the Intergovernmental Cooperation Act in 1968 which called for closer cooperation between federal programs and state and local governments.
- By 1970 the Lead Regional Organization (LRO) policy was announced directing North Carolina state agencies to deal with a single regional organization in each region for the delivery of services.

NORTH CAROLINA REGIONS



North Carolina's regional council system was established in 1970 as multi-county regions covering the entire state; sixteen districts designated alphabetically.

The new "Lead Regional Organizations are a mechanism for strengthening local government, and each one deserves the full support of state agencies which are similarly concerned with the effective operation of local government."

-Governor James Holshouser, Jr. (1973-1977)



WHO WE ARE

Land of Sky Regional Council is a multi-county, **local government planning** and **development** organization. We reach across county and municipal borders providing **technical assistance** to local governments and **administer projects and programs** which **benefit our region's citizens**.

Land of Sky Regional Council, one of 16 regional councils in **North Carolina** and one of **540** such organizations **nationwide**, serves North Carolina's **Region B – Buncombe, Henderson, Madison, and Transylvania counties**.



OUR MISSION

A wide-angle photograph of a mountain landscape. In the foreground, there is a rustic wooden fence made of logs. Behind the fence, there is a dense forest of green trees. In the background, there are rolling mountains under a blue sky with scattered white clouds.

Our mission is to provide **creative regional solutions** to **relevant and emerging** issues in Buncombe, Henderson, Madison, and Transylvania counties while providing a **standard of excellence** in the delivery of federal, state, and regional **services** for our member communities



OUR COMMITMENT

- We value cultural, gender, racial and ethnic diversity
- We believe diversity and inclusion make us stronger
- We will treat all people with dignity, respect and compassion to foster a trusting and supportive working environment
- We will be honest, open and clear in our communication with our co-workers, member governments, funders, clients and our region
- We will respect diversity of opinion
- We are committed to a culture of personal responsibility with an appreciation for risk taking
- We will hold ourselves accountable to our co-workers, member governments, funders, clients and our region
- We will develop and implement policies and procedures that are fair, consistent and equitable



HOW WE ARE GOVERNED

Land of Sky Regional Council is **governed by a board** made up of **local elected officials, economic development professionals, and key regional stakeholders**. The Council employs an **Executive Director** and **professional staff** to carry out the day-to-day operations of the organization.

Each member government appoints **two** delegates – **one primary** delegate and **one alternate** delegate. Primary delegates are **elected officials** of the appointing member governments. Delegates serve at the pleasure of their appointing governing body.

Each county government appoints one delegate to represent **economic development interests**. The Chair of the **Regional Aging Advisory Council** also serve as delegates. Four at-large delegates are appointed by the Land of Sky Board to represent **regional minority interests**.

The officers of Land of Sky Regional Council are the Chair, 1st Vice Chair, Secretary, and Treasurer. Officers are selected from members of the Executive Committee and serve one year terms.



HOW WE ARE FUNDED & OUR BUDGET

Federal Funds (63%)

State Funds (17%)

Local Government Contracts, Private Grants,
Donations, and In-Kind (18%)

Local Government Dues (2%)

Land of Sky uses local government dues for:

- Grant matching requirements
- Council meeting expenses and operations
- Dues for state/national organizations

For every dollar of member dues, we leverage over \$235,000 in additional funding for our region.

A balanced budget is adopted each year, as required by state law. The budget is amended several times during the fiscal year, as many federal grants have different fiscal cycles.

The budget for Fiscal Year 21-22 is over \$20M.



LEAD ECONOMIC DEVELOPMENT DISTRICT

Land of Sky Regional Council is recognized by the **Appalachian Regional Commission** (ARC) and the **Economic Development Administration** (EDA) as the **Lead Economic Development District** for regional economic development planning and activities in our four county area.





WHAT WE OFFER

Area Agency on Aging – Promotes the well being of older adults and their families in our region.

Mountain Area Workforce Development – Plans for and addresses workforce development needs of our citizens and businesses.

Economic & Community Development – Planning, transportation, economic, and community development services for our local governments and communities.

Transportation Resource Center – Provides administrative and transportation services to qualified Buncombe County clients.



ADMINISTRATION

This department is responsible for the overall administration of Land of Sky Regional Council. This includes a growing, multi-million dollar budget, establishing and maintaining relationships with local, state and federal elected officials, departments and partners, human resources, marketing, public relations, as well as outreach and engagement, etc.





FINANCE

Land of Sky is primarily grant-funded, with additional support from dues from our 19 local governments. With an annual budget of over \$20M, we manage over 100 grants, 63% Federal, 17% State and the balance from Local and Private Foundation contracts.

LOS has an annual external audit that is approved by the Local Government Commission and accepted by the Council Board. The Accounting staff (3.5 FTE, a Payroll and Finance Specialist and 1 Grant Accounting Specialist and .5 Accounting Specialist) at LOSRC has combined experience in Governmental Accounting of over 80 years. The Council's policies and procedures clearly outline a strong internal control environment, a purchasing policy compliant with current Federal and State requirements and any issues of conflicts of interest.

AREA AGENCY ON AGING



Staff leverage resources, ideas, and capital to provide superior programs and services to older adults and caregivers in the region. Our goal is to support older adults as they age in place. Staff manage over 50 state and federal contracts, 5300 nursing home beds, hundreds of volunteers, and is accountable for over 5 million dollars on an annual basis.

Programs Include:

- Family Caregiver Support Program
- Foster Grandparent Program
- Health Promotion & Disease Prevention
- Long Term Care Ombudsman
- Project C.A.R.E.
- Senior Companion Program
- Home and Community Care Block Grant
- Senior Tar Heel Legislature
- Regional Aging Advisory Council



AAA FUNDING MATCH

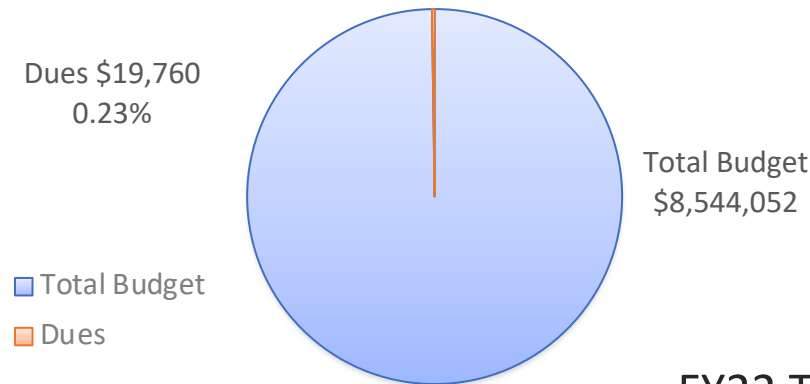


Local Dues Match Invest in:

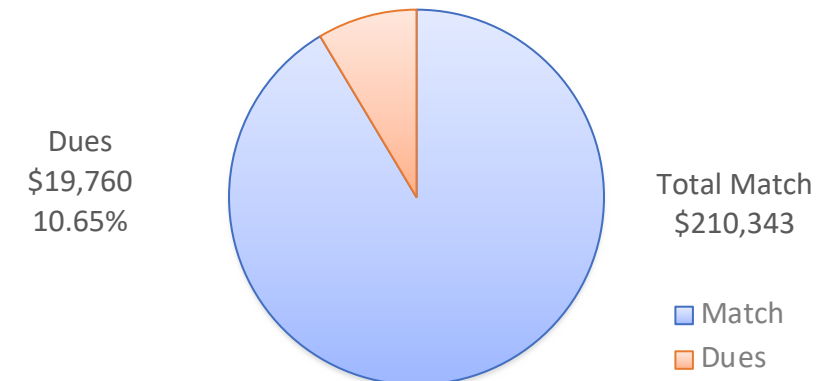
Administration of federal aging funds on behalf of the counties:

- Home and Community Care Block Grant: \$4,525,187 (yearly reoccurring funds)
- American Rescue Plan Act: \$2,152,564
- Coronavirus Aid, Relief and Economic Security Act (CARES): \$1,272,964
- Nutrition Funding:
 - \$357,673 - Families First Coronavirus Response Act
 - \$249,028 HDC5 - Consolidated Appropriations Act

FY22 AAA Budget



FY22 Total Match Required



AGING PROFILE



Buncombe Aging Profile, 2020

Ages	2020		2040		% Change (2020-2040)
	#	%	#	%	
Total	270,224		332,660		23.1%
0-17	48,432	18%	48,731	15%	0.6%
18-44	93,809	35%	107,186	32%	14.3%
45-59	42,748	20%	69,805	21%	32.3%
60+	72,235	28%	106,938	32%	42.1%
65+	56,767	21%	84,765	26%	49.3%
85+	6,914	3%	15,282	5%	121.0%

Top Five Leading Causes of Death, Age 65+

Rank	Cause	# of Deaths	% of Total Deaths
1	Diseases of the Heart	522	23%
2	Cancer	398	17%
3	COVID-19	138	6%
4	Cerebrovascular Disease	123	5%
5	Chronic Lower Respiratory Diseases	123	5%

ECONOMIC & COMMUNITY DEVELOPMENT



Staff leverage over 50 state, federal, and foundation grants and local contracts to develop and implement priority programs and services, in collaboration with member governments and partner agencies, throughout the region. Programs include:

Community Development

- Federal, State & Foundation Grant Services & Administration
- Code Enforcement
- Planning and Zoning
- Comprehensive & Land Use Plans
- Environmental & Watershed Planning
- Stormwater Inventory & Asset Management
- Waste Management & Recycling Program
- GIS, Mapping & Data Analysis Services
- Board & Committee Facilitation & Training

Economic Development

- Comprehensive Economic Development Strategy
- WestNGN Broadband Coordination
- Brownfields Program
- Infrastructure Implementation (water, sewer, access roads, broadband, etc.)
- Regional Resilience Planning

Transportation Planning

- French Broad River Metropolitan Planning Organization
- Land of Sky Rural Planning Organization
- Public Transportation Technical Assistance
- Transportation Demand Management
- Clean Cities/Clean Vehicles Program

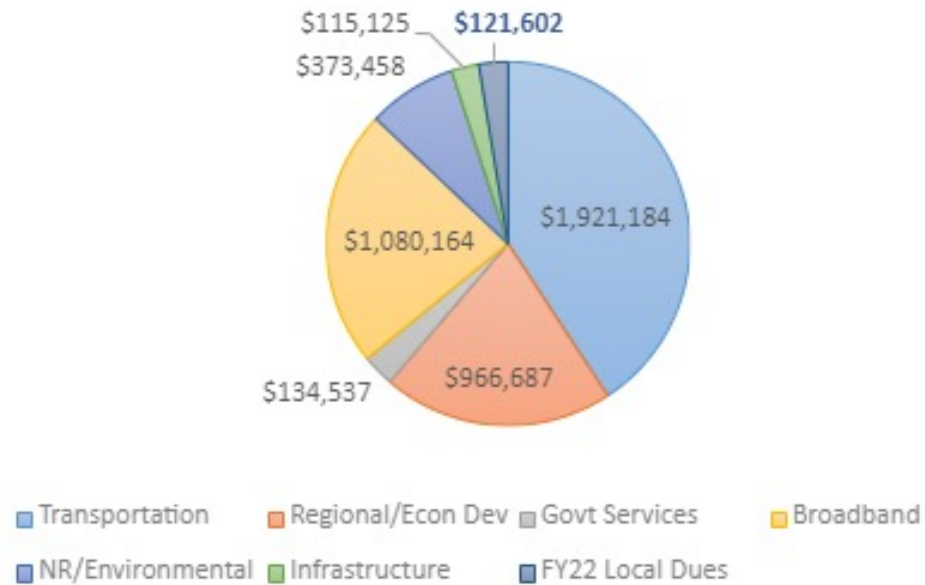


ECD PROJECTS



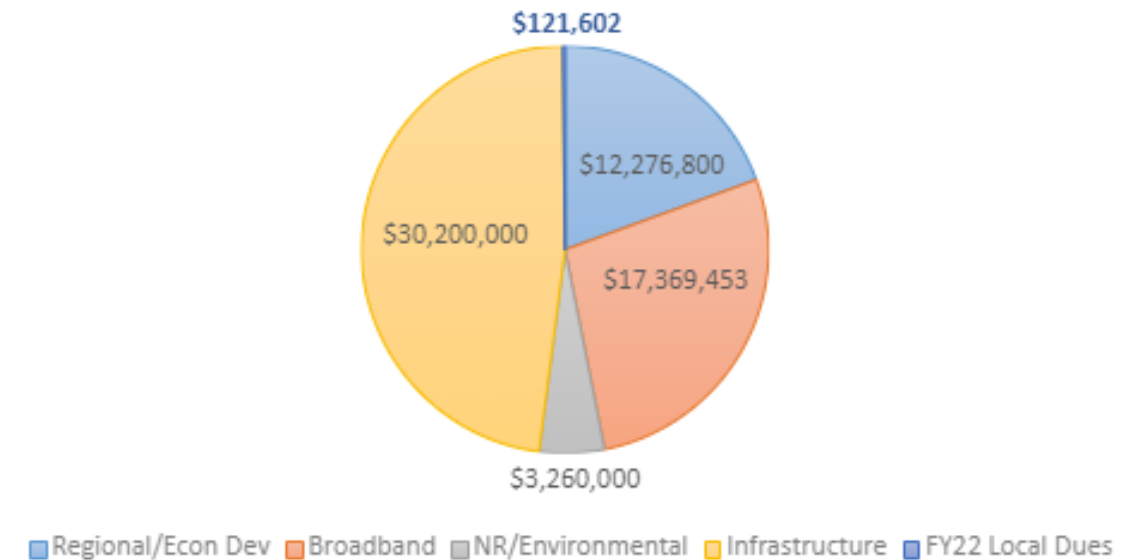
ECD Budgeted Projects

FY22 ECD Budget by Category



ECD Supported Projects

FY22 ECD Supported Categories



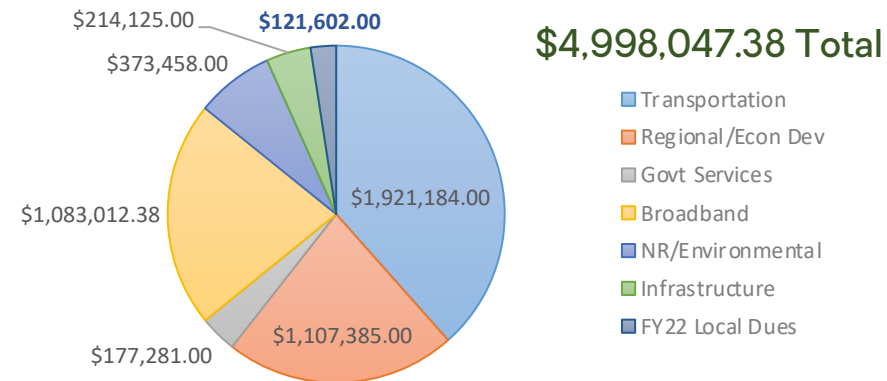
ECD ARC & EDA MATCH



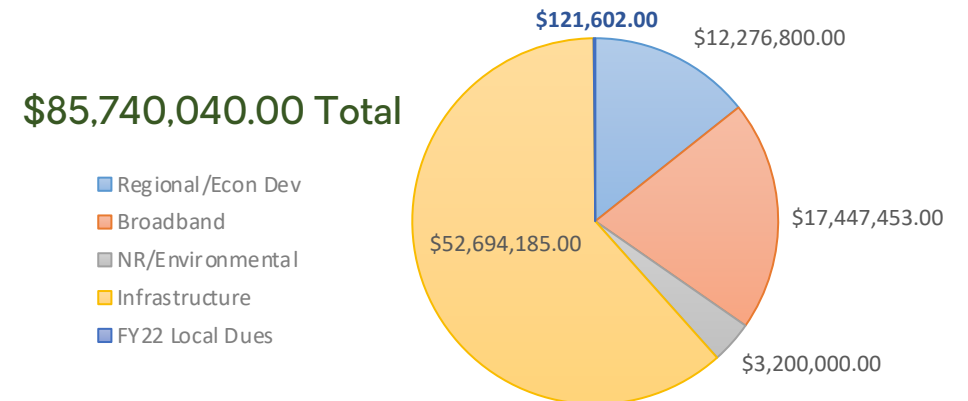
Local Dues Match Invests in:

- ARPA Support for Local Governments
- Free Education/Training – COGWorks
- Regional Projects
 - WNC Innovation Park
 - Regional Chambers & Business Collaboration
- Statewide, National & Regional Committees
- Data & GIS Requests
- Leveraged numerous partnerships
- Regional Dashboard
- Resilience Toolkit
- Tech Assistance & Grant Writing to Local Governments, Nonprofits, COGs & Partner Agencies

FY22 ECD Budget by Category



FY22 ECD Supported Categories



FBRMPO & LOSRPO



- Regional Forums for Transportation Decision Making (MPO = Metropolitan Planning Organization, RPO = Rural Planning Organization)
- Help Determine Transportation Priorities in the Region
- Provide Technical Assistance to Transit Operators, Local Governments, and Stakeholders
- Work with NCDOT, Local Governments, and Other Stakeholders on Transportation Projects
- Carry out the Federally-Required Transportation Planning Process
- Participate in Statewide Transportation Policy Initiatives
- Program Competitive Transportation Grants to Member Governments (MPO)

MOUNTAIN AREA WORKFORCE DEVELOPMENT BOARD

Employer led board with a \$2+ million annual budget to support our region's NCWorks Career Centers and NCWorks NEXTGEN youth programs. Focus on helping employers meet their workforce needs while helping job seekers and youth find rewarding career pathways.

BILTMORE®


PARDEE
UNC HEALTH CARE
SIGNATURE CARE


Advent Health
Hendersonville


MAHEC

GE Aviation

PECO
WE ARE AMERICA'S
LAWN VAC LEADER


Madison County Schools
Making It Happen!


WILSONART
INTERNATIONAL

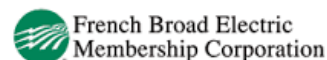

NCWorks NEXTGEN
Your Future Starts Here


Silver-Line Plastics

OMNI RESORTS
the grove park inn


MORRIS
BROADBAND


SELEE
CORPORATION


French Broad Electric
Membership Corporation


MOUNTAIN AREA
workforce
development board
A DEPARTMENT OF
LAND of SKY
REGIONAL COUNCIL


NC
works

ncworks.gov



**Get Help To
Get The Job
You Want**

Contact Us At:
Asheville - (828) 251-6200
Henderson County - (828) 694-1755
Madison County - (828) 782-2632
Transylvania County - (828) 883-2550

MOUNTAIN AREA
workforce
development board
mountainareaworks.org

MAC
Mountain Area Careers
mountainareacareers.org

TRANSPORTATION RESOURCE CENTER



Land of Sky contracts with Buncombe County to provide administrative and transportation services to qualified clients through Non-Emergency Medicaid Transportation and Mountain Mobility.

Non-Emergency Medicaid Transportation

- 5 staff members serving 1976 clients annually

Mountain Mobility

- ADA Complementary Paratransit Service
- Trailblazer Services
- RIDE Program Coordination (Ridership Independence for the Disabled and Elderly)

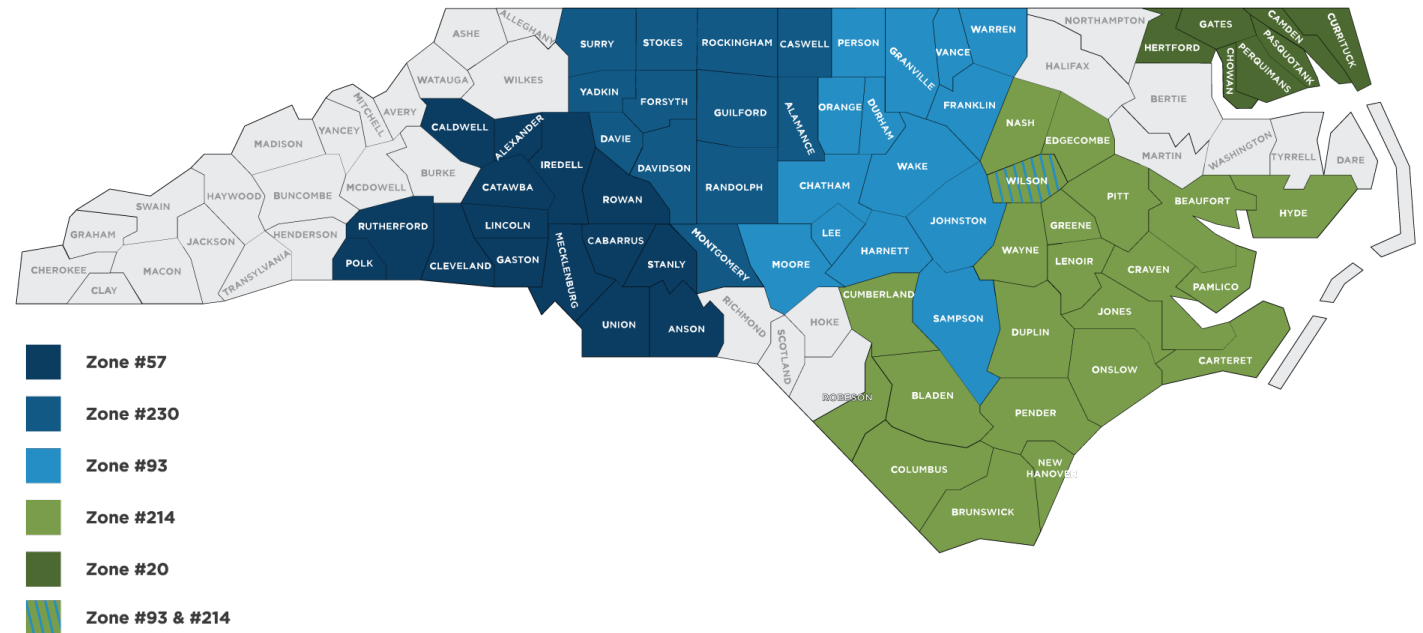




FOREIGN TRADE ZONE INITIATIVE

LOSRC seeks FTZ Grant of Authority

- FTZ: An area inside the US that is designated as being outside US Customs' territory for duty purposes.
- 20 WNC counties not in an FTZ program service area
- Businesses in WNC seek FTZ benefits
- Zone program helps grow and keep jobs in America
- Valuable addition to the economic development toolbox
- Promotes US exports
- FTZ adds investment dollars to the local economy



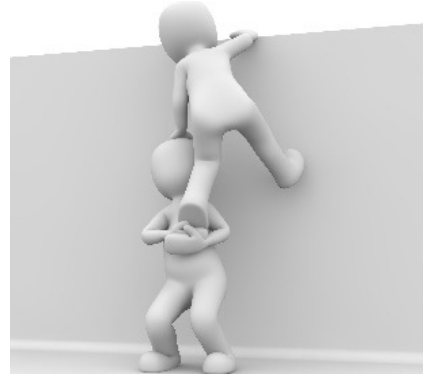
EDPNC estimates an FTZ program will result in 300-400 new jobs and up to \$100M in investment in just the LOSRC counties.

INSPIRE RECOVERY TO CAREER



Integrating Recovery into the Workplace

**Workforce
Development**



**Peer
Support**

Buncombe, Madison, Henderson, Transylvania, Haywood, Jackson, Swain, Macon,
Graham, Clay, and Cherokee Counties

Transportation



Work Attire



Sober Living



**Recovery
Support**

HEALTHY OPPORTUNITIES PILOT



The Healthy Opportunities Pilot (HOP), part of North Carolina's Medicaid transformation, addresses four of the social determinants of health – food insecurity, housing, transportation and interpersonal violence/toxic stress. By understanding the linkages between these focus areas and overall health, the HOP works with local organizations to provide services to Medicaid members that will ultimately result in healthier communities in Western North Carolina.

Land of Sky Regional Council is working with Impact Health, an arm of Dogwood Health Trust, to provide transportation oversight and technical assistance to the 18 westernmost counties in North Carolina.





THANK YOU!

Contacts

Nathan Ramsey, Executive Director



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Presentations

Department: Tax Assessment

Presenter(s): Brenda Mills, Bobbette Mays, Jonathan Hunter, Keith Miller

Contact(s): Sybil Tate, Keith Miller, Burnett Walz

Subject: Ad Hoc Reappraisal Committee

Brief Summary: The first Ad Hoc Committee meeting was held the beginning of November 2021. Fourteen Committee Meetings were conducted both virtual and in-person with an emphasis on educating members to help enable the development of meaningful recommendations. Education activities included:

- Offering public comment at meetings
- Administering a community survey and soliciting comments
- Engaging Syneva Economics to conduct a study on the appraisal results
- Conducting an assessment process simulation exercise
- Review of the County's Racial Equity Action Plan
- Hosting multiple guest speakers on a variety of topics

The following presentations and materials related to the work and recommendations of the Ad Hoc Reappraisal Committee are attached:

- Ad Hoc Reappraisal Committee – BOC Recommendations (presentation)
- Property Assessment Sales Ratio Studies (presentation)
- Ad Hoc Reappraisal Committee Overview – Final Report (supporting document)
- CAPE Community Outreach Report for Ad Hoc Reappraisal Committee (supporting document)
- Community Survey Responses – Ad Hoc Reappraisal Committee (supporting document)
- Property Appraisal Equity Analysis RFP (supporting document)
- Inquiry into residential property assessment equity in Buncombe County NC Final V3 (supporting document)



Ad Hoc Reappraisal Committee

Overview and Recommendations



Resolution and Committee Charge

WHEREAS, recognizing that legally required tax assessments of real property and the reappraisal process are confusing and largely misunderstood, and in light of recent charges that the process is not equitable this Board desires to create an ad hoc committee;

WHEREAS, the goals of this committee would align with the County's Racial Equity Action Plan, including:

1. to identify citizen concerns,
2. provide guidance on future assessments, and
3. provide input into equity concerns



Committee Members

- Brenda Mills – Equity Representative
- Ori Baber – At-large Member
- Bobbette Mays – At-large Member
- DeWayne McAfee – At-large Member
- Melanie Pitrolo – At-large Member
- Debbie Lane – Board of Equalization & Review Member
- Miriam McKinney – Board of Equalization & Review Member
- Jonathan Hunter – Real Estate Professional



How We Got to Now

- First Committee meeting was held the beginning of November 2021
- 14 Committee Meetings conducted
- Meetings were virtual and in-person with an emphasis on educating members to help enable the development of meaningful recommendations
- Education activities included, but are not limited to:
 - Offering public comment at meetings
 - Administering a community survey and soliciting comments
 - Engaging Syneva Economics to conduct a study on the appraisal results
 - Conducting an assessment process simulation exercise
 - Review of the County's Racial Equity Action Plan
 - Hosting multiple guest speakers on a variety of topics



Guest Speakers

1. Six guest speakers and 2 staff presented information to the Committee

Sample topics discussed:

- Property appraisal methodology and standards
- State Law governing the property appraisal process
- What local governments can and cannot do
- History of black homeownership in Buncombe County
- The impact of public policy decisions, and their negative outcomes for underserved populations
- Racial Equity Action Plan overview
- An overview of the assessment process in Buncombe County



Addressing the Resolution Items

1. Citizen concerns
 - 1200+ respondents to a community survey(500+ comments)
 - Public comment during meetings allowed the Committee to hear and understand the community's concerns
2. Provide guidance on future assessments
 - Recommendations developed by the Committee provide guidance on enhancing the assessment process
3. Provide input into equity concerns
 - Recommendations developed by the Committee were done through an equity lens with County's Equity Analysis Tool applied to the each of the recommendations



Committee Recommendations

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Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Develop assessment policies to optimize tax revenue	Differentiate short-term rentals, investments and/or secondary home's assessment approach from that of single-family homes used as primary residence	Collaborate with County planning, County legal, NCDOR, and UNC-SOG to determine best policy	Long Term
	Allocate short-term rental revenue to fund HHS Homeowner Grant Program	Dependent on outcome of recommendation above	Long Term
	Focus lobbying efforts to increase revenue streams (supports the two above)	Will require lobbying resources	Long Term
Increase Capacity in Assessment Department	Develop process to correct the percentage of properties with incorrect attributes	Conduct relist and / or community outreach mailer	Medium Term
	Increase frequency of property re-assessments (every 2-3 years)	Establish dedicated reappraisal team	Long Term
	Develop key metrics to trigger increase in staff	Currently in place	Short Term



Committee Recommendations (cont.)

Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Increase Education & Outreach	Leverage Social Media, Faith-based organizations, and non-profits to engage and educate the community	Need to develop comprehensive communications plan	Medium Term
	Provide expert community ambassador to provide education on the appraisal process	Develop project plan with CAPE	Medium term
	Partner with local board of realtors to provide assistance / education with the assessment and / or appeal process	Identify willing volunteers	Long Term
	Reassess limits on exemptions to expand eligibility and participation	Will require legislative change to accomplish	Long Term
Enhance Permitting Compliance	Partner with Real-estate professionals and Builders Association to ensure accurate property attributes are reported by homeowners (enforcement required)	Need to develop comprehensive communications plan	Medium Term
	Enhance internal process for communication between Assessment & Permitting Dept's	Currently in place	Short Term



Discussion





Staff Recommendations

Keith Miller



Assessment Staff Recommendations

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Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Increase Education & Outreach	Develop one-stop website hub that will provide access to property records, maps, communication tool, appeals, taxes, permits, tutorials, comper, transparency, data dashboards.	Develop project plan with IT/Vendor	Short-term
Improve Data Quality	Conduct campaign to increase accuracy of property data	• Implement AI software solution to enhance accuracy of assessed property values • Re-evaluate market areas (i.e. neighborhoods) boundaries to improve accuracy	Med-term



Ad Hoc Reappraisal Committee
Final Report

Submitted to Buncombe County Board of County Commissioners
July 19th, 2022

Ad Hoc Reappraisal Committee

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Attachment B. Syneva Economics Report: Property Appraisal Equity Analysis	
Attachment C. Communication and Public Engagement Outreach Plan	
Attachment D. Community Input Survey Comments	

Ad Hoc Reappraisal Committee

I. Overview

The Ad Hoc Reappraisal Committee was formed and created by the Buncombe County Board of Commissioners (BCBOC) by resolution on September 7, 2021 with the following charge and purpose.

WHEREAS, recognizing that legally required tax assessments of real property and the reappraisal process are confusing and largely misunderstood, and in light of recent charges that the process is not equitable this Board desires to create an ad hoc committee;

WHEREAS, the goals of this committee would align with the County's Racial Equity Action Plan, including:

1. to identify citizen concerns,
2. provide guidance on future assessments, and
3. provide input into equity concerns;

WHEREAS, this committee will be comprised of seven members as follows:

- 7 members
 - 2 Members from the Board of Equalization and Review (Debbie Lane & Miriam McKinney)
 - 5 Community Members
 - 3 At-large members (Dwayne McAfee, Bobbette Mays, Melanie Pitrolo)
 - 1 Real Estate professional (residential preferred) (Jonathan Hunter)
 - 1 Equity representative (Brenda Mills)

WHEREAS, staff will consist of the Assessor, Chief Appraiser, a Tax Analyst, and a County Attorney

An eighth (8th) Committee member added after resolution passed by the BCBOC (Ori Baber)

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In addition, a **Planning Team** was formed consisting of:

Burnett Walz – Facilitator

Christina McEntee – Facilitator

Rachel Edens – Chief Equity & Human Rights Officer

Keith Miller – Property Assessment Officer

Sybil Tate – Assistant County Manager

Lillian Govus, Max Taintor, Kassi Day – Communication and Public Engagement

The purpose of the Planning Team was to set agendas, assure that each committee meeting was fully supported, and the group discussion was facilitated.

Syneva Economics Report to the Committee

A Request for Proposals (RFP) was issued for a Property Appraisal Equity Analysis on December 15th, 2021. (Attachment A) Syneva Economics was selected. Tom Tveidt with Syneva presented an overview of findings at a committee meeting. The full report is attached to this document (Attachment B)

Buncombe County Communications and Public Engagement Team (CAPE)

The CAPE Team was fully involved in supporting the Committee's efforts to identify citizen's concerns. To assure we cast the widest net with the most equitable approach, the CAPE Team developed an outreach plan with the input of the Committee members.

(Attachment C). A Community Survey was administered with and there were 1200+ respondents across 27 different neighborhoods that provided 500+ comments (Attachment D). Additional survey information and results can be found at this URL:

<https://publicinput.com/Report/judoxcpanrn> In addition, public Comment was also held at most of the Committee meetings to allow the community an opportunity for direct communication with the committee.

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II. Committee Meeting Agendas:

Public Comment was held at every committee meeting from December 8, 2021 – April 6, 2022

November 8, 2021: Committee Orientation

November 17, 2021: Kirk Boone, Teaching Assistant Professor in Public Finance and Government with the UNC School of Gov't
Chris McLaughlin, Professor of Public Law and Government with the UNC School of Government

December 8, 2021: Dwight Mullen, Ph.D.

January 12, 2022: Larry Clark, Director of Strategic Initiatives with the International Association of Assessing Officers
By-laws

Community Survey development

January 26, 2022: Rachel Edens, Chief Equity & Human Rights Officer - Property Appraisal from an Equity Lens

John E. Hudson, Interim County Budget Director - Tax Rate vs. Property Appraisal

Eric Cregger, Tax Analyst - Buncombe County Property Assessment (PART 1)

February 9, 2022: (Virtual Meeting)

Communication and Public Engagement Team – Solicit feedback on Community Survey Outreach efforts

Keith Miller – Buncombe County Property Assessment (Part 2)

February 23, 2022: (Virtual Meeting)

Rachel Edens - Racial Equity Action Plan Overview

Community Input Survey final report out

Keith Miller – Buncombe County Property Assessment (Part 3)

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March 9, 2022:	Rachel Edens - Equity Analysis Tools
	Tom Tveidt, Syneva Economics – Awarded the proposal bid to provide the County with a Residential Property Assessment Equity Data Analysis
April 6, 2022:	Property Appraisal Process Simulation – Hands-on activity to simulate Property Appraisal, Appeals, and the Exemption process
April 20, 2022:	Urban 3, Joe Minicozzi – The Urban 3 presentation precipitated the creation of the Ad Hoc Reappraisal Committee
May 4, 2022:	Visioning (see section V)
May 18, 2022:	Creation of Recommendations (see section VI)
June 1, 2022:	Review and Finalization of Recommendations
June 14, 2022:	Recommendations Presentation Development

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III. Level Setting

Committee Members selected for the Ad Hoc Reappraisal Committee came in with varying backgrounds, experience, levels of understanding, and subject matter expertise. In an effort to bring committee members together on some common ground, subject matter experts were invited by the planning team with the goal of level setting basic understanding of property appraisal rules, laws, historical and current equity perspective, and current assessment office operations.

Guest Educator	Key Take-away
Kirk Boone: Teaching Assistant Professor in Public Finance and Government with the UNC School of Government	✓ Role and responsibility of the assessor ✓ Property appraisal methodology and standards
Chris McLaughlin: Professor of Public Law and Government with the UNC School of Government	✓ State Law governing the property appraisal process ✓ What local governments can and cannot do
Dr. Dwight Mullen, PhD: Retired Professor and Historian	✓ History of black homeownership in Buncombe County ✓ The impact of public policy decisions, and their negative outcomes for underserved populations
Larry Clark: Director of Strategic Initiatives with the International Association of Assessing Officers	✓ Data which an assessor must consider ✓ Why is the data important? ✓ How the data tells the story
Rachel Edens, Buncombe County Chief Equity & Human Rights Officer	✓ Property Appraisal from an equity lens ✓ Equity vs. equality ✓ Racial Equity Action Plan overview ✓ Developing recommendations with equity considerations ✓ Equity Analysis Tools for decision making
Keith Miller, Buncombe County Property Assessment Officer	✓ An overview of the assessment process in Buncombe County

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IV. Visioning – In the facilitation process for developing recommendations, Committee members were asked to brainstorm the following set of questions to arrive at their collective vision for the future.

What do we want to see in place 4 years from now (2026) as a result of this committee's recommendations? How have lives been changed? How has the community has been impacted? What is in place that is making a difference and nearly eliminating citizens' concerns about the reappraisal process? What is different about this reappraisal cycle as a result of implementing your recommendations?

Key Vision Elements	<i>Expanded and accessible taxpayer assistance</i>	<i>Transparent, efficient, and effective stewardship of the county budget</i>	<i>Fair and equitable taxation practices in Buncombe County</i>	<i>Engaged and informed community resulting in increased knowledge of the property assessment process</i>
Detailed vision items	There continues to be grant funding dollars for taxpayers who need assistance	County budget thoughtfulness	Primary vs secondary home or investment (S.C. model)	Expand education on re-appraisal process
	The County funds thru local, nonprofits housing repair programs specifically to assist elderly and disadvantaged residents	The property office has been expanded by the County with additional personnel to assist homeowners more with appeals	Tax Air B&Bs as a business vs. single family home	On-going education for property owners on appeals
	Expand rebate program to include low and moderate income	Re-appraisal ambassador or liaison	Tax short-term vs long-term at a different rate	Better representation in the appraisal system (perception of fairness)
	Increase the limits to tax exemption			Clear and transparent process on re-appraisal

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V. The County's Equity Analysis Tool

- What populations and/or communities benefit from this request or change? How?
- What populations and/or communities will be burdened? How?
- How do you plan to mitigate unintended consequences?
- What data source did you use to evaluate and answer these critical questions?

The Committee utilized this tool throughout the visioning and development of recommendations to assure their work was built on a foundation of equity.

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VI. Strategic Directions and Actionable Recommendations

Once the Committee developed their vision items, they then worked through a series of exercises to develop their strategic direction categories and actionable recommendations. It's important to note that the recommendation development process was very purposeful and structured to ensure that all voices were heard, all recommendations were considered, and most importantly there was participation from all Committee members. In addition, the intent of the Committee's recommendations are to be high-level and strategic in nature.

Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Develop assessment policies to optimize tax revenue	Differentiate short-term rentals, investments and/or secondary home's assessment approach from that of single-family homes used as primary residence	Collaborate with County planning, County legal, NCDOR, and UNC-SOG to determine best policy	Long Term
	Allocate short-term rental revenue to fund HHS Homeowner Grant Program	Dependent on outcome of recommendation above	Long Term
	Focus lobbying efforts to increase revenue streams (supports the two above)	Will require lobbying resources	Long Term
Increase Capacity in Assessment Department	Develop process to correct the percentage of properties with incorrect attributes	Conduct relist and / or community outreach mailer	Medium Term
	Increase frequency of property re-assessments (every 2-3 years)	Establish dedicated reappraisal team	Long Term
	Develop key metrics to trigger increase in staff	Currently in place	Short Term
Increase Education & Outreach	Leverage Social Media, Faith-based organizations, and non-profits to engage and educate the community	Need to develop comprehensive communications plan	Medium Term
	Provide expert community ambassador to provide education on the appraisal process	Develop project plan with CAPE	Medium term
	Partner with local board of realtors to provide assistance / education with the assessment and / or appeal process	Identify willing volunteers	Long Term
	Reassess limits on exemptions to expand eligibility and participation	Will require legislative change to accomplish	Long Term
Enhance Permitting Compliance	Partner with Real-estate professionals and Builders Association to ensure accurate property attributes are reported by homeowners (enforcement required)	Need to develop comprehensive communications plan	Medium Term
	Enhance internal process for communication between Assessment & Permitting Dept's	Currently in place	Short Term

Ad Hoc Reappraisal Committee Public Comment/Survey Marketing & Outreach Efforts

Background

In September 2021, the Board of Commissioners established an Ad Hoc Reappraisal Committee after hearing resident concerns following the 2021 Reappraisal. Follow the committee's progress here:

<https://engage.buncombecounty.org/B7041>

The committee is made up of eight county residents including representatives of the Board of Equalization & Review and at-large community members.

The goals of this committee align with the County's Racial Equity Action Plan, and will center on three focus areas:

- Identify homeowner concerns about the reappraisal process
- Provide guidance for future assessments
- Equity concerns

Committee members have expressed a strong desire to hear from community members about concerns and questions they may have about the reappraisal process. Following a SWOT exercise (strengths, weaknesses, opportunities, threats) on Nov. 17 with CAPE Director Lillian Govus, committee members agreed a survey could help to reach a broad community. The survey was open to the community starting the third week in December 2021 thru the third week in February 2022.

In addition, a tool kit was shared with Committee to help publicize Dec. 8 Public Comment

Distribution Channels & Outreach

The Cape team uses a variety of traditional channels for our messaging

Press Releases sent to Media/Community Partners for all committee meetings and launch of survey

- Earned Media examples
 - Mountain Xpress: <https://mountainx.com/blogwire/ad-hoc-reappraisal-committee-seeks-public-comment-public-can-attend-virtually/> (also posted other press releases for meetings on Blogwire)
 - Citizen-Times: <https://www.citizen-times.com/story/news/2022/01/17/buncombe-ad-hoc-committee-getting-significant-feedback-appraisals/6528837001/>
 - Biltmore Beacon: https://www.biltmorebeacon.com/news/news-briefs-jan-6-12/article_dfab59c0-6c00-11ec-b157-0f0f2c016aad.html
 - Newsbreak bulletin: <https://www.newsbreak.com/news/2479882614048/ad-hoc-reappraisal-committee-seeks-public-comment-public-can-attend-virtually>
 - Daily Advent: <https://www.dailyadvent.com/tag/ad-hoc-reappraisal-committee>
 - AVL Today: <https://avltoday.6amcity.com/making-sense-of-buncombe-county-property-tax-reappraisal/>

CodeRED-Buncombe Alerts Direct text and email messages sent to residents signed up for general governing messages - 1,969 subscribed to this list.

Buncombecounty.org

Posted articles on County Center, Assessment page, Overall Tax Department, and MyValue2021. Created a rotator banner advertising the survey on the County's main homepage. Posted a link directly to the survey in a banner on Assessment's page.

Social Media

Shared on Facebook, all meetings and survey launch. Created a FB event for initial public comment session and shared articles, reminders and links to the survey via the County's Facebook, Twitter, Instagram. Total followers across those channels: 41,500 followers.

Other social media actions:

- Shared the survey on County's NextDoor account: 72,000 members, representing 425 neighborhoods
- Sent a link to the survey directly to everyone signed up for the Buncombe County e-zine: 6,000 subscribe
- Flyers posted at Board of Commissioners' meeting
- Flyers added to television screens at Libraries/HHS (just recently)
- Information shared via a slider that airs at beginning of Commissioners meeting broadcasted on Facebook Live

Buncombe County employees: Articles shared on intranet and survey also blasted to all Buncombe County employees through Employee CodeRED direct text/email message.

Community Engagement

Community Engagement uses a grass roots outreach approach to share the survey and information about the committee with multiple networks and communities across the County. CE arranged a Community Meeting with Keith Miller and Legacy Neighborhoods and our Faith partners, and Keith and a Committee member did an interview on WRES.

Surveys were distributed at all Community Markets as well as MANNA boxes at the following locations:

- Edington Center
- Senior Opportunity Center markets
- Shiloh
- Big Ivy Community Center
- Enka ABCCM

The survey was distributed to our Faith Leaders Group and faith-based communities and contract agencies, information was shared through virtual meeting with Legacy Neighborhoods (Burton St. East End, Shiloh, & Emma), Village Roundtable, at the Stumptown Reparations Roundtables. Survey was also shared with all nonprofit partners, Black business listings, and Tipping Point and Isaac Coleman grantees.

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Question: If you could make changes to the property appraisal or appeals processes, what would they be?

Responses (401):

- None are necessary
- Homestead Exemption for higher income individuals
- It happens too often, and goes up too much. I can't keep up, y'all gonna run me out of town. I've owned my home for 6 years, and the mortgage has gone up way more than it ever did when I was renting. Give us a break!!
- I understand that values and taxes will go up, but this drastic of an increase in one year is crazy and very hard to adjust our finances around.
- I was successful in my appeal. It would be better, of course, if there was less cause to appeal. In my case, the second time in a row, the appraisal value was well in excess of the actual value. Both times I commissioned an appraisal (\$400 each), obtained comps and Zillow. Both times it had been overvalued by more than \$100,000. This should not be happening.
- "Get an agent to do the CMA for free next time.
- Must show the reason for increases, they must be transparent and not arbitrary.
- Keep it fact based as it has been and don't knee jerk to fact different neighborhoods rise and fall differently
- Provide tools for owners to use to support appeal. Make it easier for exceptions. Limit the amount a property can increase in a single year.
- Change state law to raise the elderly homestead exemption income limit.
- Allow for more transparency in the process.
- The comp tool provided by the city was helpful in determining the correct value. I appealed the previous valuation and this time was easier due to the tools provided.
- Frustrating that people from out of County/state come in and buy up real estate and push up the property values. I have lived in my house for 19 years and it has tripled in value & taxes. If you do not want to sell, this is a liability. I also understand there really isn't anything the appraiser's office can do about this. Putting a limit on the increase - or holding the value steady for long time home owners would be a great rule for the County and/or State to consider.
- Cap the limit on how much yearly percentage increase can be made on a property that is owned and occupied by the owner. Refer to Florida's Save Our Homes process. Florida's process works good, helps to slow gentrification. Helps slow the property tax increases from squeezing them out'a their homes.
- That is not true. The property tax cap has led to underfunded services and poor schools. If we give tax breaks to people who have lived here longer we are taking money from our schools, firefighters and police. You can have good services but we can't have those of you can pay the tax value of 20 years ago, we can not ignore inflation and except our police and teachers to make do.
- If there were no increases in property values, there would be increases in tax rates.
- Simple online form
- Put appraised values at the purchase price and leave it until another sale. If you paid it, it's worth it so that is the price. No arbitrary guessing by country appraisers. This way long time residence on fixed incomes are not forced to continue to pay higher and higher rates. Maybe allow for changes to commercial property more frequently if the above is done. Get rid of loop holes like the "tree farm" in Biltmore Forest.
- Limit the amount the property tax can increase each year. While mine was only a few hundred dollars, I had friend whose increase was several thousands. It was SUCH a shock to them.
- Leave it at the sale price. The way property values have soared here makes it almost certain that we will have to sell and leave because on a fixed income we will not be able to afford the increase in value. We thought this

Community Survey Responses

would be our forever home, but the 2 massive increases in value since we bought the home make staying here not sustainable.

- Provide citizens tools to easily compete the appraisal process and over value houses in HISTORIC black neighborhoods as a first step in reparations for historical racism in Housing in Buncombe.
- I live in Biltmore Park. Properties that sold in the last few years seem to be appraised much higher than homes that are off the market. Doesn't seem right. Why not use Zillow or other real-time online tools to conduct appraisals? If appraised value is supposed to equal market value, when a property sells why not use the sales price as the appraised value? Also, owners of high-priced homes appear to come out ahead on taxes since most appraised values seems to be only about 80% of market value. Low income homeowners are far more likely to have appraised values closer to market. Not fair.
- Consider homes that are being used for short-term rentals and increase their appraised value since they are being used for profit rather than local, residential housing.
- Make it easier to compare properties.
- There should be more emphasis made on why the appraisal changes and not just an arbitrary value assigned that is mainly based off of similar sales.
- Questions should be asked of homeowners like how old is your furnace, roof, etc.?
- Property taxes should only be relevant every time a home changes hands, and a new value gets paid for the home. I don't get any additional services for the supposed increase in value. The house is not worth anything to me until I am ready to sell it. I really hate it that my neighbors have lived in their homes for 50 years, are old and on social security. How are they meant to come up with 3000 more than last years, for nothing. It is insane. Some homes are falling apart but still get valued at a new imaginary rate.
- My value went up over 40% this time. There have been no improvements to the home since the last appraisal. We seem to focus on the rate increases in a few neighborhoods, which, if you go to Zillow or one of the other appraisal sites, we're significantly under-appraised in the past. One case cited in the newspaper had a 40% increase but the new rate was still significantly below the supposed market value. Regardless of the current value, something needs to be done to ease the impact on those who own and live in their own homes. Perhaps the easiest thing would be to implement a freeze on the valuation of owner-occupied homes. When the home is sold, the valuation is the higher of sales price or fair market value. In any case, the approach taken appears to be badly flawed. I can offer a personal example of my daughter's home in one of the "better" neighborhoods having a market value of at least \$250,000 greater than mine yet having an appraised value for taxes of \$32,329 less than mine. Something is clearly wrong.
- 1) I am concerned about the video I saw on redlining. I think an inclusion of people of color is important as historically red lining has taken place. 2) Also, I think giving examples of what can be given as an appeal would be help. Perhaps viewing other's valid appeals may be helpful. I have a brain injury so it's often difficult for me to be able to express myself or put things together as coherently as needed. 3) I'm concerned about farms/large stands of trees and the taxing of that land and inability of owners to pay, when the farm and trees are of value to the whole community.
- Do not over value a property located close to a high value home.
- Yearly updates, what approximate % up or down
- There should be a homestead exemption for all senior citizens no matter what their income is! Lots of other states provide that because most are on social security or fixed income and are being driven out of Asheville because they can't afford the real estate tax rates.
- The assessors need to be willing to lower the appraised value during the appeal process especially if you are submitting comps of other homes at lower appraised value
- Long time home owners (non-rentals ap. values should remain at purchase price until sold, especially for seniors on fixed incomes.

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- I understand the process and believe the tax department is doing what the state requires. I do not believe that they go after any individuals. I believe also they are doing their best to keep up with the market value in our county. They are doing a great job.
- I'm not sure how to fix it. But, I think the property values in the area are inflated and I don't know how low to moderate income families will be able to afford property taxes.
- Show more neighborhood comparisons so it's easier to tell if appraisal seems fair. Also, break down standard value assigned to certain lot sizes in each neighborhood for example, and then examples of features that increase value. I have a home that is not habitable at the moment and I'm being charged more than other homes around that are being lived in. I'm not sure how to approach this while I am renovating the property to be able to move in.
- Have a certified representative come to the property to do a hands on appraisal
- We just moved to NC and one of the main reasons for moving here were the lower taxes. While our house was being built the county raised the values in our area drastically and nothing in this area had changed except A single house was built. I'm from FL and we watched taxes go up all the time but it was gradual never a double digit increase in one year. How does the county explain the massive increase all of a sudden? Especially during a pandemic when people were in crisis.
- More clarity, information, upfront communication, support for locals and natives (maybe like a small, small discount)
- Inconsistent appraisals
- Values are terribly inflated. Long-term residents like me (1984) suffer from the inflated appraisal values while the rich find loopholes (like the Cecils).
- I think the County staff is doing the best job possible with the staffing levels they have. Property owners must remember that the state of NC makes the tax laws not the Buncombe County Assessor.
- Nothing at this time
- Provide the data used to derive the county assessment value. Usually an appraisal is based on recent sales of like homes but I've never been able to figure out the values from the county. Also provide the contact information of the company performing the assessments and mandate they provide information on how they calculate the assessments.
- We are in a housing bubble. To appraise at this time is unrealistic. Going to lower taxes when market cools off?? Where is this tax increase being spent??
- Tax rates should be conducted by an assessor that actually goes into a community, one size fits all does not work for all properties.
- They should take into account recent appraisals
- We contacted the dept. about an senior waiver and received a letter After the response date expired on the letter to respond. I called and was told application period was over! No help what so ever.
- Provide a transparent explanation of how the reappraisal value is determined. What formulas, factors, rules, etc. were used to produce the specific number for each property. In my appeal, which was successful, I used very specific comparable sales data but I was blind to what data the appraiser had used to come up with a number almost 40% higher.
- Don't take advantage of the rising home costs to make more money! Lower the tax rate!!!
- "I think the process is done very openly. If I want to know something about my property tax then it's up to me to find out. If I am worried about my property taxes then it's up to me to find out why they are what they are. I wasn't raised to depend on the Government to do it for me.
- Let's just say the values go down because of whatever reason. Do we not think that the rates will increase to make up that difference. Pick your poison. "

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- The sale price should be the value since it was a arm's length transaction - you could define this! As you age it makes ot harder and harder to pay the taxes. You do not pay until you sell a stock the increased value so you should not have to pay on the increased value until you sell your home.
- I, as a real estate agent, understand that the reason the home values are going up although I feel that there should be a way to grandfather in the residents that have been in their home many years. It isn't fair to those that can't afford the new property taxes and end up having to sell their family property/home and move further out from the high value areas.....wherever that may be!
- I did not apprecieate having my taxes go up so much when I can barely afford my house payment now; nor do I have the resources to verify my property value.
- I agree with the comments and ideas already expressed below. I have lived in and cared for my home for 22 years during which time my property taxes have tripled. I'm nearing retirement age and am concerned about taxes further increasing to the point where I may not be able to afford to live in my home as long as I would like to.
- Make it easier
- The problem in my opinion is that citizens purchase a property based on price and then figure out their yearly expenses and income to make sure it balances. If all of a sudden the real estate market explodes because an area becomes "popular" the current citizens are put into a dangerous financial situation. Why should the current residents be taxed out of their home because of something not in their control? It seems there should be protections in place for folks. For example, in Florida the % increase a property can have in an appraisal period is capped at 3% and if the property is the primary home there is a homestead exemption (\$50k off the taxable value). These type of protections help citizens, that's what good government is supposed to do. Increasing the appraisal values of all property owners by 40% and then hitting folks with huge property tax bill increases is not the right thing to do. And folks are not getting a 40% bump in county and state services, right? I understand the state sets the rules and what I'm saying is completely out of the control of the county appraisal office. But I'm sure you can relay the thoughts of citizens to the higher ups, right? I do have one suggestion for the actual tax payments, other states give small discounts for early payment of property taxes. Buncombe County should look into that.
- Have similar appraisal calculations as other NC cities. We are the highest in the state, that seems very unfair. Make exceptions easier to appeal.
- I think the process is as fair as it can be given today's real estate market. I have never appealed but I know some who have. They all agreed the process was simple. They all said the tax office was helpful.
- I personally think the process is very easy. I didn't always think that way until I called and got some help. The man on the phone was very helpful and courteous.
- More info on eligibility to file
- Appraisal based on individual house or age of roof, furnace , wiring, etc., instead of artificially inflating value based on sale prices of other houses in area
- Your appraisal should be based on what you paid for the house and any major additions or improvements, not what the whims of the current market are saying its worth.
- Don't use a one size fits all approach to properties in the county. It's crazy that anyone would actually buy my house for the appraised and taxable value placed by the county. I appealed and was turned down.
- Explain how property is appraised and have options to have a person come to your home and explain1:1 the appraisal of your individual property. If a home is used as a short term don't appraise it as high
- Help locals who have lived in their homes for over 20 or 30 years while million dollar homes have gone up around us! Our taxes are too high.
- Leave the property taxes at the rate they were when the property was last sold so that people on fixed incomes don't have to sell. Our demographics are changing, and that shouldn't penalize Buncombe County natives. Just

because people from California, New York, New Jersey, etc. move here with lots more money Does it mean that we should be able to pay the same level of taxes that they can with their big incomes/retirements.

- In 9 years in Asheville, our assessment has tripled! We are now paying over 10K in taxes on fixed income. You are forcing sales and driving up home prices.
- Agree with this previous commentor: Your appraisal should be based on what you paid for the house and any major additions or improvements, not what the whims of the current market are saying its worth.
- Reasses less often. Don't use 100% market value as assessment which prices out lower income residents. Apply values more fairly as compared to neighboring homes. Don't assume there is added value to home with a space that can be rented (ours is for elderly parents).
- Easier access to my property's appraised value
- Provide online appeal submission option. Cap the percent a value can increase from one assessment to the next.
- To stop raising the property value when there have been no improvements to the property or area. There should be an in person explanation of why they values go up! The government bleeds the taxpayers dry to fund things that shouldn't be so a full explanation should be mandated and the people of the county should have to approve before instituted.
- More transparency as to how you reach those numbers. You don't even assess the inside of houses. Our neighborhoods opinion is that you just assign sky high appraisals so you can increase our taxes. Our homes aren't worth what you say they are.
- Make appeal process for commercial property simpler.
- Increase assessments to market value. Many values are way under market
- Property taxes are not equitable and do not protect lower income homeowners. We are a working class family and are at risk of displacement as our taxes rise so dramatically.
- Limit the amount values can increase. Allow comparisons with existing neighboring properties and not just ones recently sold. That wasn't an option in the appeal process.
- Clear study of all properties in the neighborhood and same taxes for everyone who own similar properties. This is not so currently
- My home is part of a development. I have less upgrades then my neighbors, we all moved in at the same time, yet my home was valued 20% higher due to a square footage error. The county adjusted but still left my home appraised at 10% higher. The county refused to modify it again saying it's close enough and they can't be exact with everyone.
- If everyone pays based on FMV, which should be the appraised value, then it is fair. Exemptions for elderly and low income are fair,
- Keep the original value and add 1% each year increase after sale value is established. This is great especially for those who have lived in their homes more than 15 years and May want to retire with a fixed income.
- It is also a great subsidy to those who have lived here longer. Why should expect recent citizens to pay more for services we all use?
- This sounds like the intent of CA's Prop 13 or FL's Save Our Homes. The problem is that the cost of concrete, asphalt, and labor doesn't follow this economic cap. But the sentiment is a good one, as values shouldn't double either.
- why are my taxes so high?
- "You could stop ""losing"" our forms and you could be honest about why our taxes went up 25% when we can't sell our property for anywhere near the appraisal value.
- Put appraisal value at the purchase price and leave it there. Let the new owners pay the market value taxes."
- Explanation of the process e.g. how appraisal is calculated. If based on real estate market are the inflated prices modified? There is a big development going up across from my property- is the impact taken into account?
- I don't know how regularly the appraisal is conducted. Notice in advance would be helpful

Community Survey Responses

- Better feedback when a reappraisal request is submitted, e.g, justifications for denying the reappraisal request.
- "If your property is PAID FOR there should be no TAXES !
- But should you take out a LOAN against YOUR PROPERTY then yes
- You should pay TAXES on YOUR PROPERTY"
- in the past full appraisal was assigned to a home under construction as if it was completed. this happened 2 years in a row. the house was being built in my spare time while I could afford to buy materials.
- I think that the process is straight forward, and it's done per NCGS. Perhaps a small percentage of properties could have an inside appraisal each time. It could help folks understand the process better. But the cost of that might be prohibitive.
- It might help folks understand that there really is a process if inside appraisals could be done. I expect that might be cost prohibitive.
- Property valuations based on potential sale price are theoretical and problematic for those staying in their homes. Taxing based on potential purchase price from comps does not take condition and other factors into account. Also, market conditions can be transitory but taxes are paid annually regardless. Prudent fiscal management is better than windfall spending.
- once a resident has lived in the same home for 10 years, and it is their only home, the property tax should only go up to account for inflation. Once they sell the home, it can then go up to the new appraised value. There are so many outside forces driving up the home prices that actual working residents are pinched.
- Make the information more understandable.
- "The value of the property does not necessarily align with the income of the owner. The property tax can be regressive though it may appear progressive. It also is intensely biased against lower income progress towards amassing generational wealth.
- Taxes should reflect the actual sale whenever a new owner takes possession"
- More lay info about the process and when it will be occurring
- I would like to have received an explanation for why my valuation (and taxes) increased so much. The increase amount should be limited to 3%.
- Keep value at purchase price
- make it FAIR and worth while.
- Lower value
- Property values fluctuate over years. At the moment they're going up, but there is no guarantee that they will stay up. So, I'm paying an assessment at the high end of the estimate when a year from now it could be much lower. Adjustments should be made during sales of the property
- Reduce it for those seniors who lived in there house and paid taxes all their lives
- Offer in person assessment - data for our home was inaccurate but appeals process a hassle and I had no idea how correcting the data would affect the appraised value.
- "Our property was assessed at 772,000, 264,500 for the land and 507,900 for the home. It appears that our neighbors property was assessed at a similar value as ours \$794.90. 260K for the land and 564,900 for the property. When his assessment was first listed his property was significantly higher than ours (in the 900's) so I didn't appeal. Apparently he did and his assessment was lowered - clearly a mistake on our part to to appeal...
- His home is twice the size at 5K square feet and lot is larger. He has a greater portion of his land in flood plain but we do as well and that was not factored in this time around. "
- Our property was over appraised. We have 8 acres with a creek that floods running down the middle and drainage running off other subdivisions running on to our land. We also have a large area that is a swamp that is not usable. Our home is a simple, 3 bedroom, 1 1/2 bath, on one level. Two walls underground. Take a look before you appraise , that is all. Mike Evans 778-0213

Community Survey Responses

- Provide a greater range of exemption. Cap the amount (by dollar or percentage) an appraised value can increase during any single reappraisal period
- Allow in person visits. Many of us either do not have computer access or do not know how to complete and send documents and pictures that way. Too difficult. Also, stop raising appraisal without viewing property. This is not fair to long term residents on fixed incomes. Just because someone came along and built one new expensive house, that does not change the value to ours.
- "Not appropriate, nor fair, and not affordable to everyone when your appraisers value properties upwards over double (>100%) from the year prior.
- Also, there is a statement in the form of a question in this survey, ""...do you know that retain people, ex Veterans, are eligible for.."" exceptions or discount. The answer is no, so what are the options for elderly, veterans, disabled, etc?"
- Usually the best equity is the moment the roll is calculated and delivered. Appeal boards are notorious for stripping away that equity by overly generous adjustments to individuals and selected groups. I am sure you're doing your best, but as much training to the appeal board as possible would be advisable. A good realtor or fee appraiser typically just doesn't catch on to things like coefficient of dispersion, Mann-Whitney tests, or MRA modeling with comparable weighting. Thanks for the opportunity for feedback.
- Show the actual data that the appraiser for your area actually put into the mass appraisal tool (which i refer to the Weapon of Mass Appreciation, so that we can actually review the appraiser's analysis for error. otherwise, it's like appealing in the dark. i can look up what i think are comparable properties but without knowing what appraiser thinks are comparable, it's of little value. An appeal is usually for the purpose of reviewing the decision-maker's analysis for errors. here, there's no transparency into that. it's hidden in this big statistical tool, described in a 560 page manual that no one can understand; just give me the actual data you used for my house
- Get a copy of your Property Record Card from the Tax Assessor. It has all the data used for your valuation.
- Nothing
- Thank you for considering property owners and giving us the opportunity to learn how you evaluate properties so we are not surprised. I have a fixed income and raising property taxes can be difficult. I have been in my home over 20 years and would like to be able to stay here. Tax benefits for seniors should be a consideration as they are in other states.
- You're doing a fine job. I did file for reappraisal in Massachusetts, and it cost me a lot to get a formal valuation done. That's what they required. Fortunately, I made it back with lowered taxes.
- Our property taxes have roughly trippled since we bought this home in 2008. I would like to know how that is justified. We still don't have sidewalks or storm drainage on our street and those would be the bare minimum services we expect.
- Neighbors property larger with more land and I pay MORE in taxes! Unfair,
- I would welcome a cap on how much property taxes can increase each year. Not a "cap" like that enacted in NJ. They excluded pretty much everything that caused tax increases, essentially making the cap meaningless.
- Teachers and police need funds. How do we fund them 20 years from now if we don't all pay our fair share?
- If reappraisal increases a property value to much then tax rates should stay the same or decrease
- It was time consuming, but I was able to complete the appeal process, but I know that many long time homeowners are not tech savey and would not have been able to do it. But my major complaint is that tourism money should be used for infrastructure and other projects so that the burden does not always have to fall on the homeowner.
- Limit the amount of increase. Leave assessed value at purchase price until the next sale.
- Provide homestead exemptions for all owner occupied homes.
- Put a limit on how much a property value can increase in a year. Make it easier to look up comparable property values

Community Survey Responses

- NOT SURE BUT INCREASES ARE EXCESSIVE
- Same as another: Put appraised values at the purchase price and leave it until another sale. If you paid it, it's worth it so that is the price. No arbitrary guessing by county appraisers. This way long time residence on fixed incomes are not forced to continue to pay higher and higher rates. Maybe allow for changes to commercial property more frequently if the above is done. Get rid of loop holes like the "tree farm" in Biltmore Forest.
- Reassessed value should be comparable to neighboring counties or counties of similar size and population. The burden of financing the needs of a county should not fall primarily on homeowners. A healthy mix of taxable sources would provide a favorable place to live, work and retire.
- "Be more proactive and try to continue to be transparent."
- A survey such as I am taking now is a very positive and welcome process."
- I don't really know. I do wish the appraisers would take into consideration that a lot of people who've lived here for years are having higher appraisals only because of hedge funds and such buying up properties for profit. They have no other vested interest in our area. But it hurts us who have no intention of selling our homes until we are physically or mentally unable to live in our homes anymore. So, we're not reaping any benefit from higher house prices/appraisals. It really hurts a lot of people who no longer are able to have any income via working.
- "Residents need to be protected from losing their homes by ever increasing property values fueled greatly by the wealthy moving in from high income states. How can we long term residents retire here on fixed incomes and handle these increasing tax burdens. We must have homestead protection with the percentage of increase limited. The county should only be allowed to increase the assessment to the current market value when the primary residence (homestead) is sold.
- SAVE OUR HOMES!"
- A better explanation of the process if you question appraisal. We have lived here 18 years and are retired. Big, big jump this year ouch!
- Something needs to address what to do to with people getting older but income not meeting constant elevation of cost of living as it applies to the values of increased demand for houses. Elderly can't control that, but their home's upkeep is affected by their decreasing income. Should they be "priced out of their home" for something out of their control?
- I would make the appraisal more equitable. For example, long term residents should not have to move because of increased taxes.
- For the assessor to make a good faith effort in reviewing ALL of the information I submitted before making a decision.
- I am 80 and never get a tax break... Even my poor mother inlaw never qualified.. That's a joke..... In Athens Ga they made a deal with seniors that their property taxes would NEVER go up...
- A Major part of the problem & why taxes are increasing for long time homeowners is that when you establish the tax increase you look at the tax rate. In fact the tax increase (or decrease) should be evaluated based upon the total taxes to be collected. In that fashion because of the substantial recent increases in new properties & also property values, you could in fact increase total tax collections without necessarily increasing a owners taxes. This would be quite beneficial to those who have owned their homes for many years and who have no intention of selling their home. Then tax collection increases could mainly be paid by new properties, and to a lesser extent by those whose property is not being sold.
- I'm not sure what you can do. It's a difficult situation. I appealed this year and you reduced the appraisal for which I am grateful. That said it was a laborious process. I would have appreciated a BRIEF explanation, as specific as possible about the main factor causing the change in my appraisal. Thank you for soliciting and considering our opinions.
- I am 86 on SS ,lower my tax rate

- Land size adjustment factors need to be addressed. When an unimproved lot is combined with an adjacent improved property the value is only increased by a negligible amount. Check in any neighborhood, look for a one acre property and compare land values with a 0.1 acre property and you will find only a few hundred dollars difference in the assessed land value .
- Easy
- I'm a senior
- Put appraised value at purchase price. Have a tax cap. Freeze amount of tax for people over 65.
- limit the percentage tax can go up in one year. Advertise the appeal process and provide support for completing it.
- The entire process was easy, and the person in charge was very helpful, Sarah Scott. Verbally, she told me I qualified. However, I haven't seen the results yet with my mortgage company. The credit might be there, or not. I believe that when the credit is applied, an email should go to the homeowner as confirmation.
- make it transparent -----provide all information used and how it is used
- Increase the appraisal value
- Not yet sure.
- Make sure the value of the land reflects whether the undeveloped property can be used for future development
- Personally, I think you shouldn't pay taxes on property you own outright.
- That makes sense, you also should get no public services like roads, water or police. Please pay to maintain all infrastructure near your house.
- Put appraisal values at sale price until another sale. If you paid it, it's worth it so that is the price. No arbitrary guessing by county appraisers. This way long time residence on fixed incomes are not forced to continue to pay higher and higher rates. Maybe allow for changes to commercial property more frequently if the above is done. Get rid of loop holes
- There is a disconnect between the city's desire to support low and middle income home owners, the lip service being paid to equity and the tax rates. Decisions seem to have deference to TDA's needs and recommendations over homeowners. We can't even get speed deterrents in Montford for taxes we pay. We get difficult pedestrian pathways and little road cleaning or repair. We have two rentals which we have tried to make reasonable for renters but higher taxes have caused us to have to raise our rent. We can't provide affordable housing if we can't afford our home. There is something rotten in the state of Asheville.
- Align goals for equity, diversity with tax rates. We have lived in Montford for 22 years and our taxes have tripled. We own a rental home and have tried to provide affordable rentals our taxes this year will cause us to raise the rents- in contrast to the need for affordable rentals. Keep tax rates for long term residents the same so people on fixed incomes who are long term residents don't bear the burden of new buyers.
- explanation of amount of appraisal.
- make them honest and transparent
- Make the appraisal process more fair. One of the Cecil's in Biltmore Forest paid almost nothing in property taxes on 7 acres. The process is rigged in favor of the wealthy.
- Simplify navigation to your website.
- Take into condition and location of property
- Be aware and increase help for aging residents who may not be able to stay in their homes when you raise taxes.
- A taxpayer who has lived in our county 20 years or more should have their taxes reduced by 50% plus if they are 60 or older reduce that amount by 50%. Newcomers should carry the higher burden.
- Give the public more info on the process and reasons and the effect on taxes.
- I think Asheville had two big tax jumps and is out pricing it's long term residents.

Community Survey Responses

- The rise in home values is a housing "bubble" like 2008-2009 when the market bottomed out. The reappraisal process should NOT be swayed by this. A 40% increase is way too much - if you're going to raise appraisals, do it over several years to lessen the impact to home owners.
- Military retired veterans and those honorably discharged for military related illness/injuries should receive a property tax credit. I also think all seniors 70 years and older should receive a tax credit.
- It seems the age and condition of a house should be considered. A car's price goes down as it ages. An older home always has problems, so the appraisal should not be the same as a newer home
- HOW CAN I GET INFO ON SENIOR EXEMPTIONS I HAVE BEEN LIVING IN BUNCOMBE FOR YEARS.
- Reassess only at time of sale/property turnover. AND/OR Charge differential property tax rates for second home owners and out of state owners—if appraisals keep coming as they are, then at least give primary residential owners a lower tax rate than those who are using Buncombe properties for investment and/or recreation purposes.
- Property taxes should have a relationship to actual value of services to homeowners, not just for administrative salaries and overhead. The cost basis should be documented.
- I think the Co. is OK. The City of Asheville seems to try to get race involved in about everything they do.
- the whole process seems to be based on greed, why should anyone have to pay property taxes on the home they live in...don't we pay enough in taxes?
- inform the homeowner of an impending reappraisal
- More communication about the appeals process and longer period to do it.
- Increased assessment should have a cap. My taxes tripled, my services did not. Those over 65 should not be forced to move because they cannot afford the taxes.
- I inherited a multi-unit rental property from my father-in-law. It has long-time tenants on fixed incomes. Every year our taxes increase along with the cost of living. We pay for our own garbage pickup, utilities, insurance and repairs to property and private drive. Water and sewer are provided by the town of Black Mtn. and M.S.D. respectively. So we are left with the option of either increasing rents on longtime tenants which would become a hardship on them, or just absorbing the cost increases, which we have been doing. Our last option is to just sell the property, we live on the property and it has been in my wife's family for many years and she is very sentimental and does not wish to sell. We would just like someone to at least contact us when our taxes are increased to explain the reasons, by phone or e-mail not just a form letter. You are responsible for a big part of people's lives, which has a big impact on people's budgets throughout the year not just at tax time. Lastly, if we have intentionally made no improvement to our property in an attempt to not increase our value why do they go up every year? Thank you for your time.
- Extend length of time to appeal.
- It seems to me that the appraisal process is a disincentive to making improvements to a home. If you can't afford both the improvement and the increased taxes, you likely won't do things that you might otherwise want to. Isn't there a way to give property tax breaks to longer term residents on fixed incomes? Some of us may be looking at having to move because property values are skyrocketing and we are on fixed incomes.
- More neighborhood based, in community meetings
- See previous comment.
- I am a veteran and a senior, but don't know if there is an income limit to claiming credits.
- "Appraised value of my home is too high. If I was to try to sell my home at your appraised value, it would take years to find a buyer.
- Also, I am a retired senior with a limited income and many years in this house. As it is, I am going to have to rent the downstairs this year to be able to pay what Buncombe County asks. "
- Limit or cap the amount a property can increase in a single year.

Community Survey Responses

- "I don't understand how Asheville has seen record growth in building both commercial and housing and therefore many more entities paying taxes yet my taxes on individual properties went up \$800 to \$1000 each per year. If you are collecting from more entities (like hotels, apartment complexes, new houses) shouldn't that additional revenue keep increases down for most property owners."
- Also I noticed that some areas of Asheville (like houses along Kimberly were appraised for an additional 6% without a recalculation. My rental house went up 30%. You and I both know that houses along Kimberly went up by 30% in the last year."
- I did not know Veterans had any rights regarding property and taxes
- Appraisal system is a mess.
- Cap the percent each appraisal can be raised. for a retired person on fixed income I could not hire someone to come out and give a realtors assay, and a barely 70% increase is excessive when nothing changed between appraisals (except losing two trees).
- I never heard back on my appeal. Tax valued is way overly inflated.
- They are very uneven with us and our condo neighbors with some much nicer units (with garage, more ft2 and such) appraised much lower than ours. Seems unfair.
- Seems like a reasonable process. No complaints so far.
- Demonstrate, show exactly how the tax was arrived at. Show what houses were used to compare and prices and any other considerations used to arrive at the price. Consider how long the house has been owned and slow the rate of increase for the years owned. Also, consider the income of the owner. Many folks are on fixed incomes. Make it safer to appeal by not increasing even if find a higher appraisal. If the market falls be sure to drop the tax.
- fewer reappraisals. we've lived here 5 1/2 yrs and been appraised three times now. give increase exemptions to long time homeowners.
- I would like the appraisal to be lower because I had my house had an appraisal by the bank since I was applying for a loan, and the appraisal the bank gave me, was way lower than the one I got for paying taxes purpose.
- The bank only valued your house, not the land it sits on
- more consistency
- Go to the old system where county staff get out from behind their computers & inspect properties in person like they used to do. My grandparents moved to Haw Creek in 1942 & that was the system & it worked.
- Doing an appraisal at a time when housing has skyrocketed seems a bit unfair. Perhaps consider a cap on the amount/percent the tax can rise
- Lower taxes. We're paying city and county double every one else. Can't afford to stay in Asheville as it is
- Set a limit on % that taxes can increase each year.
- Living in the city you have to pay county taxes as well but living in the country you don't pay city taxes. Why?
- I would have liked to have been more prepared so I could budget for this huge change. Like someone from the dept could actually call residents whose mortgages are going to go way up to tell me why it is increasing, when it is happening and what my options are if I cannot afford it/do not agree with it. I'd have loved to talk to someone over the phone.
- Cap yearly increases for homeowners
- Acceptance of a formal appraisal as proof to correctly align with values
- Make it easier to get information about whether my property valuation is accurate
- It all boils down to accountability. Clearly the current system of property analysis is heavily biased to the single property analyst's opinion. The appeals board simply rubber stamps whatever the property analyst decides. How about publishing some statistics on when the appeals board overturned the property analysts decision? How about removing those appeals board members who only do what the tax analyst tells them to do. How about taking the time to do a real analysis of property, instead of just multiplying old assessments with a

number representing a fixed rate increase. How about some sort of oversight committee to review the entire process and evaluate the evaluators. So much more could be done if thinking, caring individuals were involved.

- Protect home owners from rising prices caused by wealthy people and corporations speculating and driving up prices. People are going to be taxed out of their homes because of this practice. I am sick of the greed that is ruining this world.
- Make it more representative and fair
- What is the discount for seniors?
- Make the meaning of appraisal and the process clearer for non English speakers. Also contact by email. 2 of my neighbors missed the opportunity to appeal because they did not understand, or did not receive notification.
- Property owned for more than 10 years by the same family would be appraised at rate when purchased until sold. Long time owners are being priced out of the county by new money coming in and inflating prices.
- Improve online options and make it easier to navigate. I'm on disability and have a very low income.
- My husband and I are on Social Security and it is very hard to pay the high taxes here in Buncombe County.
- "Create a cap on how much a property can increase over time. Taper in the changes yearly. Lobby the state to change the required appraisal time frame and allow for exceptions during times of economic crisis. Perform outreach to owners about the homeowner tax subsidy that was instated for lower income residents. Create a longevity subsidy for middle income residents. When evaluating at what rate to raise taxes, take into account all of the other services that will be increased that same year, i.e. trash, recycle, water, sewage, vehicle permits, stormwater, parking, inflation. Lobby the TDA's occupancy tax revenue to pay for resident property tax subsidies.
- I received my property reappraisal and my home's value increased by 20%. With that, I hope the County does all that it can in the future to not increase property taxes during the largest economic crisis of our lifetime and strive for revenue neutrality. The impacts of this crisis are estimated to be felt for years to come.
- The last time the County ran reappraisals of properties (2016-2017), I made a list of all the things that increased in one year: water fees, vehicle permits, garbage pickup, water fees, and stormwater fees. Additionally, the majority of people experienced an increase in County and City property taxes even though a revenue neutral rate was attempted but the City had to pay for its new Bonds. Personally, this all resulted in an increase of \$1,800 annually (\$89 of which was from increased City fees), and my property value increased by 62% . That is a lot in one year for families to endure.
- "First of all what does Ad Hoc even mean?"
- Perfect example of how intimidating it can be to deal with the city when they are using Latin to refer to a some thing to help the common person.
- It would make sense to limit each time the tax increases. The last few times it was raised the tax went up drastically, around 30% is insane!
- Another solution would be to enact something similar to rent control for homes that have had the same owner for a long period of time raising the tax very minimally.
- Also good to consider not raising tax for elderly"
- Ad hoc is latin for "this one purpose"
- Reappraise property every eight years. The current system makes the Tax department responsible for value increases which translate to tax bill increases. Elected officials take little heat for the increase in revenue. 2. Have the Legislature change the law to allow only a 2% increase in tax value instead of basing tax bills on market value. Everyone knows the smaller and cheaper properties will always go up at a higher percentage rate than larger/ expensive properties. Supply and demand-market forces our values will continue to go up as long as Asheville is a desirable place to live. The biggest demand is for low income to moderate housing. My neighborhood sales are insane - none of the new buyers are from this area and they are paying over \$300,000 for basic 60 year old houses with no frills and small lots. The appeal process is not the problem. Our problem is

the increase in our market values for people that do not want to sell. and the increase in tax bills based on the rising values. The valuation process is not the problem. Houses are worth what they are assessed at. Why appeal? If tax values were put at the sale price until the next sale the tax burden would be shifted to the new buyers instead of people that do not want to sell just stay in their home. People would not have to panic every 4 years. These changes will have to be made by the Legislature not locally. All tax values are made by using data, the data does not care who the property owner is or where they came from it is all numbers.

- Have a youtube video on line to describe the process
- I think we probably qualify for some kind of property tax exclusion due to my husband being senior and disabled but we can afford it and want to pay our share of the tax burden. Its the wild disparities in appraisals for lower income homeowners that concerns me. The appraisal of the home, at least for lower wealth/lower income homeowners, should be the original purchase price plus some modest calculation of improvements they have made, if there are any. Low wage and fixed income homeowners - we have a lot! - cannot handle and 25% - 35% increase in property taxes. Plus this affects renters when landlords up their rent astronomically due to the tax increase. In a predominantly service economy, we are shooting ourselves in the foot if our workers can't afford to rent here, let alone buy - and many of them can't are being driven out.
- Agree with those who have said there should be no real estate tax. If you think you own your property, try not paying the taxes (rent) and find out who really owns it. Also agree with those who say the value should be set at time of sale with a confirmed arm's length transaction. If not arm's length, then an appraisal could be made to set value until the next sale. Pretty sure these things would require an unlikely change in state law. To the point, the assessor does a good job with the resources provided. The city council and county commission are responsible for setting tax rates and thus the increase in taxes. Look to your elected representatives rather than the assessor who is required to follow state law in making assessments.
- That's a good point. Please pay for all infrastructure around your house by yourself.
- "put a percentage cap on residential properties in the low range of housing values.
- for instance if you choose a number say \$300,000, those properties would have a percentage cap and the other high end properties would be assessed under the present system"
- Better explanation of how appraisals and mil rates are determined and some way to know that my property is being taxed similarly to my neighbors.
- First of all...stop printing erroneous return dates on forms making people think they only have 30 days to complete their forms. That is misleading. The end date is always some time in April when the BOER adjourns. With the erroneous date printed on the forms...the public assumes they don't have the opportunity to appeal after they've missed that 30 day date...or feel they won't have the time to research it in order to make a difference. I disagree with the public's thoughts of changing sold properties value the price of it's recent sale. That puts all the tax burden on those that buy houses...while other properties may not sell for decades. That isn't equitable. Comparing to other states processes isn't valid either. Appraisal procedures differ from state to state and are also not always equitable. The market here is extremely exaggerated due to out-of-state buyers paying outrageous amounts for property, sometimes not even viewing the property before they purchase it. Granted the sellers and real estate agents are partly to blame because they benefit from the exorbitant prices. So are those kinds of sales truly market sales as per it's definition? Some of those purchases are not by an informed buyer...or seller. These out-of-state purchasers sometimes see these properties as a steal because they are coming from a area where they see prices far beyond what they pay for property in their state. Some of them live in areas where the salaries far exceed that of our area. Some purchases are merely tax shelters for the rich used as a loop hole. You may ask, what does that have to do with anything? It's these types of property purchases that inflate the market and lead to a market correction...which cannot be considered by the county or state in an year in which there isn't a reappraisal scheduled. And with laws that deter refunds and give wide access to discoveries and immaterial irregularities...a property owner is definitely put in a precarious position.

- "Allow all appeals and precious values to be viewed. Check rental properties and AirBnBs against the income value generated from those properties. Compare the assessed values when a property is sold to identify the errors in the assessing processes.
- If there are refunds given to homeowners for increased property taxes then renters are left out as property owners charge more for the increased property tax. "
- Tax AirBnB's and other short term rental on the potential income of them. Do not give tax breaks, by ignoring this, to property owners.
- Do not cap the tax rate or property value increase, instead do assessment once a year to reflect the accurate value.
- If the process is as computerized as it must be, then it could be smarter and done annually.
- It'd help if the system of valuation were presented to citizens. This should include an explanation of the CAMA model and the mathematics within the market analysis. Ideally, this should be done at a level that a 6th grader can understand. If the individuals running the system cannot explain the system, then that means they do not understand the system. As Einstein said "if you can't explain it, you don't understand it". The citizens deserve to know all of the components of the CAMA and who/how they are decided. For instance, who draws the "neighborhood code" maps and what are the decisions for where those lines fall. Why is this not part of the public discourse or even published? A citizen shouldn't have to have GIS software to figure that out.
- Making the process easier for the general population and underserved to understand. Everyone should pay their fair share to help support improvement and safety of the community.
- The assessor is too quick to deny appeals and pushes too many cases off on the Board of E&R. It is OK to decide in favor of the taxpayer without the need of a costly and time-consuming appeal to the Board.
- Give a break to long term residents who have worked and lived here for a period of time. New and wealthy newcomers have driven up prices and inflated property values. Long term residents should not penalized for this. It's exploitive since most of us can't leave.
- be more transparent and help citizens be aware of options
- Make sure they are being fair and not try to put the appraisal or appeals higher than they should and be very honest.
- It seemed very striking that some of the lower income neighborhoods saw such a steep increase in value while areas like Biltmore Forest didn't. I don't know what the solution is, but I do think it's important to do what we can to make living in Buncombe affordable and equitable for people
- STOP THE INSANE HIKES. REGULAR FOLKS ARE HAVING A HARD ENOUGH TIME IN ASHEVILLE
- Cap the limit of annual increases.
- "Long-time homeowners should be capped at the present tax rate instead of being overtaxed to pay for infrastructure needed to accomodate new construction brought on by migration. My house is in worse shape than it was 30 years ago but it's being taxed at the same rate as the new houses next door.
- Fire Lisa Kirbo and start from scratch. You can't have an appraiser appraise their own home 🏠 within the county. Her name is on her own personal homes property card as the appraiser. Also one can't have one value for a property that is similar acreage and square feet and a different one for the home next door.
- Agree with get rid of the "loopholes" aka Biltmore "Farm" Estate.
- Reappraise every 8 years and not every 4 years.
- We have successfully appealed in the last two revaluations as the County's value was at least 20% higher than the true value. I would suggest refining the methodology for updating appraisals and there would be less need for the appeals process.
- We have successfully appealed the appraisal value in the last two revaluations as the County's value was at least 20% higher than the actual value. I would recommend refining the methodology for updating values to avoid having so many appeals.

Community Survey Responses

- Real estate values here are artificially inflated and the current prices/market are unsustainable. Locals should not have to suffer because this is a “popular” place for investors. Charge a different rate for rentals vs primary residences!!! It’s the fair thing to do.
- stop raising valuations and the tax rate at the same damn time! That's hitting home owners with a double whammy and IN THE MIDDLE OF AT PANDEMIC!!! ENOUGH!!!
- Just more info to understand what is evaluated and how the value is determined. As well as something r/t the appeal process.
- Eliminate appraisals. Tax based on purchase price plus improvements plus inflation across the board. Eliminate special rates for special people: no reductions or increases on basis of connectedness to politicians, race-religion-gender identity, etc., no reductions or increases on any other basis than actual value. Put a limit on percentage of increase so that people can afford to stay in their homes and don’t have to sell to pay the taxes.
- More uniformity in neighborhoods, and make the process more fair to all. Why should some (usually rich) people get exclusions because they know how to play some game that other people don't know how to play?
- Don't consider raising taxes during a pandemic and high inflation. It is hard enough for Seniors to live comfortably when they are on fixed incomes and costs increase.
- Tax out of town owners triple, these are just vacation rentals they write off their taxes as an expense. For those who actually live here and are not in Biltmore park or other rich areas or own a shady chain of grocery stores (looking at you Ingles), limit the amount assessments can grow. Tax the developers at the rate they will charge for their product with monthly assessments. Windsor autry builds a house, to get the co they have to pay taxes on the value. Not the undeveloped land value from 5 years ago.
- The burden of the appeal shouldn't rest solely on the property owner to prove the value of similar properties.
- The valuation bumps are too significant, and all at once. I think you need to consider either phasing the valuation changes in over a couple of years, or doing the evaluations more frequently. I also like the suggestion of capping the increase of owner-occupied homes. These people are adding significantly to the community through taxes, through purchases at local establishments, they are the pillar of the economy of the community and we need to reward that, or at least not punish it.
- I do not understand how with all the building that has gone on in the county the last few years that my taxes keep going up. Where does the new tax dollars from all the building that has happened come into play with the budget. Folks that have lived here and supported the county all their lives are quietly being pushed out in favor of people who are moving in with money and pushing taxes up. If Wanda Greene can take the money she took and it not be missed then Buncombe County taxes are too high.
- make process more transparent
- direct communication with individual homeowners, especially if they have owned their home for several years
- Reduced property taxes for property located on public roads that the city will not plow or pave.
- People who cannot afford to stay in their homes when reappraisal increases the value dramatically deserve relief without lots of red tape.
- "Appraisal based on more than just square footage and acreage. Real estate appraisals are based on things such as age of home, upgrades, landscaping, etc.
- Easily accessible info on ways to decrease tax value. I read in the paper about a home in Biltmore Forest that pays less taxes than I do because of trees on the property! Your website should list every option that taxpayers apply for to decrease their tax burden.
- My taxes continue to increase but i have received no new or improved services. Based on news articles, I feel like I'm just paying higher taxes so salaries can be increased. "
- "Home values are more than square footage and acreage. Tax values seem to be based on what ""similar homes"" sold for without taking in to account differences such as age of home, upgrades to property and inside the house, etc.

Community Survey Responses

- All property owners should know options available that can decrease tax burden- age, income, etc. And apparently there's something to do with trees that's has allowed someone in biltmore forest pay less County taxes than I do!
- My taxes continue to increase without receiving any new or improved services. Based on news stores I feel like I'm just paying for increased salaries. "
- Don't increase our taxes just because we pulled a permit. It incentives my neighbors to not pull permits
- Second homes should be double taxed.
- It works for people who are computer savvy and can navigate the website and form. would be harder for people who can't do that. Providing support for those people by helping them appeal would be helpful. Perhaps the county already does this.
- My understanding is that property appraisals are based on the most recent sale prices in specific neighborhoods. A totally objective method. Perhaps there has been more demand (and thus rising selling prices) in lower and more affordable neighborhoods as opposed to Biltmore Forest. The process is based on fact, not prejudice.
- "After receiving a denial letter allow the homeowner and appeal facilitator to meet by zoom or phone call to discuss the reason for the decision.
- The timing of the assessment and appeal process during the pandemic made the appeal process difficult. The assessment of new taxes should have been delayed until something other than in-person discussions between homeowners and county representatives could be utilized."
- The "value" of houses keeps climbing artificially because wealthy non-residents are willing to pay increasingly higher prices, and speculators are "flipping" houses to make a profit. The elderly on fixed incomes find their homes being taxed higher and higher. Two things need to happen: the homestead exemption for Seniors should not be based on income but on length of residence in your home; and 2) the value of a home should increase only by a fixed amount (indexed to inflation?) as long as it's under the same ownership; when the owner sells, the new sales price should then reset the value baseline.
- I appealed the high property value with detailed information. No response to my appeal or the information provided was made, only a revised value that was higher. This is a terrible process. It felt punitive. I should've been contacted and an explanation given as to how the assessment process addressed my information in the appeal.
- An annual publication of property assessed values on website and newspaper.
- I am an aging home owner and very concerned about appraisal values continuing to increase. Appraisals in my area of Asheville has the second highest increase. I want to stay in my home of 28 years, but worry that appraisals at this rate will push me out as a retired resident on a fixed income. I'm not sure what a good solution is, but would appreciate consideration of longtime aging home owners.
- The process is clear enough. The problem lies with escalating values and taxes that become problematic for limited and low-income residents like us. In our case, in addition to general increases in home values in the Asheville area, having many more expensive homes built in our neighborhood over the past 5 years has pushed our value to nearly three times our original cost. That may be good news to our heirs eventually, or to us if we decide to sell. But all of that may be contingent on our ability to continue paying the property taxes. It is easy to understand why many long-time Ashevilleans have opted to sell and relocate. That process only exacerbates the escalation of home prices in our area. Having a homestead or other kind of exemption would offer a fair alternative to our current situation. Our family is slightly above the threshold for qualifying for the means-tested exemption we have, which leaves us with an annual property tax that, escrowed, adds 60% to our monthly mortgage payment. For us as retirees, that is a true burden and may not be sustainable.
- On my previous appraisal, which I contested and had lowered \$20,000, the appraised value was not based on recent/ close sales (which I provided). The appraiser went as far as 5 miles to higher priced properties to justify a nearly 40% increase. He then lowered it after I presented him with valid recent sales in my neighborhood. I

believe the appraiser on the latest assessments did not raise higher income properties at the same percentage level as lower income properties. Many high-end homes got single digit increases while low income homes were in the 40% plus range.

- some states have homestead laws to prevent the appraisals from climbing after the home has been owned for a period of time. It can increase when the property sales or changes hands.
- On the previous appraisal, which I contested, the appraised value was lowered \$20,000 after I presented recent/close sales to the appraiser. He had gone out over a 5 mile radius to higher income areas to justify his over 40% increase while ignoring recent local sales in my own neighborhood. As a real estate investor and former real estate agent, this was unacceptable appraisal practice. On the most recent appraisals, I believe the higher income properties were given single digit increases, while lower income properties received 40% plus increases. Be fair across the board.
- Honest appraisals for all neighborhoods. My area has skyrocketed in price as well as the taxes. I have friends who live in pricier neighborhoods but whose house (not property) appraisals are absurdly low.
- actually visit the property and talk to the homeowner
- Be allowed to submit all of my information before the decision is made.
- More information on what affects property values.
- "The appraisal should include explanation of how the new value was determined, if it is increased. In my appeal, I provided a lot of research about similar properties which were valued at lower amounts, but the county did not provide any comparable data.
- The system needs to be adjusted so that older adults who have been in their homes for decades are not taxed out of their homes. "
- Property values in Asheville continue to skyrocket, pushing long time and entry level buyers out of the market. It took 4 years for me to find a home that I could just barely afford to buy and it took virtually all of my savings to do so. I am making it work, but getting hit by a 59% tax increase one year after purchasing is an enormous hit. Why is that hit less significant due to length of ownership for owner-occupied properties? Consider this in your criteria for appeals to the process. Also, expand the parameters for Homestead exemptions for owner-occupied primary residences. Now that exemption would reasonably include length of time in home and maximum income levels that are adjusted to cost of living in Asheville that continues it's upward climb.
- Once every four years or more. It's impossible to plan a budget when at the end of the year, you get hammered by county and city taxes. The tax assessor views the process as if citizens are so excited to see their new appraisal each year; however, this has a positive impact only for sellers, realtors, banks and the tax collector. The rest of us are stuck.
- Clearly educate the public that just because an assessment increases- it doesn't mean that your total tax cost will increase. My understanding is that if the overall increase in prop value in say 2021 was 20% and your assessment increased 15%, then you would actually see a reduction in taxes as the milage rate would be reduced to reflect the total increase in assessments. For lower income residents the county or city could increase the prop tax exemption to minimize the threat of being taxed out of ones house
- appraise price at purchase needs to be the standard for tax basis, adjust when sold at the selling price
- property basis for tax needs to be price paid , readjust when sale is complete at sell price
- The process is intimidating, biased, and predetermined
- More burden on county to justify their conclusions
- Property owners should receive tax rebates for uncompensated public services they voluntarily provide, keyed to the market value of the property percentage devoted to them. Such uses would include undeveloped green space (such as tree canopy, esp. old growth), walkways between roads, access to streams, benches/sitting places, pocket parks. Tax rebates would incentivize homeowners to preserve and maintain these important but typically overlooked social and environmental assets -- and to add them to their properties. They are essential

for attaining Asheville's & Buncombe's climate-resilience, social-cohesion, walkability, environmental-justice, and other key planning goals -- yet they are often discarded by new property owners who don't want to inherit the burden of maintaining them, or consider them worthless because they are not assessed as "highest and best use". (It might be important to ensure, though, that large property owners & developers are not benefiting twice from such assets, once through development credits and again through tax breaks.)

- Do not know the full process details
- Fair appraisals per neighborhood. Consider legacy homeowners .
- Keep it simple and fact based. Assessed value has nothing to do with your age, race, income or your ability to pay taxes. Different neighborhoods sales prices will rise and fall differently. I do NOT like the newer program for owners in unincorporated parts of the county to receive \$300 to cover the cost of their county property tax increase. Keep it simple. Every time rebates, refunds, credits or a caps are introduced, it creates a variety of potential inequities. Why should the tax rate have to rise for everyone NEXT year just to give \$300 to the owner that knows they can request this government giveaway THIS year. Kicking the can down the road. Keep the process simple. I trust the current appeal process. Don't make it any more complicated than it has to be.
- Appraisal value for my property is outrageous. I have lived in my house for 30 years. Now that I'm retired on a fixed income and can barely pay such high taxes, yet people continue to build homes all around my property driving the cost up for someone like me who has lived and worked in Asheville for over 50 years. This is so unfair.
- At least in Black Mountain, it seemed traditionally minority owned neighborhoods saw significantly higher increases in value than wealthier ones. Also, the "comps" recommended in the appeal process did not seem relevant to the neighborhood in which we live. Why have comps 1-2 miles away when a simple comparison of land values and costs per sq ft of my neighbors almost identical home were not selected.
- "There should be some consideration to locals that have lived here for decades or their entire life and are what has helped build up our area. The continued rise in property taxes are forcing locals out.
- Also there should be some limit/cap on increases as well as how often our taxes are being increased esp. since they are being increased during a momentary blip in RE in our area."
- !Information about how mobile homes on rented property can increase in value even though they depreciate in value just like cars do!
- More information on how appraisal values are determined, process seems very arbitrary, not same percentage for homes on same street. Avoid very large increases on homes that have not been worked on since prior appraisal, or with owners on fixed or limited incomes. Put a percentage cap on how much value can be increased, especially for long term owners. Values may increase but homeowners income may be fixed or even have gone down or stopped. Longer time to appeal.
- My property taxes almost doubled and I am not happy.
- The land size adjust factor needs to be re-visited. It undervalues large lots in high price neighborhoods and over values small sized lots in lower value neighborhoods. The original concept was to make all improved properties an equal domain.
- Rules for Forestry and Agriculture are mandated by the state, can't be changed by Buncombe Co.
- Keep it reasonable, keep it public, keep us informed, show us what improvement this increase will make. Not a solution but would help.
- Assessors to highlight Provide more clarity on the decisions to decrease or increase value. Transparency is key.
- The appeals process could be more user friendly on the website.
- easier
- To make it more user friendly. Letting the public know what they do and how to access the process if needed.

Community Survey Responses

- Stop appraising property value on what jacked up housing prices are in our areas. Most of us can't even afford the basic upkeep let alone doubling our property taxes. I know just because we can't afford it is not your concern but neither is high home prices in my area mines.
- Stop making homeowners pay for unnecessary entitlements for unemployed people
- thought our taxes would go down when mission was sold what happened with that
- quit appraising people out of their homes. Some live on a fixed income and have lived here all their life. Tired of massive jumps with no down taxes when things turn bad. The whole process is theft of hard-earned money from local residents. No one knows where the crooks are spending the money?
- Use a formula that is fair across the board. Currently, you might as well be throwing darts at a spinning wheel.
- "LOWER OUR TAXES
- THEY ARE HIGH ENOUGH AD IS !!!"
- Spend less tax money on stupid projects and programs and the land owners wouldn't have to be charged so much
- Too many people moving into this area have more money than sense. How about we base tax rates on an average of the value over all the years YOU or your immediate family have owned the property. Or, discount on a sliding scale based on years of ownership.
- Stop overvaluing our property so you can make up for wasted spending shortfalls. This is beyond ridiculous...
- The majority of houses in an area must be higher than average before raising the taxes. In my neighborhood, which I've lived all of my life, 43 years, when one house gets built and sold for 75,000 more than average it bumps all houses up as well. My father lives across the street from me and he is on Social security. He does get a discount but has to save and do all that he can just to pay his annual property taxes. I am a single income mother of three. I have two jobs and also have to do all that I can to pay my bills and house payment. When taxes come out I have to put it on a credit card that takes me to following year to pay off. What we think it is actually the county trying make the people who have one income or on social security have to move out just to a get by in order to move wealthier people in.
- The problem is not necessarily the appraisal value but the tax rate and being able to afford what you have and keep it.
- Appraise all homes much higher to reflect high sales prices
- Grandfather clauses for those who only own one home. Speculation & buying up neighborhoods as investments is not out fault!
- Please see previous comment. Cap the amount for seniors so we can age in place. We can manage on our own if we are not continually facing property, insurance and medical cost increases made worse by a pandemic and inflation.
- Contact me to discuss
- Stop churning false values. Asheville isn't that spectacular.
- Do not raise taxes according by the area or district that the house is located. Appraise them by the actual house and property. no guessing on the value of the home.
- Make them fair. Tax Biltmore equally.
- Better understanding of the guidelines used
- The appraiser would be more open to the fact that he may have made a mistake. Not make you feel bad for questioning him.
- A special exclusion of some reasonable amount or percentage should be made for Buncombe County elderly (over 65) residents and/or Buncombe County veterans of the US military. To the best of my knowledge the only elderly exclusion is for a deferred tax which is virtually useless as the deferred taxes just become due at some later date/event.

Community Survey Responses

- There should be a fairer limit on the percentage increase or amount of property tax. For instance, the past seven years, I was assessed about \$1,000. Last year it jumped by \$400! That is outrageous!
- Consider the age and condition of the property
- The appeal should be easier in that the homeowner shouldn't have to do a real estate appraisal. Most are not qualified and don't understand. Also, recent sales values should not be the standard as they fluctuate and give inaccurate indications. For example, the recent market suggests that houses are worth almost double what they were a few years ago. Historically when this happens, the value very quickly drops after the surge of buyers subsides and homeowners are left with inflated and unfair tax bills.
- It needs to be within reason. Need to consider singles also need a place to live and they may not be able to afford what a couple working can.
- Each property needs to be evaluated individually. There's no way a several hundred dollar increase is accurate. I feel our taxes have been increased to cover certain unnecessary expenses in Buncombe County. Buncombe county has made it nearly impossible for families to have a home.
- Put an upward % valuation limit on how much your home can increase in any period.
- Since the county uses a version of Comper software to try to determine a value objectively, could you include the comps that were used to determine the value of the property in the reappraisal mailing?
- Not sure. I have never opted to appeal due to fear of even more increase in appraisal cost.
- The current process has built in gentrification. There should be some protection for long time residents who have been contributing to the tax base for many years. New residents with unlimited funds are artificially inflating property values.
- A more hands on approach from the appraiser would help. My home value TRIPLED with no explanation of why. That kind of increase is insane!! I even provided an independent appraisal that was done less than 16 months prior for a bank loan that was 65k under what the tax value was stated at AFTER I had appealed and gotten a readjusted tax rate. Just because we have owned our home for 20 years does not mean that our income has risen at the rate our taxes have!!!! You are going to price people out of their homesteads they have passed down for generations.
- The appraiser needs a better way to present the deficiencies of their property quicker to the appraiser. Online option does not have a place for.
- Allow all seniors easier access to appeals just because the neighbors land is worth X dollars does not mean mine is. Have you looked at excess to the property. All 1800 square ft houses are not equal- mine is 41 years old. The senior discount for taxes is a joke at least for native Buncombe co residents and what did we get for those increases? More white collar good ole buddy useless jobs
- Need to actually talk to the property owners to find out about their home, not just ride by and compare it to other homes.
- It has been about 10 years since I appealed the valuation of my manufactured home and, as I recall, there was an unsatisfactory amount of justification for the valuation determination.
- Stop favoring the wealthy and out of town investors. If a property is a short term rental tax the hell out of it. Stop the erosion of residence based housing and tax the rich.
- I don't understand how a mobile home can go up 50,000 dollars. And I don't think anyone should have to pay on a storage shed sitting on blocks.
- It is unfair for those of us who grew up in a neighborhood that is now considered "golden" to be charged a higher tax than the rest of the county. My family has lived in the Reems Creek area for over 60 years and this area got SLAMMED this year with an unreasonable increase.
- Just not to have doubled in one year. It would have been nice if they went up over a period of time. Many residents were not prepared for the doubling of their taxes and with good reason. I feel the county drop the ball on this and it has put many people dire straights. The county should have been more up to date on keeping

property taxes at the fair rate spread over years not double in one year without adequate notice that the increase would double. It was a low blow and unfair for the county to treat residents this way all because the county had fallen behind with reassessments.

- No changes needed, the process is fair and correct. Everybody pays based on fair value, which is the least bad option (all of the rest are worse).
- For our neighborhood, the houses on the main roads are much higher than the houses on the next road in the same neighborhood that are larger & on a bigger piece of land which makes no sense.
- "Upgrades" to nearby property does NOT automatically make a 85 year old structure more valuable - only potentially increases land values IF every home was torn down and more high dollar homes are shoehorned into that space. Carte blanche tax increases due to development are wonderful for gentrification and forcing people out of their homes. Good job!!
- Actually have a chance of lowering the price. All appeals have been denied.
- Lower the rate
- What does the city / county do to earn more money on property they don't own? My taxes are ridiculously high, especially considering I receive nothing in return. My neighborhood streets are in horrid condition, dangerous, and difficult to navigate. The city also does not even clear the snow from our road until day 2 or 3 when it is usually mostly melted off anyway. They don't respond to reports of cars blocking the road etc. it infuriates me to pay the insane amounts with nothing in return.
- Make those purchasing home pay tax on the amount they paid for the property. Not the estimated value the county comes up with. This way fixed income families and long term residents are not pushed out by those moving in and driving up the value / appraisals.
- Would be nice to have more gradual increases.
- Maybe some sort of a calculation that determines what the countywide average growth rate of values has been over the last 30 years, and, when valuations increase faster than that average, maybe the tax increase is trimmed by a third or something. This is just a way to temper any pricing shocks on owners and would prevent the city from trying to cash in (or create too much revenue dependency) on a temporary housing boom.
- Not projecting value from any way other than actual visit. In addition, fewer tax giveaways to developers (hotels, condo complexes) and redirecting to lower residential value would help. I feel that developers of all stripes are receiving too many tax breaks without benefit to most citizens.
- Do not compare a 100 year old home with one that is recently built. Take into consideration the older people with limited income who have lived, worked, and raised families here. The value should never exceed the sale price.
- Appraised value may be right but constantly increasing taxes on homeowners who paid a lot less a long time ago for their house should not have these constant increases. Wait to increase only when sold. If not going to do that then we need more services. More money to go into our bike lanes, parks and beautify our city. Our city will only keep these high values if the city keeps updating infrastructure to increase quality of life for its residents.
- Use a standard value for LOT SIZE, instead of value of home.
- "that last question was worded incorrectly. It asks if you know whether or not you know if you qualify, not if you qualify or not. I hope you asked the question you actually wanted to answer.
- The other way you could improve the process is by explaining to people the big picture of how these decisions are made generally, and then in the actual appraisal, outline specifically why the appraisal that was made was made. Outline the specific reasons for the increase/change. "
- Don't put homeowners out of their homes due to steep increases. Regulate to keep taxes low so locals can keep their homes even as tourism increases
- Make it easier

Community Survey Responses

- It seems absurd that in the first year of ownership, a tax appraisal on the vacant lot next to my house would be multiple times the price I had just paid for it. How could property suddenly be worth multiple times what the market had just dictated? I appealed and my appeal was rejected. As a first time homeowner and parent with way too many other problems to solve, I gave up when I couldn't figure out what else to do, even though the tax appraisal was clearly way too high. I hate to think that only wealthy people and their attorneys have any chance of receiving a fair answer on an appeal to a tax appraisal.
- Graduated increase rather than huge jump from one year to the next. Other jurisdictions adjust mil rate downward with huge property value increase and then raise mil rate back over time.
- Put tutorials on the site for how to navigate the site and the appeals process
- Base taxed value to what was paid for the house as is done in some other states. It is very sad that long time residents, having paid worked and paid taxes for many years, now on fixed income are severely burdened. Those moving in, paying high prices for homes should be able to afford the associated taxes. Please do more to unburden those who have lived here the longest, by not consistently increasing their property value. Those who are not on limited funds, seem to find this situation difficult to empathize with. Please try to understand.
- Do not use as comparables sales that are obviously part of a "churning" process.
- I would make it simpler for people to appeal their appraisal
- "The property needs to be eye balled not based on location and sale dollars. Manufactured homes do not appreciate unless modular. When folks sell they seek to recoup every penny and interest they paid on the property.
- Perhaps school cost need to be itemized as is fire and rescue. In fact all county fire and rescue ought to be the same cost county wide as well as education cost per property.
- Whats more county fire and rescue as well as the city of Asheville ought to be ONE system not mutual aide as is the current status.
- And the 27 mill covid relief funds ought to go to make that reality.
- Stop enabling homeslessness. Some make much more pan handling and pay no taxes than i do in retirement.
- I pay for everthing from the get go and have been for 57 years"
- Easier to do obline
- I think it would be best if they would show you exactly how they came up with the appraised value of your home. What were the comps that were used and why did the value go up?
- Doesn't matter won't do anything it was really horrible timing for city to do it then take it from 10 plus millions tourism fund that goes to hotel owners on board to market themselves
- Wouldn't matter wouldn't change it pretty horrible for city to raise at this time take funds from 10 plus million tourism funds that board members s who own hotels use to market their businesses
- Notifying the homeowner of upcoming appraisals. Providing access to the appraisal itself so we can see what was used as comps. Include a CMA like other real estate appraisals do. Sending a summary of the appraisal. I was completely unaware. Was told something was mailed but never received it.
- as stated. It is difficult to try and get things uploaded on the computer with limited knowledge of how to do this and often of who to obtain all the data requested. Want in person meetings. Also, those of us that have lived here many years are hurt by newcomers with a lot more money who build and increase our taxes even though we have not made improvments.
- No changes
- I got a 25% increase this year, which was a bit shocking. I don't mind paying taxes—they fund important things in the city, but let's make sure they are fair and reflect the true value of property. Let's close loopholes for wealthy property owners—like the recent forest protection deductions that made the news. Also, make sure that taxes done price low income folks out of their homes and neighborhoods (some of this is happening I realize)

Community Survey Responses

- Inform me about whether age/disability discount is available. I am disabled.
- Do not overestimate the value of the property.
- "Higher value to best reflect quality of home construction, interior and exterior finishes, along with external improvements
- Would like to see how the appraiser determined the value. And see copy of appraisal.
- Policy change for people on fixed income. Don't price old people out of their homes.
- I'm disabled and no one has ever told me anything. Also, I can't believe you charge for a deck that you were charging for and now charge more because it's covered. Also, you charge for a storage building that has already been taxed. Buncombe County needs to learn how to spend their money wisely.
- Everyone wants better roads and the best schools for our kids/grandkids. Unless we think someone else should pay for those things for us, we should all be willing to contribute to the cost of those things. One of the ways those things get paid for is property taxes. If we want to never have increases in property taxes, then we will be paying more sales tax, gas tax, and so many others. There are some good suggestions about how to address assessing the property taxes. Is tying changes in tax rate to inflation in housing costs, when it has already pushed people out of the county a good idea? I think not. Perhaps another option is to have a sliding scale rate. The tax would be based on the original home price in relation to the cost of homes bought that month/year. The higher the cost of a home, the higher the tax rate within a range. This could be made retroactive, as a way to keep down the rate of long time home owners within the community. There could also be a higher rate for homes that are not occupied by owners year round. This might help keep up with increases in costs of services like schools/roads etc that go up with inflation over time.
- "They should come to property and make in person assessment. "
- Quit jacking it up when theres obviously been no upgrades
- I'm a native to AVL but I'm getting priced out. Wages in this town are too low to support the property taxes. I guess that means my issue is more with the tax rate than the property value but they do seem to go hand-in-hand. I'm not sure how much longer we can continue to live in this house.
- Not sure.
- See my previous comment.
- Assessments outdoors be done by those who live locally vs. bringing in those from outside this area to assess property.
- Make property owners aware of how values are calculated. Place a cap on the amount assessed value can increase in a given assessment period, taking into account per capita income during same period and zoning area. Make exceptions for seniors, veterans and low income families more easily understood, and work to increase awareness.
- Change deadlines to closer to time to pay. That's when people think about it
- I'm not sure where to begin an appeal process. And it feels unfair to have property taxes skyrocket because of gentrification, especially for neighbors on fixed incomes or who are low income.
- If taxes are increased in the amount mine were, 120K, there should be someone available to come to the home and complete an appraisal. It should not be based on the over inflated housing market. I completed the appeal per the directions on the website and when I followed up, I was completely shut down by the person I spoke to on the phone. I was told there were no other options available to me.
- Have a limit on increases. 95 year old homes w no improvements shouldn't triple in value.
- County should be more consistent. Especially with land prices.
- Homestead exemptions with no change in property taxes until the house is sold to another owner. Same family members could own home as willed to them by parents or other family members at original purchase price. This preserves the wealth of all income level citizens and protects farms and family businesses. The budget of the government should not grow with the value of real estate.

Community Survey Responses

- Make it easier to complete the new website is a pain. Many of the comps that I know are comp won't come up in comp area so I can't give adequate comps. I'm not using a comp 2 miles away. A good comp would be one in your neighborhood and for some reason those aren't coming up that have sold recently. Strange!
- Cap the limit on how much yearly percentage increase can be made on a property that is owned and occupied by the owner. Refer to Florida's Save Our Homes process.
- Don't appraise my property according to new more expensive homes.
- As a Nont for Profit, I beleive we qualify for some exemptions for the portion of our property used to support programing
- Appraisers are just a cog in the whole crooked real estate con game. The numbers they give are whatever whoever is paying them to do it want them to be. It's a racket.

Question: What additional information could we provide to make the property appraisal process easier to understand?

Responses (54):

- There should be standard forms and procedures that are not onerous to protest the valuation.
- I attended the Property Assessment webinar and found it useful.
- Explain assumptions made, like seeing a renovation permit. Accessors don't look at the permit, assume entire home is renovated
- In person info session with people to walk through submitting your request with ykj
- In person info session with people who can help submit your request on site
- Properties should only be reappraised after they're sold. It's especially painful during a pandemic. If a home is not being sold it cannot increase in value.
- Start earlier in the year so we don't see a 35% increase at the end of the year.
- Start earlier in the year and if it's going to be a drastic increase like the 35% raise I saw, carry it over two years so, it's not so detrimental. No much notice given which also hurts.
- actual person to person call
- None
- many do not have access to computers to send pictures and documents, etc. You used to be able to see a person and discuss your case. the webside had pictures of our property taken years ago right avter rapirs and been done and it was in much better shape.
- Many do not have computers, etc. to send pictures and documents. Process to appeal was very difficult. In past, could schedule an appointment with a staff person and discuss. The website showed our property as it was about ten years ago when it was in much better shape.
- allow in person appointments
- Tax rate is too high
- Identify source of apprising data.
- Not sure
- Quit wasting our money ie reparations, 17 years of embezezlement, defunding the sheriff office etc.
- Retired, I am 86, on SS, lower my rate
- Real estate agents appraisals.
- Mailings in easy-to-understand terms
- emails to the homeowners
- How the assessment is calculated
- You make the process very arbitrary and it does tremendously to your tax coffers.

Community Survey Responses

- you make the appeal process very arbitrary, difficult but it does add tremendously to the tax coffers.
- mailed letters and flyers sent 2-3 times a year
- separate land and structure value
- Something for people that do not like computers
- Not only additional information on the website...but consider that you are a low income or lay person without appraisal experience. Not knowing exactly what to look for with regards to your property and not being able to afford help with regards to your property. Without being trained in the art of appraisal...how does one start the appraisal appeal and include informed information regarding it. A lot of the calculations are within the program and not showing all the information online makes it very confusing. Now consider that not everyone has access to the internet or they could be computer illiterate or be of advanced age. The sad fact is that most people don't appeal their property value because they just accept it regardless of if they believe it's accurate. Whether it's because they think you can't win against a government entity...or they feel overwhelmed or ignorant of the process. Typically who appeals are people in the business, businesses and corporations and more wealthy individuals that can afford to hire people to do the work for them. There should be an entirely autonomous entity that audits them and helps the public. The county has lost a tremendous amount of respect and trust since all the embezzlement came into light and the fact they got smacks on the hands and the public is responsible for paying extra money for those who retired with their undeserved retention bonuses which in most cases doubled their salary...there's no reason to trust the county. So, a committee that has close county ties, co-mingles with executive staff or has input from them and basically is a county based organization monitoring a county department...surely that makes sense there's a conflict of interest there. There's too much involvement between the BOER and the tax department as well. Other than the department putting together the appeal books for the BOER, there should be no contact between them.
- I'd like to have a simple form and process for appeal
- Nothing, I feel comfortable with my understanding of the process
- Written explanation of how you determined how you calculated the value of a property you have never seen.
- Written explanation of how value was determined on a property you have never seen.
- Explain why some neighborhoods have gone up in value at a higher rate: the demand for that price point has created a surge in prices in lower cost housing. It has nothing to do with race, so stop trying to divide us!
- Reduce the obligation to prove the value
- n/a right now
- It's not that I don't understand the process; I don't understand why length of time in ownership is an issue as long as the closing happened before the tax increase occurred.
- All the above
- Informational email or letter regarding how mobile homes on rented property can increase
- clear information about the process and ways to engage sent out with appraisal and prop tax details
- more time to appeal
- Nothing
- Describe history of tax assessment in NC & how you arrive at market value. I think that assessments often under value property especially given that assessments are only conducted every 4 years. I believe that BC is losing a considerable amount of potential revenue due to the infrequent valuation. I understand that that revenue is based on the assessed value and tax rate, the latter being highly politically charged. I also understand that setting a rate that is "revenue neutral" after an assessment year is a missed opportunity with significant
- Why a mobile home appraised more than a stick built home
- More ease and flexibility to file an appeal, such as a phone conference. Also, should reassess higher taxes to newer homes, not older

Community Survey Responses

- Take price gouging out of it. People in neighborhoods selling houses double what they are worth and they aren't even new construction. I had my home refinance so I could afford payments now escrow is up another 159\$ a month. What good did it do me now again I'm struggling.
- I will call
- Information mailed to me
- Take into account lot size... my home is appraised much higher than a comparable sized home on quadruple the lot size.
- opportunity to appeal in person the way it used to be.
- Making the process for appeal simple and quick
- Explanation of what comps are used
- Source used to make appraisals
- Zoom meetings/webinars on the process
- Explanation of benefits: shows where my taxes go so I see how that is an investment in my community, rather than a tax on my property.

Question: How could we improve the ease of the appeals process?

Responses (31):

- Tools and assistance in finding comps.
- Make it easier to compare property values.
- It's been awhile so don't remember the forms.
- Biggest difficulty for me was having no specific information on how the appraisal value for my property was determined.
- in providing information to support my appeal, I was hindered by the lack of specific info on how my appraisal value was determined.
- Have an actual example of an appeal with links to the reasoning. Something a citizen who is not an appraiser would understand.
- Some one who knows what they are appraising and not just using Ariel photos
- In past could make person to person appointment to review. Unable to provide what was wanted on the computer.
- A better opportunity to interact with the appraiser
- It was an unfair process. The decision was made before I submitted all of the information.
- Contact the homeowner with the result
- send a notice when the appeal process is close to closing
- searching for "similar" properties
- The process is easy and the department helpful. The state law on and requirements limit reasons for adjustments so appeals must meet those guidelines people do not know the rules.
- If you appeal based on comparable sales, they have stripped very important information regarding the details on online property cards as to give an informed comparison. All the information from the database that is used to determine the value (such as grade, condition, effective age to name a few) should be shown. How else can you check to see if you are assessed equitably with other properties if you cannot see all the components used to derive a value? This information is purposely not shown in order to limit the accessibility from not only the owner but the public. Furthermore, the sales ratio studies they are required to complete by the state NCDOR are completed after making changes to the property based on MLS if available or by visiting the property first before completing the ratio study. These ratio studies are then sent to the NCDOR. They are subject to budget cuts like most agencies. They historically never have enough manpower to adequately do random testing of the

results which means blindly accepting the information provided by each county. Along with that, sales are disqualified if they are lower than the anticipated market in an area. If you discount all of the sales that are extremely higher or lower than average in the years before the next reappraisal you actually are setting the market yourself as you miss the trend shown in the data showing a downward/upward trend or a trend where bankruptcies are the main factor of sells in an area or particular neighborhood. None of this follows ethics to which the IAAO states for county mass appraisals.

- Do a fair appraisal to begin with so appeal isn't necessary
- Allow layman terms to be used, not assessor mumbo jumbo. If housing units are not comparable due to major issues like location to industrial parks etc these need to be considered. County assessor's office just said nope and appeals process was over.
- Give more time to actually appeal & not during tax season!
- No explanation given, just an increase in value
- I appealed decades ago, so don't have feedback about the current steps
- It just took time to gather evidence to support my appeal. I'm not sure that there's anything you could have done to eliminate that.
- Make it easier to speak with an appraiser or assistant.
- The appraisal process uses an umbrella approach to looking at a property. The yearly appraisal is overwhelming the budgets of most working people but you have absolutely no regard for the impact.
- It was a personal issue
- You threaten people if they appeal the appraisal could be higher.
- In order to find comps, people need internet access and be able to understand what is needed. That makes it not possible for a lot in our community. I helped my parents but these poor older residents who don't have help or people who just don't understand the process don't know what to do. Used to, you could just go meet with your assessor, but changing to the online system instead is just hard or not possible for multiple residents.
- Just doesn't make sense that I should have to appeal at all?
- While the form was simple to complete, my appeal was rejected and I wasn't sure if there was anything I could do as a second step.
- outline the steps of the process in one place instead of only giving one step at a time visibility, so we know what to expect.
- now required to upload pictures, etc. Many of us have limited computer abilities. It used to be possible to appeal in person.
- Our property is commercial

Question: If you have never appealed the value of your home can you tell us why?

Responses (47):

- Won't do any good
- Wouldn't do any good - not worth the time or effort
- Wasn't sure it would be worth the bother
- Just moved in and will be contacting
- I do not even know what to ask for.
- I didn't think anything would change.
- Laziness
- I haven't had time to yet but plan to because our home was over appraised. We just purchased it at over 100k below the appraisal value
- been a long time since a tax increase

Community Survey Responses

- Didn't believe it would help
- didn't think it would make any difference
- Missed deadline
- It probably wouldn't make a difference
- Didn't think that it would be worth it.
- Not til now
- wast of time because it is government
- I want to appeal the lot value, but saw that most in my neighborhood were also generously valued. Thought I didn't have a chance.
- what's the use?
- Wouldn't do any good.
- I once appealed to the City of Asheville - I don't know if that went to the county or not.
- felt that asking for a reappraisal could possibly make taxes increase more, because i would be creating more work for the department and they would take that out on me, and they would try to deter us from asking for future adjustments.
- I didn't receive notice in time to appeal
- waste of my time
- NO idea was such an agency. Contacted the Tax dept. directly.
- I wouldn't expect anything to change if I did, and seems like a lot of effort.
- Am told by friends that it won't do any good.
- They don't listen and are not open to re-evaluation without a big fight.
- They are short staffed and similar to the DMV you have poor customer service, the person you talk to is not the decision maker, and the office will do what they want knowing no one is appealing due to the cost and zero chance of being successful in ones appeal
- You can call their office...but you will get referred to the website. Why bother calling and talking to someone who is prompted to deter you from appealing and will refer you to finding your information online...mind you the limited information which is online.
- Assessors do what assessors do.
- Used web site
- Guess I don't have much confidence that anything will change. I do appreciate that a way to help eligible owners has been addressed.
- Now is the time because it is costing money to Own
- didnt think it would help
- Heard waste of time
- I follow the stories and determine next steps accordingly
- Although the appraisal was too high we were told there was no grounds for appeal. A 55% increase in value in 4 years and a 44% increase in taxes although exorbitant was not considered sufficient grounds for appeal.
- I had to sell
- I didn't know about them
- No need
- do not meet criteria to seek reduced taxes
- It's hard to know if assessments are being done fairly. It seems there are flaws in the system that creat bias in favor of the very wealthy and against people of color.
- Didn't feel like it would do any good.
- I am planning to, but haven't yet
- Didn't pay too much attention to appraisals.

- I didn't even know there was such a department.

Question: Have you ever contacted the Buncombe County Property Assessment Department?

Responses (57)

- Just moved in
- I didn't think it would matter
- I don't understand all this or what is fair or not
- Haven't lived here long enough to give it much thought.
- Missed the deadline
- I cannot afford to have my house appraised to know how accurate the bill is.
- Newly purchased
- I didn't think it would change anything
- The comps that were available to use did not match my home.
- the number of bedrooms doesn't match the ppraised value.
- Busy with other issues
- unsure of the appeal process.
- I rent
- The process is making it hard for locals in staying here
- I contacted the appraiser directly who agreed to the changes I proposed.
- I felt that I would lose anyway. Lack of hearing from the appraisal folks or the decision was never in question.
- I found out about it without enough time to meet the deadline.
- Supposedly my appeal was too late?
- Concern that it could end up increasing my taxes
- the deadline to appeal passed before I could get it together
- Mothers house is in probate & I was NOT allowed.
- Figured you all don't care and
- Yall don't care. And you never been to see how bad houses truly are
- First home in NC
- Would not matter anyway
- I don't know how
- Not sure
- How can a member of the public adequately provide information when the county refers them to their website but they limit the information they publish online? They used to provide a computer for public access. They used to print large books to place in a location for the public to view. This access for the public stopped way before Covid. It was stopped as they started providing more information online...information they chose to include online.
- I don't own a house
- The process seemed limited and "steered" in my selections. I was able to find better comparables and process by using the County's GIS. But most people wouldn't know to do that. That seems unfair, because I work in the industry, and most people are not.
- Haven't had to appeal
- How is the property appraised? No one has ever come to the house to appraise the property.
- I had just purchased my house in 2019, so I felt the appraised value was accurate

Community Survey Responses

- Pointless
- I worry about getting an even higher appraisal.
- Never took the time to investigate until now. How Asheville is growing and causing housing issues for locals
- I decided that if the increase in appraisal would help my mobile home sell for more after I die, then I wouldn't
- I rent
- It wouldn't do us any good. Asheville only listens to the crooked and the wealthy
- I don't know how
- Many newer homes are driving up the cost of those who own smaller/older homes. They should be the incremental higher tax, not those already here with lower incomes.
- Many newcomers with larger, newer homes are artificially driving up the tax value of those with smaller, older homes. I can't compete financially with that. The newcomers should be incremental tax, not us long time residents.
- Many newcomers with larger, newer homes are artificially driving up the tax value of those with smaller, older homes. I can't compete financially with that. The newcomers should pay the incremental tax, not us long time residents.
- Haven't had the opportunity to get started on this
- I was told that the county always increased the appraised value to penalize those that appeal and discourage appeals.
- I don't own
- Waste of time and will not change anything
- Rent
- Owning a home does not mean I understand property values. I have no way to know what is fair or not.
- Seems futile dealing with the city or county on anything
- Complicated
- I didn't feel like appealing the value would do any good. Don't have faith in our system.
- They won't change it.
- New resident
- I have done the process in the past (in another state) and was unsuccessful
- I haven't yet, but am planning to
- hard to find comparables; lengthy effort towards unlikely success; ridiculously high prices

Question: Do you agree with the most recent Buncombe County appraised value of your house or property?

Responses (54)

- I initially thought it was appraised too high, so I appealed and was able to have the value lowered. I bought my house 6 months before so felt I had a good idea of the true value. However, the market is so hot right now that since then, the value has increased and the original reappraised value probably wasn't too far off.
- I don't know
- I have no idea
- Not sure
- The appraised value was too high and was done without an actual physical walk-thru of the recent construction due to covid. The comparable property's used were not appropriate.
- No opinion yet

Community Survey Responses

- The county (someone sitting behind a desk) should have to prove why property values are being raised and not put the burden on the homeowner to prove why they shouldn't. You work for the people, not the other way around!
- Comps shouldn't be with only houses recently sold but also include houses on the same street. My neighbor's house is larger and has more property but was valued much lower. There needs to be actual comparisons, not virtual ones.
- Don't know difference between appraisal and market value
- It was based on the purchase price of the home.
- Taxes have gone up
- The appraised value jumped tremendously without any apparent reason, just some applied formula.
- 2 properties, one too high, one too low
- i have confidence that the office has performed a high quality job and delivered a fair and equitable roll. My only fear would be that appeal board members and oversight committees would gut the equity by giving away overly generous reductions to placate individuals or groups. I would wager that there is not one appeal board member who has a statistical background and/or the slightest comprehension of mass appraisal, modeling and IAAO guidelines. My best counsel would be to do everything possible to train the appeal board members to not perfunctorily give adjustments without merit. (I hope my concerns are wrong).
- Its worth what someone will pay at a given time, but its still an unimproved 70 yr old house and the appraisal goes up just about every year. However, this is a large lot and Im not sure if that is a factor.
- Appraisal was ok. Ta. Rate per 100 should have been lowered to equal last tax payment.
- The neighborhood we live in has lots of rentals and few actual home owners. I am concerned my appraisal was affected by this.
- I feel it just wouldn't make any difference
- The problem was not the appraisal but the failure to reduce the tax rate , as the amount should have only gone up no more then the increase in overall costs of living. This has resulted in about a 25 - 30 % in the tax amount - which is outrageous!
- did not receive a reappraisal
- Not sure
- With recent escalation in property values, value seems too low
- TAXES SHOULD NOT RISE WITH MARKET VALUE INCREASE. LEAVE APPRAISAL LOW AND RAISE OR LOWER TAX PERCENTAGES BASED ON COUNTY NEED NOT A RISING PROPERTY VALUE DUE TO MARKET VALUES.
- I am a single senior (70) with no children. I am not entirely sure how I benefit from the taxes levied on my property. There has been no help for the landslide repair required due to T.S. Fred last August. No contractors have been willing to take on repairs so I was left to do it myself with day laborers. Our road is compromised and although FEMA may help, so far all repairs are out of pocket by neighborhood volunteers and donors. I have written the county about recurring live gunfire in my residential area that disturbs and frightens humans and animals. Sherrifs told me to "get used to it."
- I pay property taxes based upon homestead exemption not the fair value of my home.
- Online announcements/emails to owners
- The appraised value was close to my purchase price. The problem is that the tax amount doubled from when I bought the home a year ago. That is an unreasonable increase. The tax rate needs to be adjusted to make the increase close to cost of living not 100%.
- See previous remarks
- "true value"??? No, "market value"...what the market will bear. And, what money coming from new residents & landlords.

Community Survey Responses

- I do not understand how flood zones affects appraisal process; my neighborhood does not have walkways (or sides of roads in some cases) and it is not addressed
- I appreciate the job you are doing!
- You are doing a good job on appraisal. However, you might take in consideration the increased sales tax to lower the tax rate.
- Is it too high? Well, its double what we paid for the house back in 2014. And the appraised value is just below the market price. I don't mind paying more taxes to pay for the things we all need but when my property value is inflated to justify it, that has consequences for an income diverse community.
- It's quite high for the bungalow that it is. I know it's considered what the market will bear etc. but it is very hard to plan for taxes out of a social security check. As of NOW I would need to plan to take 200\$ a month out of my check to plan for taxes.... Dismal outlook on a small home I have lived, sweated and cried in for 25 years....
- To call the market "exuberant" would be an understatement. Current values are affected by capital influences, zoning approvals processes, as well as institutional investor pools. Investment data is known by the County but was not provided in the appeals process - which is a significant factor in determining value. Additionally, valuations tend to be undervalued at higher end residential properties than those in the lower values as an automatic part of valuation, and that appears unfair.
- i am not sure
- Relative to the valuation of others in LVP it is too high. This survey doesn't leave room to note that the previous appraisal disproportionately affected my neighborhood, with an increase of 37% in value while houses that sold for far more were appraised lower
- No idea
- Initial appraisal too high due to incorrect information. Revised appraisal correct.
- Seems to be in the ballpark
- market value is higher
- Appraisal is ok, but the tax rate is too high. When you cut services, cut the tax.. If you defund police, stop fraudulently taking my tax dollars. IF you want to "save" druggies/refugees/latest sob story, pay out of your own pocket.
- I know what I think it's worth but I feel prices are exaggerated currently
- Because my home is in west Asheville the appraisal is way higher than it should be and I am a senior and a widow on a fixed income.
- Our Buncombe taxes are higher now and we know they will continue to increase and this last increase was sooner than we expected. Our home was devalued when the market declined but our property taxes were not lowered. The house was subsequently revalued to its original value for a tax increase and then this another increase now. The timing for this tax increases is especially heinous during a pandemic and inflation when earning extra income has been limited. It hits retirees very hard along with all of the other increases they sustain now including Medicare. We also question how the tax increases are benefitting us as homeowners. We are being penalized by the mass movement of people from other states who are moving here and driving up the prices of our homes and the property taxes for long time home owners. We are very concerned that these appraisals will continue to occur more often and increase to ultimately drive us out of our home. There needs to be an established definitive number of years between these appraisals and a cap on the tax amounts. Taxpayers should receive clear and detailed explanations of exactly what they are being evaluated on and how their tax increase was calculated and more specifically where their tax dollars are being spent to benefit them as homeowners in their community.
- We own 1977 double wide (not considered modular) which is in decent shape but it is always compared to actual homes in the area. Older model "trailers" generally depreciate..not increase. As for the land value it is not even an acre so surely that is not a factor. The last appraisal (10+years ago) did lower it it some but I had to

really research and compare it to homes with the same square footage and not the fact it was a double wide which seems like comparing fruit to vegetables...a difference to me.

- I agree, comps shouldn't be with only houses recently sold but also include houses on the same street. My neighbor's house is larger and has more property but was valued much lower. There needs to be actual comparisons, not virtual ones.
- My value is much higher than other homes on my street and it isn't fair when 76 Brucemont Circle is the largest home and has the most land on my street and has a much lower appraised value than mine.
- the most recent assessment was the one we appealed, and then we won our appeal. So yes, qualified.
- I do not know what the appraised value is.
- Have not received
- The appraised value is correct for market conditions, but it went up so dramatically that my escrow adjustment made my mortgage payment \$200 more per month. That, plus rising costs is very difficult to work with. That said, I don't mind paying my fair share, just the dramatic increase was not foreseen.
- I understand the valuation
- While I understand the valuation, we are always open, as a Nonprofit, to reducing our cost.

Question: Have you ever contacted the Buncombe County Property Assessment Department? If YES, how did you connect?

Responses (10)

- Met with rep
- Work with professionally
- IN PERSON
- website email and phone
- All of the above
- in person
- Appointment to reevaluate my property taxes in previous year
- had an in person meeting
- Office
- Visited the office



BUNCOMBE COUNTY

Request for Proposal

PROPERTY APPRAISAL EQUITY ANALYSIS

Date of Issue: December 15, 2021

Proposal Submission Deadline: January 7, 2022

At 2:00 PM ET

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1.0 PURPOSE AND BACKGROUND

The Buncombe County Property Assessor seeks proposals for the analysis of property appraisal equity across 2020 census tracts.

Proposals shall be submitted in accordance with the terms and conditions of this RFP and any addenda issued hereto.

2.0 GENERAL INFORMATION

2.1 REQUEST FOR PROPOSAL DOCUMENT

The RFP is comprised of the base RFP document, any attachments, and any addenda released before Contract award. All attachments and addenda released for this RFP in advance of any Contract award are incorporated herein by reference.

2.2 NOTICE REGARDING RFP TERMS AND CONDITIONS

It shall be the Vendor's responsibility to read the Instructions, the County's terms and conditions, all relevant exhibits and attachments, and any other components made a part of this RFP and comply with all requirements and specifications herein. Vendors also are responsible for obtaining and complying with all addenda and other changes that may be issued in connection with this RFP.

If Vendors have questions, issues, or exceptions regarding any term, condition, or other component within this RFP, those must be submitted as questions in accordance with the instructions in Section 2.5 PROPOSAL QUESTIONS. If the County determines that any changes will be made as a result of the questions asked, then such decisions will be communicated in the form of an RFP addendum. The County may also elect to leave open the possibility for later negotiation and amendment of specific provisions of the Contract that have been addressed during the question and answer period. Other than through this process, the County rejects and will not be required to evaluate or consider any additional or modified terms and conditions submitted with Vendor's proposal. This applies to any language appearing in or attached to the document as part of the Vendor's proposal that purports to vary any terms and conditions or Vendors' instructions herein or to render the proposal non-binding or subject to further negotiation. Vendor's proposal shall constitute a firm offer. **By execution and delivery of this RFP Response, the Vendor agrees that any additional or modified terms and conditions, whether submitted purposely or inadvertently, shall have no force or effect, and will be disregarded. Noncompliance with, or any attempt to alter or delete, this paragraph shall constitute sufficient grounds to reject Vendor's proposal as nonresponsive.**

2.3 RFP SCHEDULE

The table below shows the *intended* schedule for this RFP. The County will make every effort to adhere to this schedule.

Event	Responsibility	Date and Time
Issue RFP	County	12/15/2021
Submit Proposals	Vendor	01/07/2022 2:00 pm
Contract Award	County	01/14/2022

2.4 PROPOSAL QUESTIONS

Upon review of the RFP documents, Vendors may have questions to clarify or interpret the RFP in order to submit the best proposal possible. Written questions shall be emailed to ron.venturella@buncombecounty.org and have "RFP Property Appraisal Equity Analysis Questions" as the subject for the email. Question submittals should include a reference to the applicable RFP section.

Questions received prior to the submission deadline date, the County's response, and any additional terms deemed necessary by the County will be posted in the form of an addendum. No information, instruction or advice provided orally

or informally by any Buncombe County personnel, whether made in response to a question or otherwise in connection with this RFP, shall be considered authoritative or binding.

2.5 PROPOSAL SUBMITTAL

Proposals will be received until 2:00 PM, 01/07/2022. All proposals may be submitted electronically submitted via email and properly identified with the title RFP PROPERTY APPRAISAL EQUITY ANALYSIS.

Proposals be emailed to:

Ron Venturella, Procurement Manager

E-mail: ron.venturella@buncombecounty.org

The County's capacity for email attachments is 9mb. It is the bidder's responsibility to ensure the proposal is received prior to the proposal acceptance time. Late proposals will not be accepted. The County reserves the right to accept or reject all or any part of any proposal, waive informalities and award the contract to best serve the interest of the County. It is the responsibility of the applicant that their proposal is received. Receipt of proposals can be verified by calling 828-250-4154.

2.6 PROPOSAL CONTENTS

Vendors shall populate all attachments of this RFP that require the Vendor to provide information and include an authorized signature where requested. Vendor RFP responses shall include the following items and those attachments should be arranged in the following order:

- a) Cover Letter
- b) Title Page: Include the company name, address, phone number and authorized representative along with the Proposal Number.
- c) Describe the background, experience, and capabilities of your firm as it relates to the Scope of Work outlined in the RFP.
- d) Identify all subcontractors you intend to use for the proposed scope of work. For each subcontractor listed, proposers shall indicate 1.) What products and/or services are to be supplied by that subcontractor and; 2.) What percentage of the overall scope of work that subcontractor will perform.
- e) List at least 3 client references public and private of similar size for whom you have provided services in the past three years. Provide telephone numbers and contact names for references.
- f) Provide specific costs for services.
- g) Each Vendor shall submit with its proposal the name, address, and telephone number of the person(s) with authority to bind the firm and answer questions or provide clarification concerning the firm's proposal.

3.0 METHOD OF AWARD AND PROPOSAL EVALUATION PROCESS

3.1 METHOD OF AWARD

All qualified proposals will be evaluated, and awards will be made to the Vendor(s) meeting the RFP requirements and best fits the needs of the County.

Buncombe County reserves the right to reject any and/or all submittals, and to waive defects, technicalities and/or irregularities in any submittal. The County reserves the right to finalize a contract with one or more firms based on all factors involved in the written qualification submittal without further discussion or interviews.

Proposals will generally be evaluated according to completeness, content, and experience with similar projects, ability of the Vendor and its staff, and cost.

Vendors are cautioned that this is a request for offers, not an offer or request to contract, and the County reserves the unqualified right to reject any and all offers at any time if such rejection is deemed to be in the best interest of the County.

3.2 EVALUATION CRITERIA

Following the deadline for submittals, a selection committee will review the submitted proposals. The selection committee will review, analyze, and rank all submittals based on their response to the information requested. The selection process will include the following criteria in the evaluation of proposals. These criteria are not necessarily listed in order of importance.

- Experience
- References
- Cost

4.0 REQUIREMENTS

4.1 CONTRACT TERM

The Contract shall have a term of ten (10) weeks, beginning on the date of contract award (the "Effective Date").

4.2 PRICING

Proposal price shall constitute the total cost to Buyer for complete performance in accordance with the requirements and specifications herein, including all applicable charges handling, administrative and other similar fees. Vendor shall not invoice for any amounts not specifically allowed for in this RFP.

4.3 VENDOR EXPERIENCE

In its Proposal, Vendor shall demonstrate experience with public and/or private sector clients with similar or greater size and complexity to Buncombe County. Vendor shall provide information as to the qualifications and experience of all executive, managerial, legal, and professional personnel to be assigned to this project, including citing experience with similar projects and the responsibilities to be assigned to each person.

4.4 VENDOR'S REPRESENTATIONS

- a) Vendor warrants that qualified personnel shall provide Services under this Contract in a professional manner. "Professional manner" means that the personnel performing the Services will possess the skill and competence consistent with the prevailing business standards in the industry. Vendor agrees that it will not enter any agreement with a third party that may abridge any rights of the County under this Contract. Vendor will serve as the prime contractor under this Contract and shall be responsible for the performance and payment of all subcontractor(s) that may be approved by the County. Names of any third party Vendors or subcontractors of Vendor may appear for purposes of convenience in Contract documents; and shall not limit Vendor's obligations hereunder. Vendor will retain executive representation for functional and technical expertise as needed in order to incorporate any work by third party subcontractor(s).
- b) If any Services, deliverables, functions, or responsibilities not specifically described in this Contract are required for Vendor's proper performance, provision and delivery of the service and deliverables under this Contract, or are an inherent part of or necessary sub-task included within such service, they will be deemed to be implied by and included within the scope of the contract to the same extent and in the same manner as if specifically described in the contract. Unless otherwise expressly provided herein, Vendor will furnish all of its own necessary management, supervision, labor, facilities, furniture, computer and telecommunications equipment, software, supplies and materials necessary for the Vendor to provide and deliver the Services and Deliverables.

- c) Vendor warrants that it has the financial capacity to perform and to continue perform its obligations under the contract; that Vendor has no constructive or actual knowledge of an actual or potential legal proceeding being brought against Vendor that could materially adversely affect performance of this Contract; and that entering into this Contract is not prohibited by any contract, or order by any court of competent jurisdiction.

5.0 SCOPE OF WORK

Overview:

Provide Buncombe County Property Assessor with an analysis of property appraisal equity across 2020 census tracts. Appraisal data must be measured using a set of unbiased standards. The analysis must offer a clear perspective of the unique attributes of each census tract neighborhood and its relationship to appraisal value and equity.

Objectively quantify appraisal equity, uniformity, variability, regressivity, and progressivity. The analysis will compute a series of industry accepted standards that can be found within the International Association of Assessing Officers and the North Carolina department of revenue. The indicators will be used to measure the appraisal performance and equity across geographies, individual properties, time periods, activity levels, and unique location characteristics such as demographics.

Appraisal Performance Indicators must include:

- Sales Ratios
- Effective Tax Rate
- Coefficient of Dispersion (COD)
- Price related Differential (PRD)
- Price Related Bias (PRB)

The analysis must include the following, but not limited to, comparison and reporting of data related to census data in Buncombe County. The data should report pertinent influences on appraisal performance at a neighborhood, street, and block level.

- Population trends, densities
- Racial & Ethnic compositions
- Income, poverty
- Mortgage activities
- Housing sale, volumes, values
- Building activity
- Housing characteristics
- Homeowner demographics

Deliverables:

The Vendor will provide an unbiased analysis identifying by neighborhood, street, and block level information on residential property appraisal equity and trends. Major elements of the analysis should include in-depth, comparative profiles of each census tract neighborhood-level area in the county. Profiles will include resulting residential appraisal performance indicators, multiyear comparisons, underlying demographics, mortgage activity, home sales, building activity, and identification of significant trends and characteristics. The final report should summarize findings in a combination of text, data tables, and visuals. It's expected that Vendors responding to this request will also provide recent examples of work that is similar in nature to this study.

Timelines:

The selected vendor will need to complete the analysis and provide the final report within 10 weeks of contract signing. During this period the vendor will meet with County representatives on two separate occasions to report on progress, identify any preliminary findings / data trends and discuss next steps. Once the report has been finalized, the Vendor will make themselves available for two in-person presentations to discuss the results of the study with the likely audience being County Leadership and / or other bodies with a vested interest.

County Responsibilities:

The County shall supply the Vendor all individual parcel tax/assessment data, related GIS files and any other County data deemed beneficial and necessary.

6.0 GENERAL TERMS AND CONDITIONS

1. **READ, REVIEW AND COMPLY:** It shall be the Vendor's responsibility to read this entire document, review all enclosures and attachments, and any addenda thereto, and comply with all requirements specified herein, regardless of whether appearing in these Instructions to Vendors or elsewhere in this RFP document.
2. **LATE PROPOSALS:** Late proposals, regardless of cause, will not be considered, and will automatically be disqualified from further consideration. It shall be the Vendor's sole responsibility to ensure the timely submission of proposals.
3. **ACCEPTANCE AND REJECTION:** Buncombe County reserves the right to reject any and all proposals, to waive any informality in proposals and, unless otherwise specified by the Vendor, to accept any item in the proposal.
4. **INFORMATION AND DESCRIPTIVE LITERATURE:** If required elsewhere in this proposal, each Vendor shall submit with its proposal any sketches, descriptive literature and/or complete specifications covering the products and Services offered. Reference to literature submitted with a previous proposal or available elsewhere will not satisfy this provision. Failure to comply with these requirements shall constitute sufficient cause to reject a proposal without further consideration.
5. **SUSTAINABILITY:** To support the sustainability efforts of the State of North Carolina we solicit your cooperation in this effort. Pursuant to Executive Order 156 (1999), it is desirable that all print responses submitted meet the following:
 - All copies of the proposal are printed double sided.
 - All submittals and copies are printed on recycled paper with a minimum post-consumer content of 30%.
 - Unless absolutely necessary, all proposals and copies should minimize or eliminate use of non-recyclable or non-reusable materials such as plastic report covers, plastic dividers, vinyl sleeves, and GBC binding. Three-ringed binders, glued materials, paper clips, and staples are acceptable.
 - Materials should be submitted in a format which allows for easy removal, filing and/or recycling of paper and binder materials. Use of oversized paper is strongly discouraged unless necessary for clarity or legibility.
6. **HISTORICALLY UNDERUTILIZED BUSINESSES:** Buncombe County is committed to retaining Vendors from diverse backgrounds, and it invites and encourages participation in the procurement process by businesses owned by minorities, women, disabled, disabled business enterprises and non-profit work centers for the blind and severely disabled. In particular, the County encourages participation by Vendors certified by the State Office of Historically Underutilized Businesses, as well as the use of HUB-certified vendors as subcontractors on County contracts.
7. **INELIGIBLE VENDORS:** As provided in G.S. 147-86.59 and G.S. 147-86.82, the following companies are ineligible to contract with the State of North Carolina or any political subdivision of the State: a) any company identified as engaging in investment activities in Iran, as determined by appearing on the Final Divestment List created by the State Treasurer pursuant to G.S. 147-86.58, and b) any company identified as engaged in a boycott of Israel as determined by appearing on the List of restricted companies created by the State Treasurer pursuant to G.S. 147-86.81. A contract with the Buncombe County by any company identified in a) or b) above shall be void *ab initio*.
8. **CONFIDENTIAL INFORMATION:** To the extent permitted by applicable statutes and rules, the County will maintain as confidential trade secrets in its proposal that the Vendor does not wish disclosed. As a condition to confidential treatment, each page containing trade secret information shall be identified in boldface at the top and bottom as "CONFIDENTIAL" by the Vendor, with specific trade secret information enclosed in boxes, marked in a distinctive color or by similar indication. Cost information shall not be deemed confidential under any circumstances. Regardless of what a Vendor may label as a trade secret, the determination whether it is or is not entitled to protection will be determined in accordance with G.S. 132-1.2. Any material labeled as confidential constitutes a representation by the Vendor that it has made a reasonable effort in good faith to determine that such material is, in fact, a trade secret under G.S. 132-1.2. Vendors are urged and cautioned to limit the marking of information as a trade secret or as confidential so far as is possible. If a legal action is brought to require the disclosure of any material so marked as confidential, the County will notify Vendor of such action and allow Vendor to defend the confidential status of its information.

9. **MISCELLANEOUS:** Any gender-specific pronouns used herein, whether masculine or feminine, shall be read and construed as gender neutral, and the singular of any word or phrase shall be read to include the plural and vice versa.
10. **INFORMAL COMMENTS:** Buncombe County shall not be bound by informal explanations, instructions or information given at any time by anyone on behalf of the County during the competitive process or after award. The County is bound only by information provided in writing in this RFP and in formal Addenda issued through IPS.
11. **COST FOR PROPOSAL PREPARATION:** Any costs incurred by Vendor in preparing or submitting offers are the Vendor's sole responsibility; Buncombe County will not reimburse any Vendor for any costs incurred or associated with the preparation of proposals.
12. **AVAILABILITY OF FUNDS:** Any and all payments to the Vendor shall be dependent upon and subject to the availability of funds to the agency for the purpose set forth in The Contract.
13. **SITUS AND GOVERNING LAWS:** This Contract is made under and shall be governed and construed in accordance with the laws of the State of North Carolina, without regard to its conflict of laws rules, and within which State all matters, whether sounding in Contract or tort or otherwise, relating to its validity, construction, interpretation and enforcement shall be determined.
14. **PAYMENT TERMS:** If a payment schedule is not part of The Contract then payment terms will be Net 30 days after receipt of a correct invoice or acceptance of goods, whichever is later.
15. **NON-DISCRIMINATION:** The Vendor will take necessary action to comply with all Federal and State requirements concerning fair employment and employment of people with disabilities, and concerning the treatment of all employees without regard to discrimination on the basis of any prohibited grounds as defined by Federal and State law.
16. **ADVERTISING:** Vendor agrees not to use the existence of The Contract or the name of Buncombe County as part of any commercial advertising or marketing of products or Services. A Vendor may inquire whether the County is willing to act as a reference by providing factual information directly to other prospective customers.
17. **INSURANCE:**

COVERAGE - During the term of the Contract, the Vendor at its sole cost and expense shall provide commercial insurance of such type and with such terms and limits as may be reasonably associated with the Contract. As a minimum, the Vendor shall provide and maintain the following coverage and limits:

Commercial General Liability insurance in an amount not less than \$1,000,000 each occurrence/\$2,000,000 annual aggregate. Coverage shall not contain any endorsement(s) excluding nor limiting Product/Completed Operations or Contractual Liability.

Business Automobile Liability insurance covering all owned, non-owned, and hired vehicles with a minimum combined single limit of \$1,000,000 each occurrence and shall include uninsured/underinsured motorist coverage per NC General Statute 20-279-21.

Workers Compensation coverage at the statutory limits in compliance with applicable State and Federal laws. Supplier shall ensure that any subcontractors also have workers compensation coverage at the statutory limits.

Employer's Liability coverage with minimum limits of \$500,000 each accident and \$500,000 each employee disease.

Vendor shall agree these General Conditions constitute an insured contract and shall name Buncombe County as an additional insured under the Commercial General Liability policy. Before commencing work and for any subsequent renewals, Vendor shall furnish the County with certificates of insurance evidencing the above coverages and amounts on an approved form. Vendor hereby grants the County a waiver of any right of subrogation which any insurer of said Vendor may acquire against the County by virtue of payment of any loss under such insurance. Vendor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. Each insurance policy required above shall state that coverage shall not be canceled, except with written notice to the County and delivered in accordance with the policy provisions. All insurance shall be procured from reputable insurers authorized and qualified to do business in North Carolina and in a form acceptable to the County. The limits of coverage under

each insurance policy maintained by the Vendor shall not be interpreted as limiting the Supplier's liability and obligations. Nothing in this section is intended to affect or abrogate Buncombe County's governmental immunity.

18. **GENERAL INDEMNITY:** The Vendor shall hold and save Buncombe County, its officers, agents, and employees, harmless from liability of any kind, including all claims and losses accruing or resulting to any other person, firm, or corporation furnishing or supplying work, Services, materials, or supplies in connection with the performance of The Contract, and from any and all claims and losses accruing or resulting to any person, firm, or corporation that may be injured or damaged by the Vendor in the performance of The Contract and that are attributable to the negligence or intentionally tortious acts of the Vendor provided that the Vendor is notified in writing within 30 days from the date that the County has knowledge of such claims. The Vendor represents and warrants that it shall make no claim of any kind or nature against the County's agents who are involved in the delivery or processing of Vendor deliverables or Services to the County. The representation and warranty in the preceding sentence shall survive the termination or expiration of The Contract.
19. **CONFIDENTIALITY:** Any County information, data, instruments, documents, studies or reports given to or prepared or assembled by or provided to the Vendor under The Contract shall be kept as confidential, used only for the purpose(s) required to perform The Contract and not divulged or made available to any individual or organization without the prior written approval by Buncombe County.
20. **COMPLIANCE WITH LAWS:** Vendor shall comply with all laws, ordinances, codes, rules, regulations, and licensing requirements that are applicable to the conduct of its business and its performance in accordance with The Contract, including those of federal, state, and local agencies having jurisdiction and/or authority.
21. **ENTIRE AGREEMENT:** This RFP and any documents incorporated specifically by reference represent the entire agreement between the parties and supersede all prior oral or written statements or agreements. This RFP, any addenda hereto, and the Vendor's proposal are incorporated herein by reference as though set forth verbatim.

All promises, requirements, terms, conditions, provisions, representations, guarantees, and warranties contained herein shall survive the contract expiration or termination date unless specifically provided otherwise herein, or unless superseded by applicable Federal or State statutes of limitation.
22. **AMENDMENTS:** This Contract may be amended only by a written amendment duly executed by the County and the Vendor.
23. **NO WAIVER:** Notwithstanding any other language or provision in The Contract, nothing herein is intended nor shall be interpreted as a waiver of any right or remedy otherwise available to the County under applicable law. The waiver by the County of any right or remedy on any one occasion or instance shall not constitute or be interpreted as a waiver of that or any other right or remedy on any other occasion or instance.
24. **FORCE MAJEURE:** Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations as a result of events beyond its reasonable control, including without limitation, fire, power failures, any act of war, hostile foreign action, nuclear explosion, riot, strikes or failures or refusals to perform under subcontracts, civil insurrection, earthquake, hurricane, tornado, or other catastrophic natural event or act of God.
25. **SOVEREIGN IMMUNITY:** Notwithstanding any other term or provision in The Contract, nothing herein is intended nor shall be interpreted as waiving any claim or defense based on the principle of sovereign immunity or state or federal constitutional provision or principle that otherwise would be available to the County under applicable law.

INQUIRY INTO RESIDENTIAL PROPERTY ASSESSMENT EQUITY: BUNCOMBE COUNTY, NC



March 2022

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Purpose

This inquiry provides an objective, unbiased, evaluation of residential property assessment outcomes. The analyses offer quantifiable, well-sourced information and basic evaluations that can be used to assist in determining assessment equity in the county. The inquiry findings do not claim to have the definitive answers to all questions of property assessment impartiality but should provide a reliable framework from which to base informed decisions. It is hoped the information will be used to assist the reader in a greater understanding of local assessment outcomes, trends, geographic and demographic associations.

Contents of the inquiry should help to answer questions such as:

- Are residential property assessments impartial and associated with market values?
- Are residential property assessments impartial among different communities, and geographies?
- Are residential property assessments impartial over different time periods?
- Are the levels of residential property assessments associated with specific demographic or economic characteristics?
- Are the levels of residential property assessments associated with home prices or growth trends?

“Property assessment equity is the degree to which assessments bear a consistent relationship to market value.”

IAAO, *Glossary for Property Appraisal and Assessment*, 2013 Second Edition

Methodology & Data

This inquiry is focused entirely on residential property assessment *outcomes* and does not make any considerations of property assessment methods, practices, or policies.

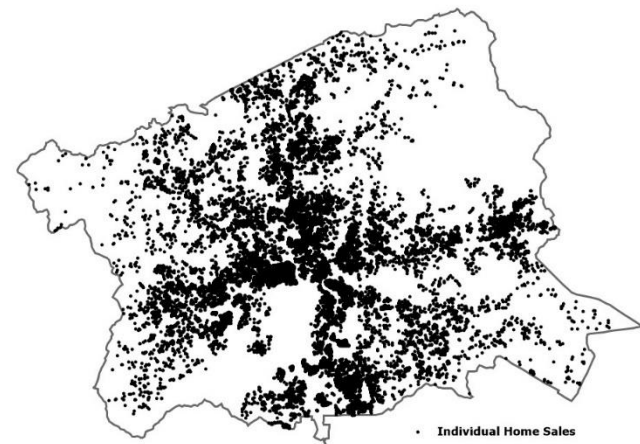
Fundamental methodologies used to assess assessment equity are based on industry-recognized standards, primarily those of the International Association of Assessing Officers (IAAO). The inquiry does expand some practices beyond their traditional applications to examine community-level and unique property subsets.

The analysis covers qualified residential property records for the annual tax periods of 2016 to 2021 in Buncombe County, North Carolina. A total of 25,886 home sales were evaluated. Primary data sources are the county's parcel records, associated real estate multiples listings (MLS), US Census Bureau's demographic data and a single analysis using county building permit records.

Parcel and tax data is publicly available via the County's Open Data Portal (<https://data.buncombecounty.org>). In the interest of transparency and understanding, where practical the underlying data is presented in accompanying tables.

No personal property information was retained or considered for the analyses.

The most current demographic micro data is from the US Census Bureau's 2019 Five-Year Community Survey. The smallest geographic unit available is the census tract. There are 56 census tracts covering Buncombe County for the 2019 survey results. For the demographic analyses individual residential parcel information was geocoded and aggregated to the appropriate census tract. Only two demographic variables are currently available from the 2020 Decennial Census: race and ethnicity. To improve comprehension, census tract data was grouped into 27 *communities* representing recognizable areas or neighborhoods. The communities are not official jurisdictions but align with existing tract boundaries in order to maintain the integrity of the demographic analysis.



Main Findings

- Over the last six years, 2016 to 2021, average home prices in Buncombe County have risen significantly. On average, prices rose by 43.2 percent, or \$118,200, an annual average increase of 7.5% per year.
- Home prices within some individual communities have soared even higher. For example, the Southside community has seen average home prices rise by 116.5%, or 19.7% per year. Ten communities have experienced price appreciation growth greater than 50% over the last six years.
- Unsurprisingly, in the context of significant home price appreciation, assessed home tax values have lagged between reappraisals. In years between reappraisals, the difference between home sales price and home tax values averaged 15.0% or \$41,076, while in reappraisal years the difference dropped to an average of 2.2% or \$7,414.
- In non-reappraisal years (2016, 2018, 2019, and 2020) the number and proportion of underassessed sales (sales ratio less than 0.90) was significantly greater than in reappraisal years. On average, in non-reappraisal years, 61.8% of sales were underassessed. By contrast, in reappraisal years (2017 and 2021) the average proportion of underassessed sales declined to 15.4% of sales.
- Across the six-year period, no community presented median annual sales ratios above 1.00. In non-reappraisal years, the proportion of communities with median sales ratios below 0.90 ranged from 96% in 2020 to 33% in 2018. In reappraisal years, no community had median sales ratios below 0.90.
- Although median sales ratios do not indicate patterns of assessment inequity, a statistical analysis of their correlation to 18 community characteristics was conducted which shows:
 - Higher Median Sales Ratios associated with-
 - Higher Average Household Income
 - Higher Median Household Income
 - Higher Average House Sales Price

- Higher Value of New Residential Building Permits
 - Higher Value of Residential Renovation & Addition Building
 - Lower Median Sales Ratios associated with-
 - Higher Percent Population Below Poverty Level
 - Higher Percent Owner-Occupied Households Black or African American
 - Higher Percent Change Average House Sales Price
 - Higher Number of Home Sales
- A focus on overassessed properties over the last six years revealed there were 1,397 overassessed home sales, accounting for 5.7% of all home sales. The range of annual overassessment includes a low of 1.9% (83 sales) in 2020 to a high of 9.1% (413 sales) in 2017.
- Among communities, Sandy Mush had the highest percentage of overassessed sales at 14.3% (31 sales), followed closely by Ivy with 12.2% (26 sales). Geographically, communities with higher percentages of overassessed properties tend to be in northern, more rural communities, Biltmore being the exception. In general, overassessed sales are more likely to be among the lowest priced home sales.
- A statistical analysis of the percent of overassessed sales and their correlation to 18 community characteristics indicates:
 - Lower proportion of Overassessed Sales associated with-
 - Higher Median Owner-Occupied Household Income
 - Higher Percent Population in a Different House One Year Ago
 - Higher Number of Home Sales
 - Higher Dollar Volume of Home Sales
- A focus on low-priced home sales (those priced in the bottom 10% of all home sales) over the last six years revealed they had overall median sales ratios below 0.90 (underassessed) in 2019 and 2020 and were within the acceptable assessment range for the remaining four years. Median sales ratios for low-priced homes were the most accurate in the reappraisal years of 2017 and 2021, 1.00 and 0.99 respectively.

- Although median sales ratios of low-priced homes do not indicate significant patterns of assessment inequity, a statistical analysis of their correlation to 18 community characteristics shows:
 - Higher Median Sales Ratios of Low-Priced Home Sales associated with-
 - Higher Median Household Income
 - Higher Average House Sales Price
 - Higher Median House Sales Price
 - Higher Value of Residential Renovation & Addition Building
- According to IAAO industry standards:
 - The county's median annual sales ratios were within acceptable levels in 2017, 2018, and 2021. The median sales ratio was below acceptable (underassessed) in 2016, 2019, and 2020.
 - For the 2016 to 2021 period, the COD or Coefficient of Dispersion, a measure of assessment variability or uniformity, was within the acceptable range in all years.
 - For the 2016 to 2021 period, the PRD or Price-Related Differential, a measure of vertical equity, was within the acceptable range for all years.
 - The PRB or Coefficient of Price-Related Bias, another measure of vertical equity, was within the acceptable range all years.

Market Background

Over the last six years, 2016 to 2021, average home prices in Buncombe County have risen significantly. On average, prices rose by 43.2 percent, or \$118,200, an annual average increase of 7.5% per year. In 2021 the average home price stood at \$391,840, up from \$273,641 in 2016 (Figure 1).

To reduce the impact of extreme home sale prices, median values are also presented (Figure 2). The median home sales price in 2021 was \$325,000, up from \$227,000 in 2016, a similar increase of 43.2 percent over the period.

However, despite the seemingly substantial rise countywide, home prices within some individual communities have soared even higher. For example, the Southside community has seen average home prices rise by 116.5%, or 19.7% per year (Figures 3,4,5, and Table 1). Ten communities have experienced price appreciation growth greater than 50% over the last six years.

Geographically, the highest home price appreciation has occurred across a mix of both central urban core and rural border communities.

At the low range, home prices in the Enka, Reynolds, and Weaverville communities were up by less than 30% over the period. The gap in appreciation rates greater than twenty percentage points from other communities.

In summary, over the last six years the county has experienced significant home price appreciation, but within the county individual communities have undergone even more substantial changes.

Figure 1

County Average Home Sales Price

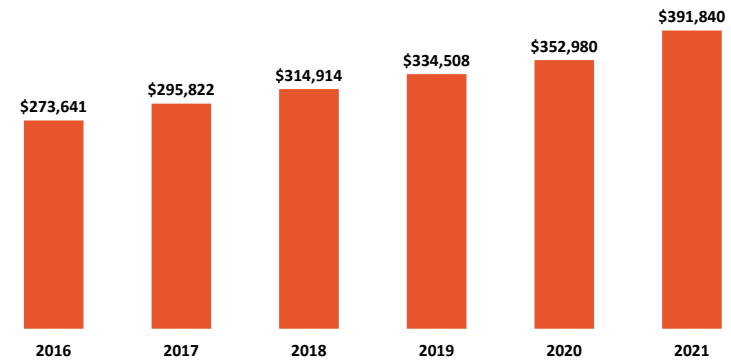


Figure 2

County Median Home Sales Price

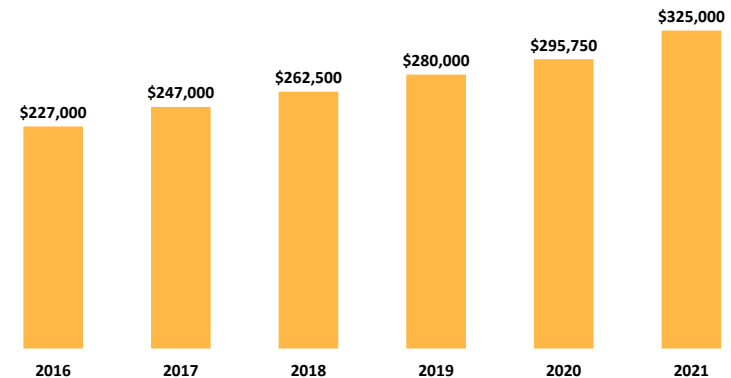


Figure 3

Percent Increase in Average Home Sales Prices (2016 to 2021)

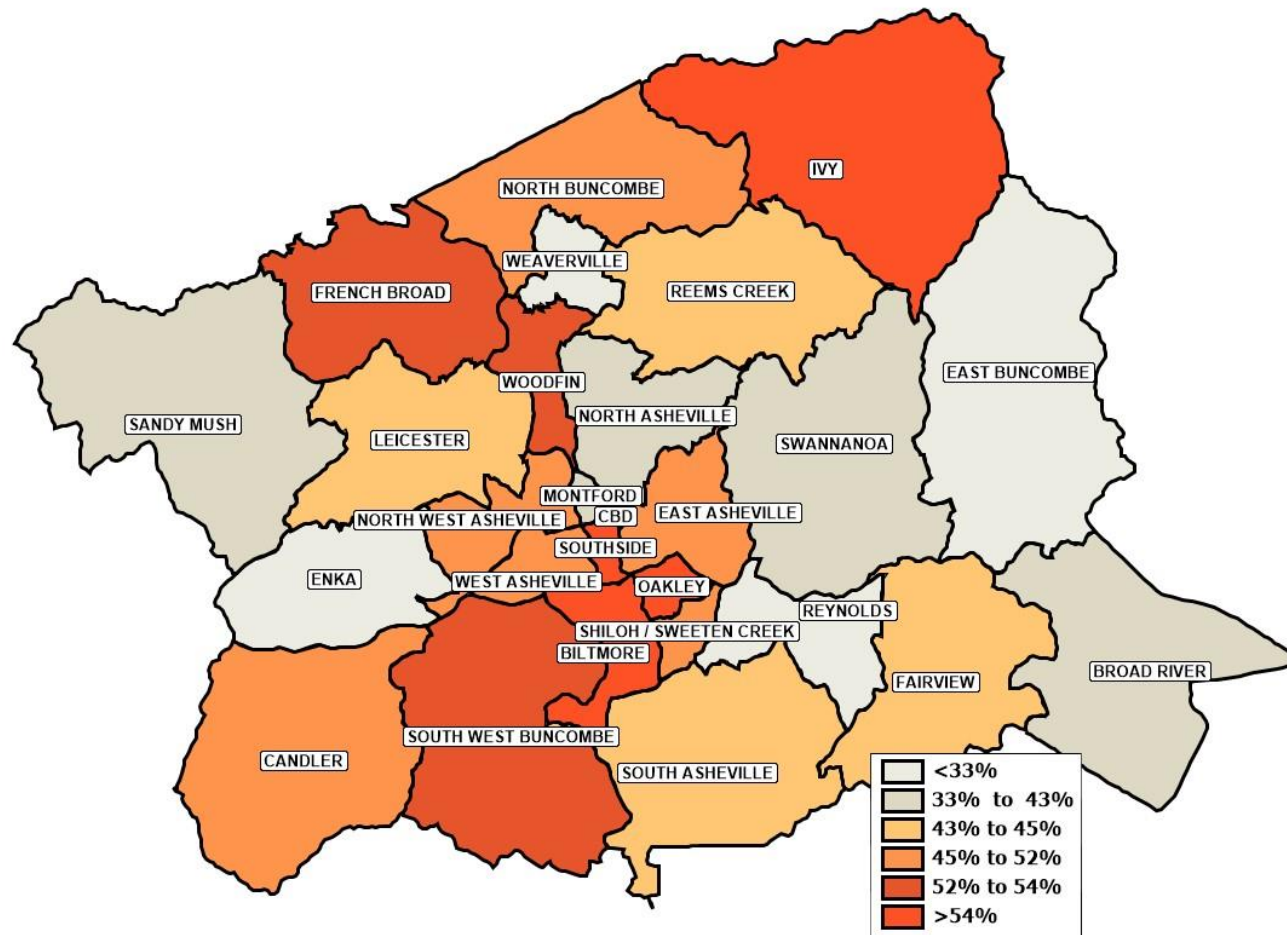


Figure 4

2016 to 2021 Percent Change Average House Sales Price

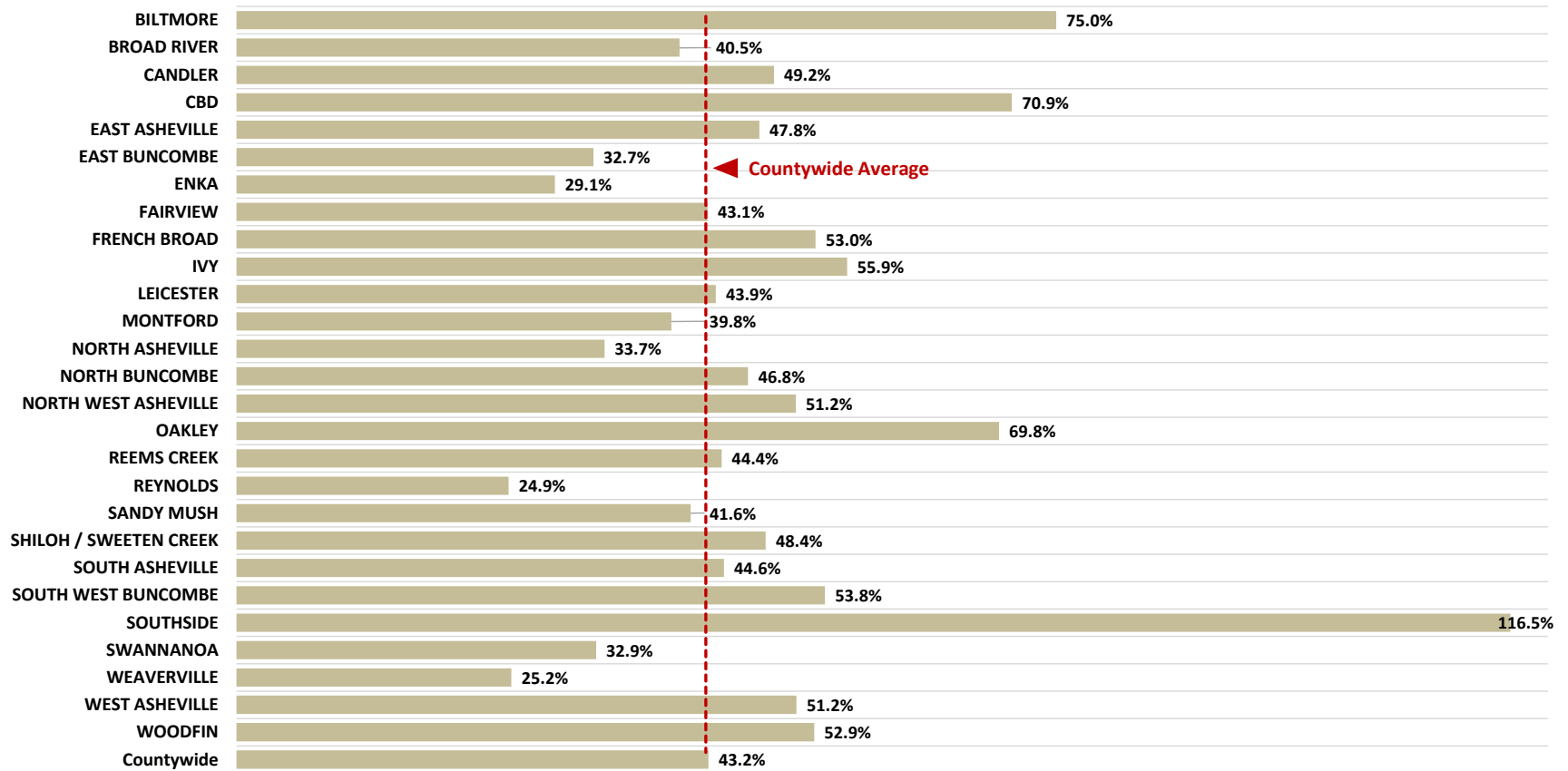


Figure 5

2016 to 2021 Percent Change Average House Sales Price

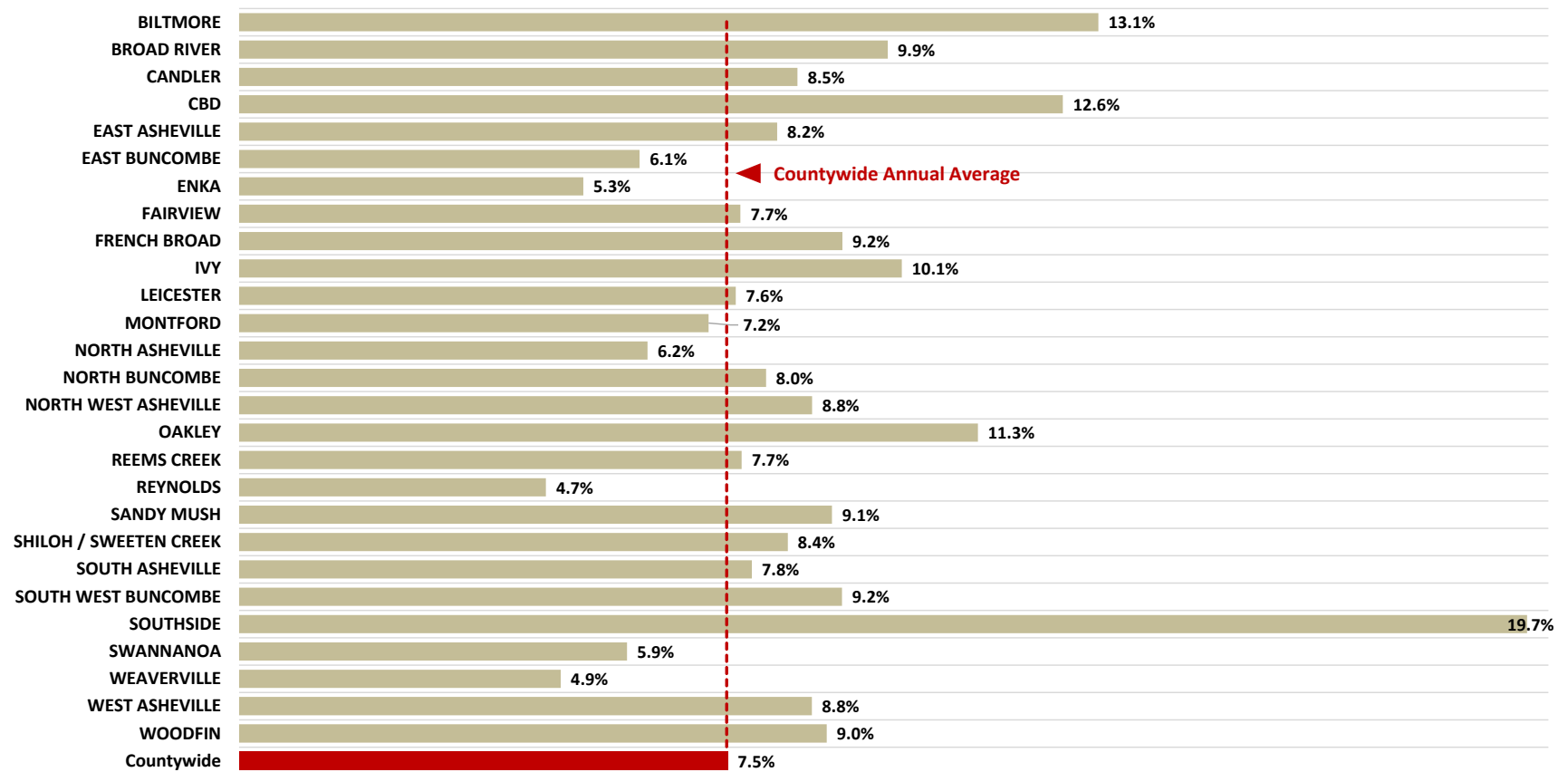


Table 1

Average Home Sales Prices

Community	2016	2017	2018	2019	2020	2021	Average Annual Change (%)	2016-2021 Change (%)
BILTMORE	\$762,960	\$802,103	\$940,174	\$1,120,600	\$972,150	\$1,335,143	13.1%	75.0%
BROAD RIVER	\$292,200	\$242,152	\$243,667	\$233,565	\$255,141	\$410,653	9.9%	40.5%
CANDLER	\$160,966	\$184,625	\$177,454	\$194,739	\$214,018	\$240,132	8.5%	49.2%
CBD	\$475,386	\$502,855	\$580,354	\$564,261	\$558,272	\$812,644	12.6%	70.9%
EAST ASHEVILLE	\$258,045	\$290,432	\$321,596	\$337,268	\$342,317	\$381,489	8.2%	47.8%
EAST BUNCOMBE	\$261,822	\$260,436	\$304,054	\$344,227	\$328,354	\$347,327	6.1%	32.7%
ENKA	\$218,135	\$225,083	\$240,129	\$257,338	\$269,919	\$281,703	5.3%	29.1%
FAIRVIEW	\$309,458	\$344,516	\$339,584	\$341,800	\$400,404	\$442,851	7.7%	43.1%
FRENCH BROAD	\$190,305	\$202,306	\$203,091	\$236,611	\$238,392	\$291,147	9.2%	53.0%
IVY	\$193,203	\$253,871	\$250,397	\$263,146	\$249,654	\$301,144	10.1%	55.9%
LEICESTER	\$205,986	\$218,149	\$239,503	\$269,438	\$281,625	\$296,316	7.6%	43.9%
MONTFORD	\$364,616	\$410,330	\$454,263	\$443,500	\$441,714	\$509,713	7.2%	39.8%
NORTH ASHEVILLE	\$422,392	\$435,029	\$527,264	\$528,033	\$535,802	\$564,663	6.2%	33.7%
NORTH BUNCOMBE	\$220,110	\$237,848	\$264,949	\$276,976	\$285,758	\$323,147	8.0%	46.8%
NORTH WEST ASHEVILLE	\$158,127	\$174,787	\$191,116	\$194,571	\$228,876	\$239,045	8.8%	51.2%
OAKLEY	\$166,488	\$186,395	\$214,870	\$221,748	\$240,083	\$282,640	11.3%	69.8%
REEMS CREEK	\$274,909	\$299,262	\$331,687	\$347,359	\$356,799	\$396,961	7.7%	44.4%
REYNOLDS	\$317,041	\$304,438	\$340,303	\$367,992	\$387,747	\$396,020	4.7%	24.9%
SANDY MUSH	\$194,964	\$169,907	\$201,500	\$180,183	\$257,758	\$275,986	9.1%	41.6%
SHILOH / SWEETEN CREEK	\$201,479	\$229,165	\$230,019	\$261,838	\$267,267	\$299,039	8.4%	48.4%
SOUTH ASHEVILLE	\$294,449	\$342,122	\$363,651	\$360,424	\$375,917	\$425,807	7.8%	44.6%
SOUTH WEST BUNCOMBE	\$327,508	\$388,092	\$380,147	\$426,903	\$470,702	\$503,862	9.2%	53.8%
SOUTHSIDE	\$225,097	\$295,000	\$251,453	\$350,951	\$325,440	\$487,435	19.7%	116.5%
SWANNANOA	\$237,989	\$238,278	\$250,902	\$279,063	\$290,134	\$316,300	5.9%	32.9%
WEAVERVILLE	\$310,670	\$294,556	\$327,688	\$317,508	\$333,820	\$388,835	4.9%	25.2%
WEST ASHEVILLE	\$247,149	\$285,137	\$304,325	\$327,192	\$329,608	\$373,787	8.8%	51.2%
WOODFIN	\$215,228	\$249,931	\$267,237	\$304,423	\$316,956	\$328,991	9.0%	52.9%
Countywide	\$273,641	\$295,822	\$314,914	\$334,508	\$352,980	\$391,840	7.5%	43.2%

Home Tax Values & Home Price Appreciation Trends

The bulk of this inquiry examines the differences between home tax values and the market price of homes at the time they are sold. However, it is important to recognize the divergent trends, at times, between the two.

Unsurprisingly, in the context of significant home price appreciation, assessed home tax values have lagged between reappraisals (Figure 6). Countywide reappraisals occurred in 2017 and 2021. In 2020 (three years past a reappraisal) the average home sales price was \$56,359 or 19.0% above the average home tax value (Figure 7).

In years between reappraisals, the difference between home sales price and home tax values averaged 15.0% or \$41,076, while in reappraisal years the difference dropped to an average of 2.2% or \$7,414.

Figure 6

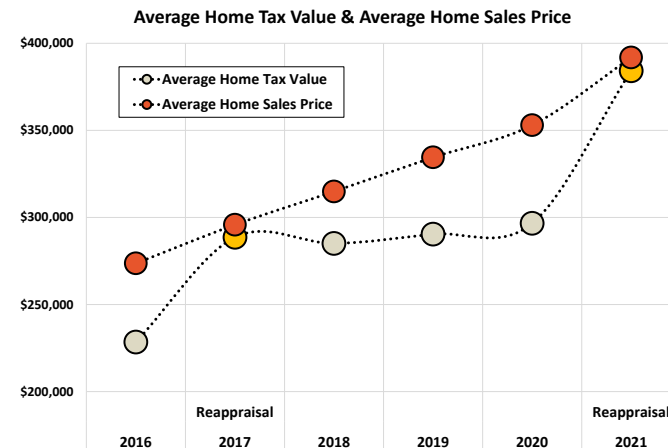
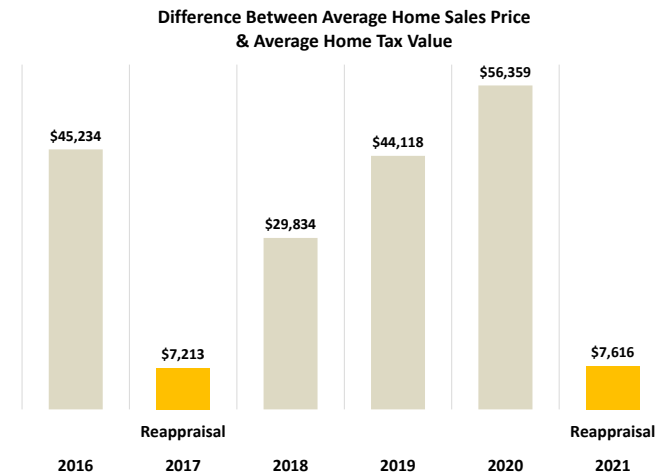


Figure 7



Home Sales Ratio Analyses

The sales ratio is the primary metric used to evaluate property assessment accuracy. When a home is sold, the sales price provides a real-world market measure which can be directly compared to the assessed tax value. The ratio can answer if the home was under or over assessed and by how much.

Calculation of the sales ratio is simple; $\text{Sales Ratio} = \text{Appraisal Value} / \text{Sale Price Value}$. If the ratio is 1.00, sales price equals assessed tax value. A sales ratio above 1 indicates that the appraised value is greater than the sales price and a sales ratio of less than 1 means that the appraised value was less than the sales price (over / under appraised). The IAAO (International Association of Assessing Officers) provides an acceptable range of sales ratios; at levels between 0.90 and 1.10 the ratio (or assessment) is considered satisfactory. Thus, assessment values between 10% above or below the actual sales price are deemed appropriate.

When grouped for analysis, sales ratios are presented as median values, this helps to avoid the impact of extreme values and aligns with industry standards.

As noted above, home sales prices have increased significantly over the six-year period examined, resulting in widening disparities from tax values in non-reappraisal years; this in turn impacts sales ratios. In non-reappraisal years (2016, 2018, 2019, and 2020) the number and proportion of underassessed sales (sales ratio less than 0.90) is significantly greater than in reappraisal years (Figure 8 and Table 2). On average, in non-reappraisal years, 61.8% of sales were underassessed, 34.4% were within the acceptable range and the remaining 3.7% were overassessed. By contrast, in reappraisal years (2017 and 2021) the average proportion of underassessed sales declined to 15.4% of sales, those within the acceptable range increased to 76.3%, with the remaining 8.4% overassessed.

Figure 8

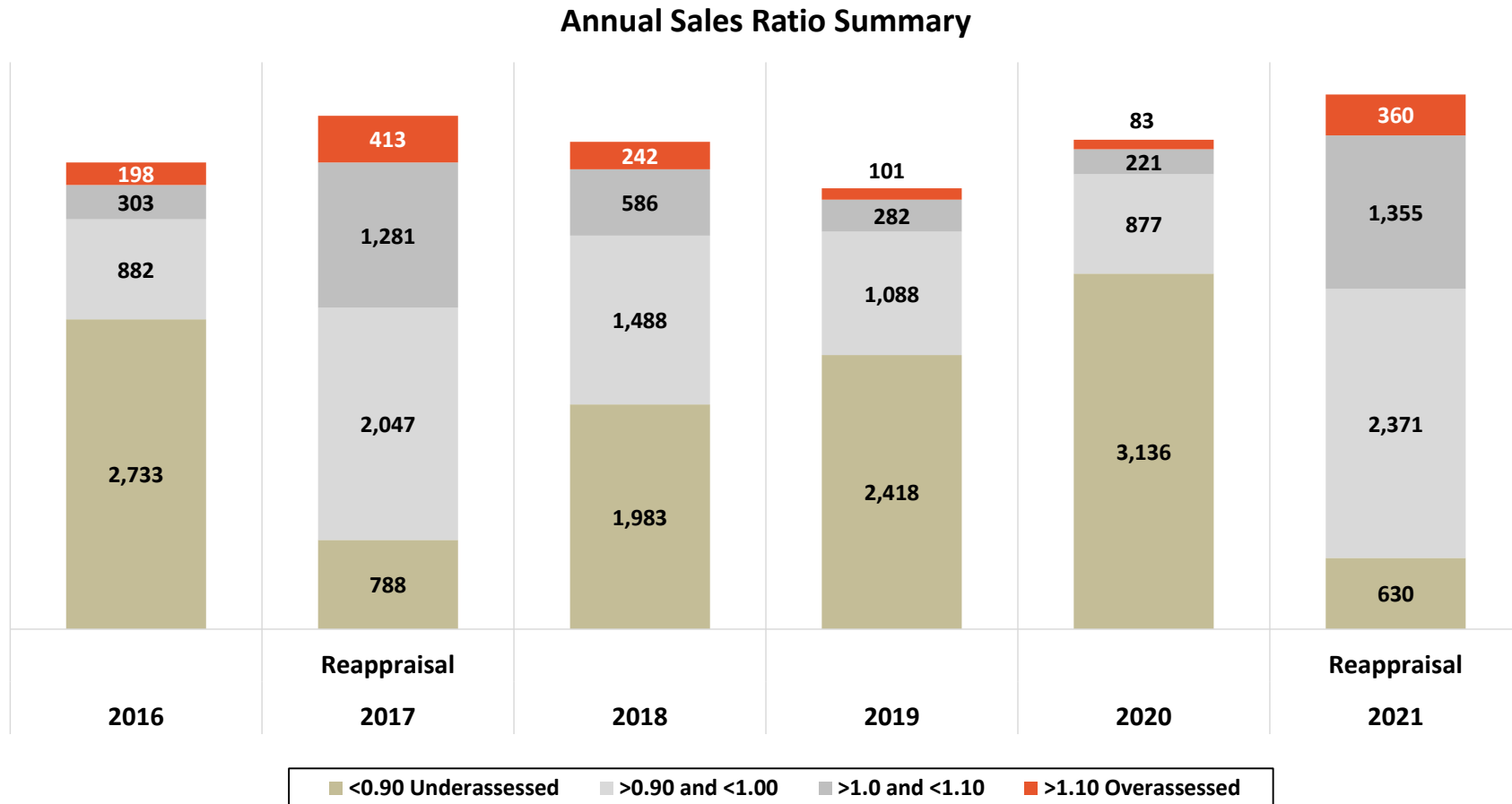
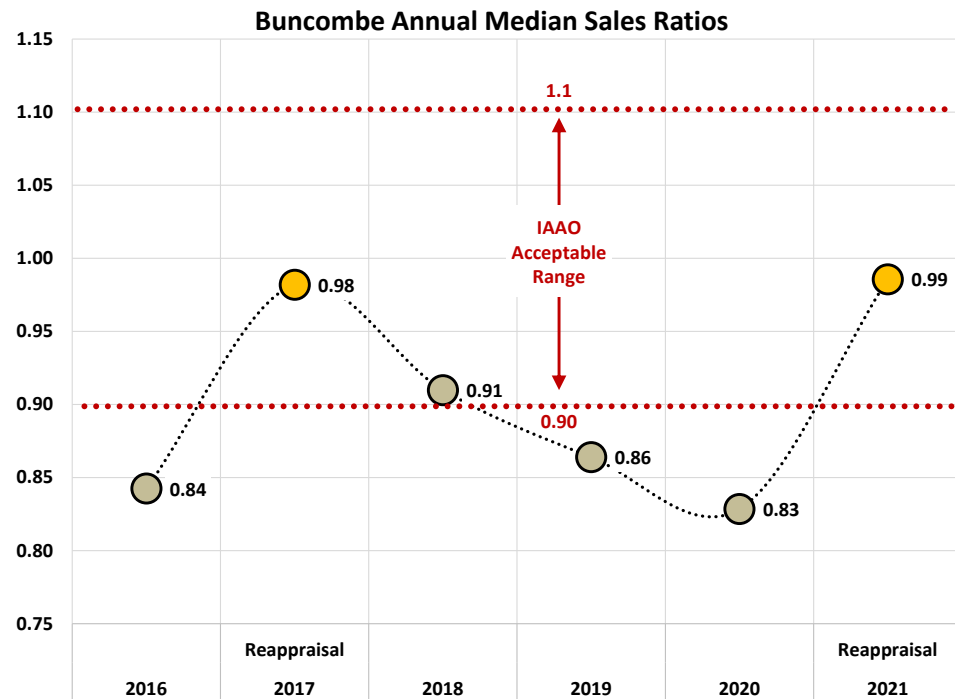


Table 2

Annual Sales Ratio Summary

	2016	2017 Reappraisal	2018	2019	2020	2021 Reappraisal
SR <0.90 Underassessed	2,733	788	1,983	2,418	3,136	630
SR >0.90 and <1.00	882	2,047	1,488	1,088	877	2,371
SR >1.0 and <1.10	303	1,281	586	282	221	1,355
SR >1.10 Overassessed	198	413	242	101	83	360
By Percent						
SR <0.90 Underassessed	66.4%	17.4%	46.1%	62.2%	72.6%	13.4%
SR >0.90 and <1.00	21.4%	45.2%	34.6%	28.0%	20.3%	50.3%
SR >1.0 and <1.10	7.4%	28.3%	13.6%	7.3%	5.1%	28.7%
SR >1.10 Overassessed	4.8%	9.1%	5.6%	2.6%	1.9%	7.6%

Figure 9



According to IAAO standards, the county's median annual sales ratios were within acceptable levels in 2017, 2018, and 2021 (Figure 9). However, the median sales ratio was below acceptable (underassessed) in 2016, 2019, and 2020.

In the reappraisal years of 2017 and 2021 the ratio levels neared 1.00, with annual medians of 0.98 and 0.99 respectively.

Median Sales Ratios by Community

A deeper examination of assessment performance was made by comparing the median annual sales ratios for each of the county's 27 communities (Table 3, Figure 10). This helps to answer if certain communities experience patterns of over or under assessment.

Across the six-year period, no community presented median annual sales ratios above 1.00. Underassessment (highlighted) was more common:

- In 2016, 23 communities (85%) had median sales ratios below 0.90.
- In 2018, 9 communities (33%) had median sales ratios below 0.90.
- In 2019, 20 communities (74%) had median sales ratios below 0.90.
- In 2020, 26 communities (96%) had median sales ratios below 0.90.

In the reappraisal years of 2017 and 2021, median sales ratios were within the acceptable range for all communities.

For further analyses and comparisons, a single median sales ratio was calculated for all home sales in each community across the entire six-year period (Table 4 and Figure 11).

Table 3

Median Sales Ratios by Community

Community	2016	2017 Reappraisal	2018	2019	2020	2021 Reappraisal
BILTMORE	0.82	0.99	0.98	0.91	0.97	0.99
BROAD RIVER	0.88	0.99	0.96	0.80	0.80	0.98
CANDLER	0.84	0.99	0.93	0.88	0.84	0.98
CBD	0.73	0.98	0.90	0.93	0.87	0.99
EAST ASHEVILLE	0.82	0.98	0.89	0.82	0.79	0.98
EAST BUNCOMBE	0.83	0.98	0.92	0.83	0.79	0.99
ENKA	0.89	0.99	0.93	0.88	0.82	0.99
FAIRVIEW	0.91	0.98	0.95	0.90	0.89	0.99
FRENCH BROAD	0.91	0.99	0.89	0.86	0.82	0.99
IVY	0.96	0.93	0.83	0.83	0.79	0.99
LEICESTER	0.88	0.98	0.89	0.88	0.87	0.99
MONTFORD	0.76	0.95	0.93	0.90	0.83	0.98
NORTH ASHEVILLE	0.78	0.98	0.93	0.88	0.84	0.98
NORTH BUNCOMBE	0.90	0.98	0.93	0.87	0.82	0.99
NORTH WEST ASHEVILLE	0.82	0.97	0.88	0.87	0.82	0.98
OAKLEY	0.82	0.96	0.86	0.81	0.78	0.98
REEMS CREEK	0.85	0.99	0.93	0.89	0.83	0.99
REYNOLDS	0.86	0.99	0.92	0.91	0.85	0.99
SANDY MUSH	0.89	0.97	0.88	0.90	0.83	0.99
SHILOH / SWEETEN CREEK	0.87	0.98	0.90	0.84	0.80	0.98
SOUTH ASHEVILLE	0.89	0.99	0.92	0.90	0.86	0.99
SOUTH WEST BUNCOMBE	0.86	0.99	0.92	0.87	0.85	0.99
SOUTHSIDE	0.72	0.97	0.88	0.80	0.79	0.98
SWANNANOVA	0.85	0.98	0.93	0.85	0.80	0.99
WEAVERVILLE	0.83	0.99	0.95	0.87	0.83	0.99
WEST ASHEVILLE	0.76	0.94	0.86	0.80	0.80	0.97
WOODFIN	0.86	0.98	0.93	0.88	0.81	0.99
Countywide	0.84	0.98	0.91	0.86	0.83	0.99

Figure 10
Median Sales Ratios by Year

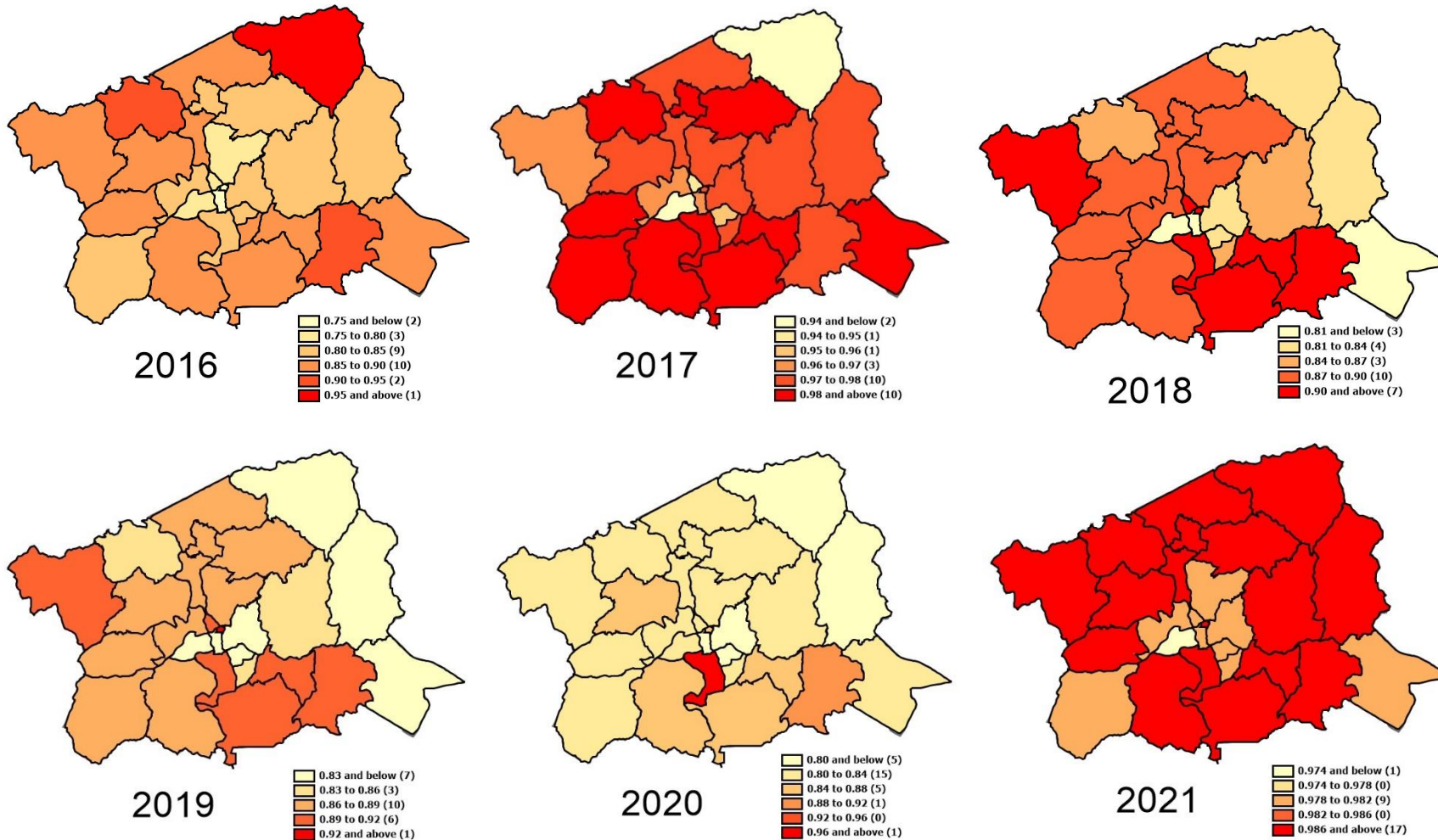
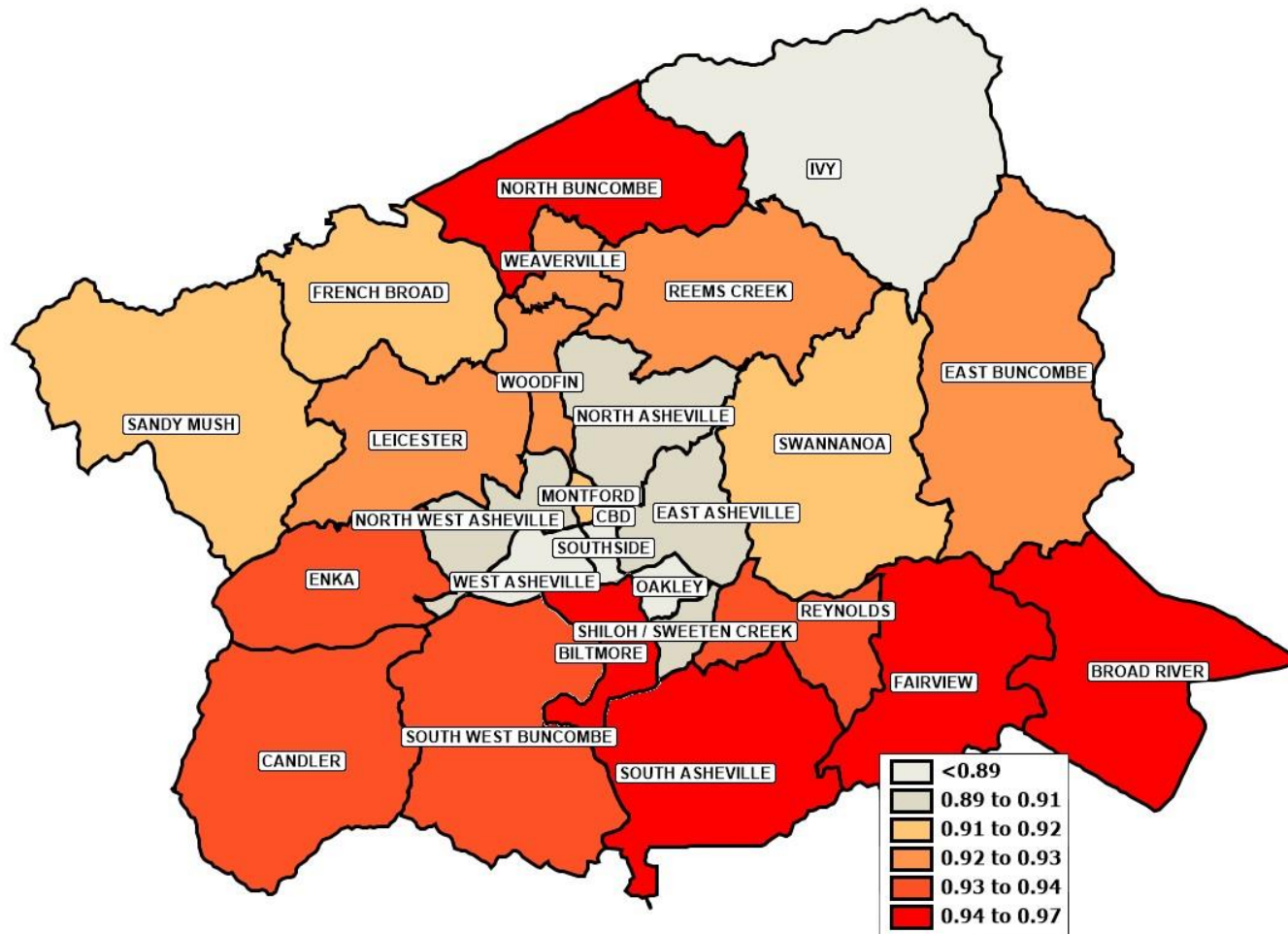


Table 4
Median Sales Ratio 2016-2021

Community	Median Sales Ratio
BILTMORE	0.97
BROAD RIVER	0.95
CANDLER	0.93
CBD	0.90
EAST ASHEVILLE	0.90
EAST BUNCOMBE	0.92
ENKA	0.94
FAIRVIEW	0.96
FRENCH BROAD	0.91
IVY	0.88
LEICESTER	0.93
MONTFORD	0.92
NORTH ASHEVILLE	0.91
NORTH BUNCOMBE	0.94
NORTH WEST ASHEVILLE	0.89
OAKLEY	0.86
REEMS CREEK	0.93
REYNOLDS	0.93
SANDY MUSH	0.92
SHILOH / SWEETEN CREEK	0.90
SOUTH ASHEVILLE	0.94
SOUTH WEST BUNCOMBE	0.93
SOUTHSIDE	0.87
SWANNANOA	0.92
WEAVERVILLE	0.93
WEST ASHEVILLE	0.86
WOODFIN	0.92
Countywide	0.92

Figure 11

Median Sales Ratio 2016-2021



Note on Correlation

Correlation is a widely used statistical measure to evaluate relationships between two variables. **It is important to understand that correlation does not imply causation, merely an association between variables.**

For each set of variables analyzed, correlation coefficients (using Pearson methodology) are provided to gauge how strong a relationship is between the two variables. A correlation coefficient of 1 means that for every positive increase in one variable, there is a positive increase of a fixed proportion in the other. Similarly, a correlation coefficient of -1 means that for every positive increase in one variable, there is a negative decrease of a fixed proportion in the other.

Additionally, P-Values are included to help to determine if the correlation results are valid. P-Values are expressed as decimals. For example, a P- value of 0.0254 means there is a 2.54% chance the results could be random or happen by chance. A large P-value of .9 or (90%) means your results have a 90% probability of being completely random. **The smaller the p-value, the more important or “significant” are the results.**

General Guideline on Interpreting P-Values
If P-Value > .10 then “not significant”
If P-Value ≤ .10 then “marginally significant”
If P-Value ≤ .05 then “significant”
If P-Value ≤ .01 then “highly significant.”

Finally, for each set of variables examined, a scatter plot and trendline is provided, which offers an easy visual representation of the variable relationships, helping to show the degree which they may be associated with each other.

Depending on the variables examined, the time periods vary. For example, some demographic information is current only for the 2015 to 2019 period, in which sales ratios for 2016 to 2019 are used, while other demographics are available for only 2020 and the accompanying sales ratios are then limited to that single year. For each correlation examined the source notes the time period examined. Detailed community-level data used for the correlations can be found in the Appendix.

Community Correlations by Median Sales Ratios

Using the median sales ratios of each community, a set of correlation analyses was conducted to further examine if there are certain community characteristics that are associated with the level of median sales ratios. For example, is income, race, or the rate of home price appreciation associated with the levels of sales ratios?

Readers are encouraged to examine each correlation and judge the results for themselves. Those results showing solid correlations should *not* be viewed as definitive outcomes but imply the need for further analyses.

Noting just those correlations that exhibit some level of statistical significance and the association to median sales ratios (▲=higher median sales ratios, ▼=lower median sales ratios):

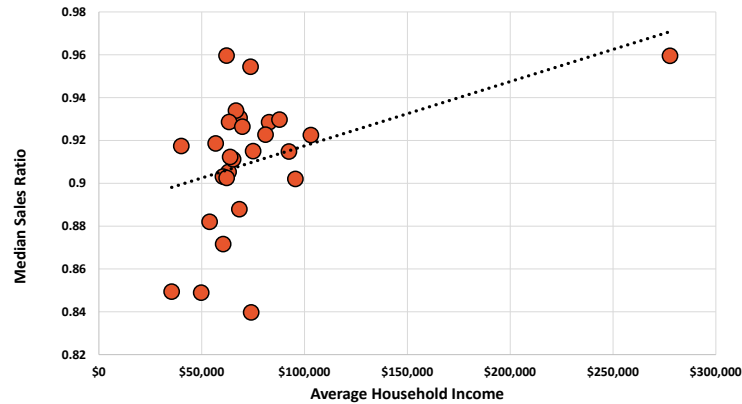
- *Higher Average Household Income* ▲
- *Higher Median Household Income* ▲
- *Higher Percent Population Below Poverty Level* ▼
- *Higher Percent Owner-Occupied Households Black or African American* ▼
- *Higher Average House Sales Price* ▲
- *Higher Five-Year Percent Change Average House Sales Price* ▼
- *Higher Average Number Home Sales as Percent of Residential Parcels* ▼
- *Higher Average Annual Value of New Residential Building Permits Divided by Total Parcels* ▲
- *Higher Average Annual Value of Residential Renovation & Addition Building Permits Divided by Total Parcels* ▲

Average Household Income & Median Sales Ratio

Correlation Coefficient = 0.41779

P-Value = 0.0301256 (significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

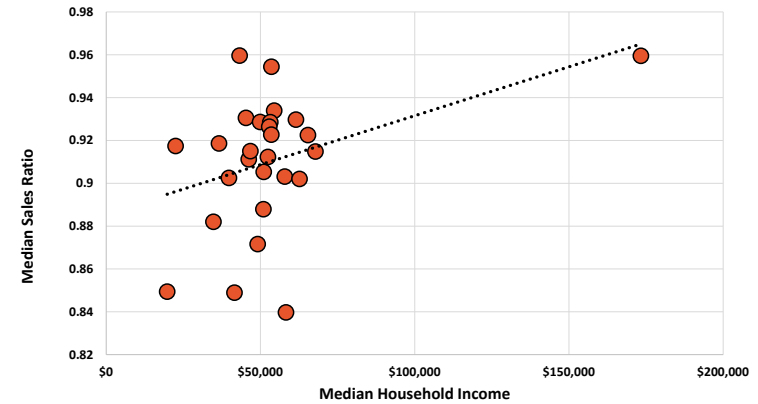


Median Household Income & Median Sales Ratio

Correlation Coefficient = 0.39061

P-Value = 0.0439620 (significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

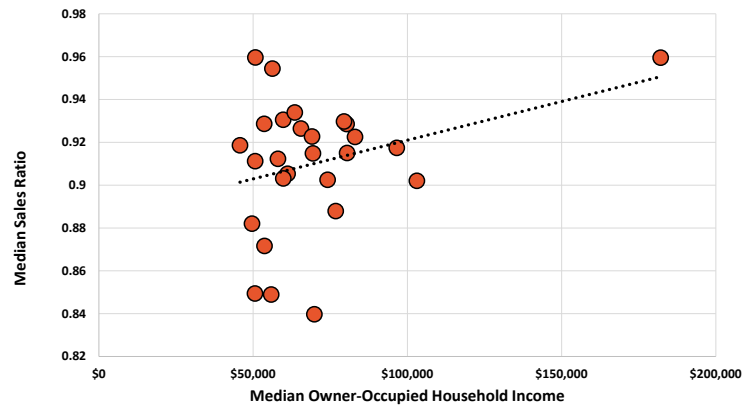


Median Owner-Occupied Household Income & Median Sales Ratio

Correlation Coefficient = 0.31027

P-Value = 0.1152334 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

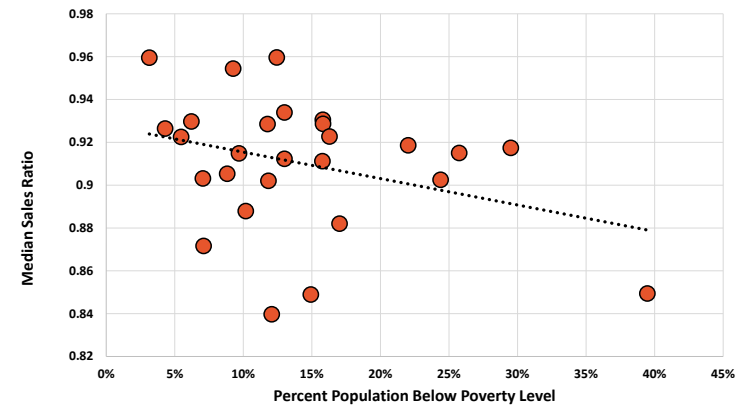


Percent Population Below Poverty Level & Average Sales Ratio

Correlation Coefficient = -0.32778

P-Value = 0.0951027 (marginally significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

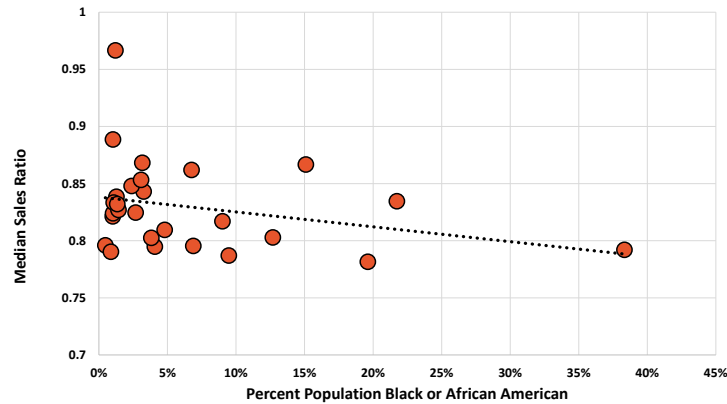


Percent Population Black or African American & Median Sales Ratio

Correlation Coefficient = -0.28429

P-Value = 0.15068 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

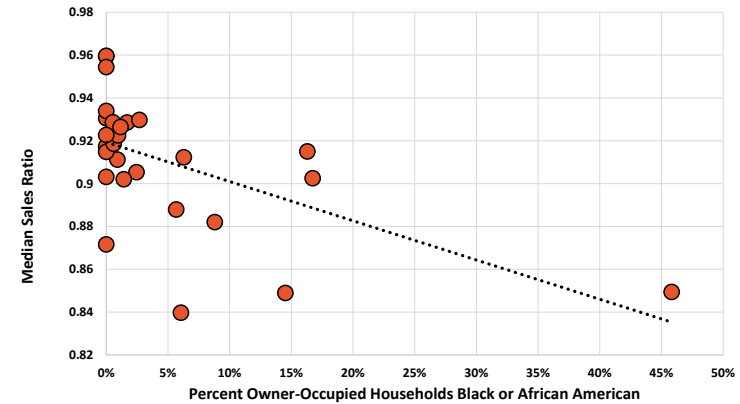


Percent Owner-Occupied Households Black or African American & Median Sales Ratio

Correlation Coefficient = -0.56930

P-Value = 0.0019399 (highly significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

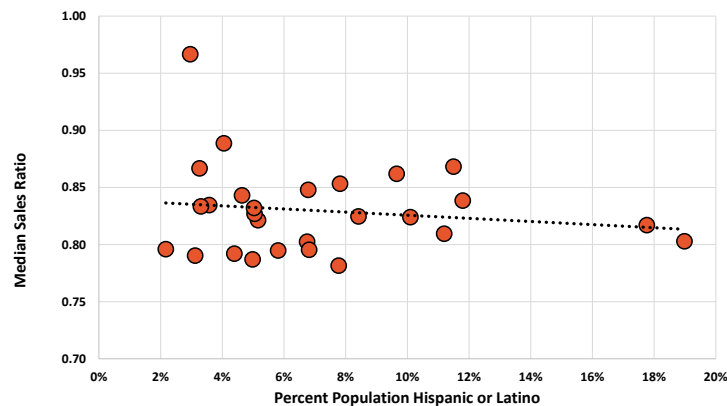


Percent Population Hispanic or Latino & Median Sales Ratio

Correlation Coefficient = -0.14825

P-Value = 0.46054 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

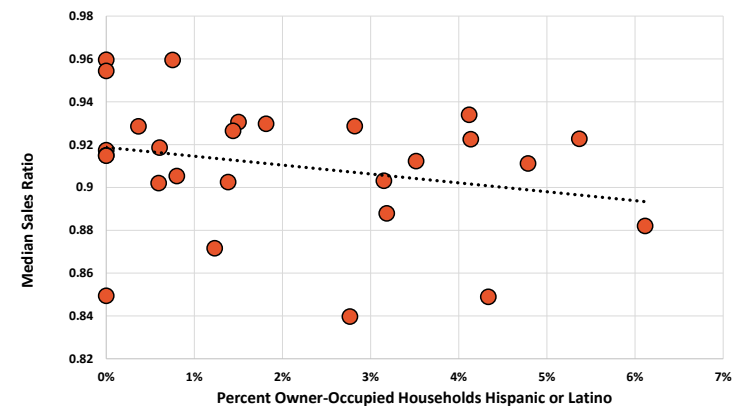


Percent Owner-Occupied Households Hispanic or Latino & Median Sales Ratio

Correlation Coefficient = -0.25132

P-Value = 0.2060377 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales



Average House Sales Price & Median Sales Ratio

Correlation Coefficient = 0.368489

P-Value = 0.058585 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales

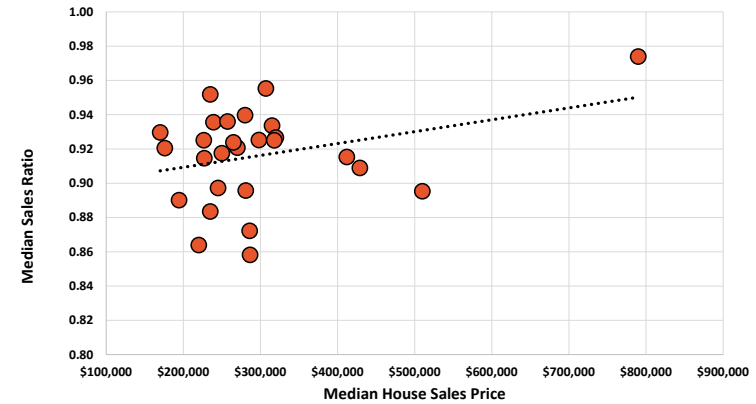


Median House Sales Price & Median Sales Ratio

Correlation Coefficient = 0.313133

P-Value = 0.111748 (not significant)

Source: 2016-2021 Buncombe County Home Sales



Percent Change Average Annual House Sales Price & Median Sales Ratio

Correlation Coefficient = -0.321723

P-Value = 0.101743 (not significant)

Source: 2016-2021 Buncombe County Home Sales

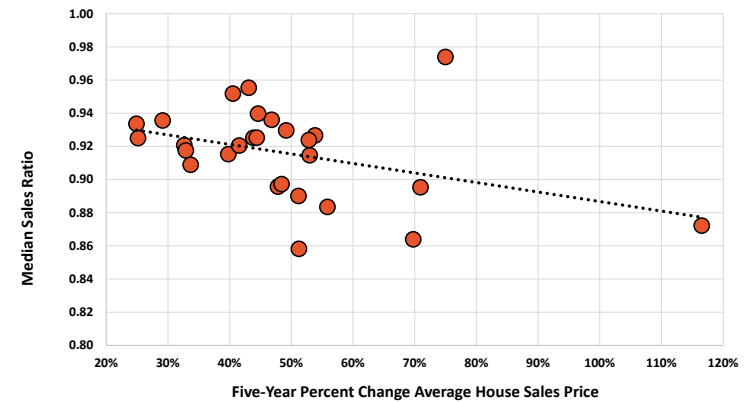


Five-Year Percent Change Average House Sales Price & Median Sales Ratio

Correlation Coefficient = -0.388414

P-Value = 0.045268 (significant)

Source: 2016-2021 Buncombe County Home Sales

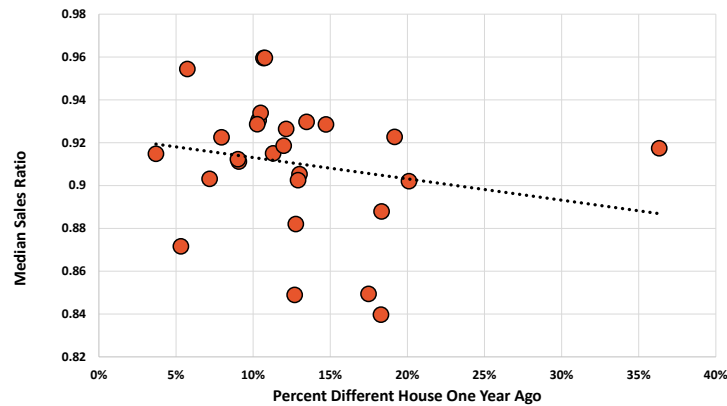


Percent Population Different House One Year Ago & Median Sales Ratio

Correlation Coefficient = -0.20240

P-Value = 0.3113260 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

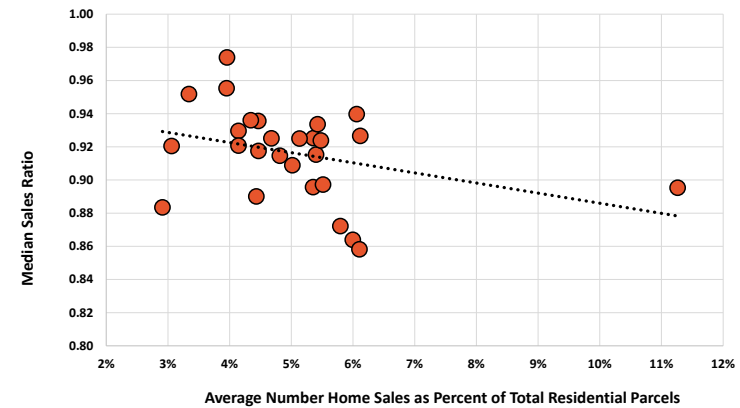


Average Number Home Sales as Percent of Total Residential Parcels & Median Sales Ratio

Correlation Coefficient = -0.343168

P-Value = 0.079699 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales

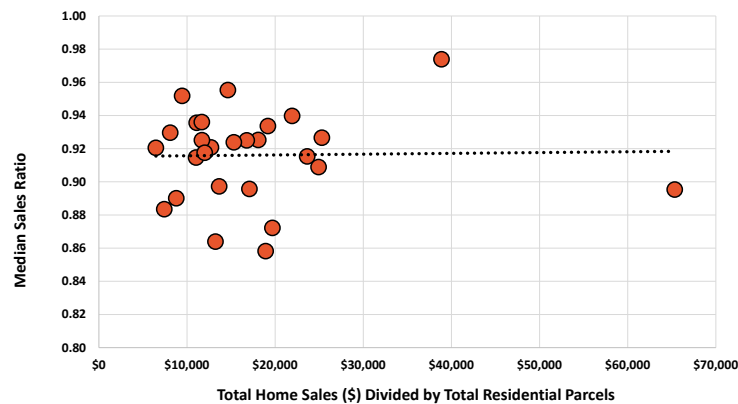


Total Home Sales (\$) Divided by Total Residential Parcels & Median Sales Ratio

Correlation Coefficient = 0.020627

P-Value = 0.918662 (not significant)

Source: 2016-2021 Buncombe County Home Sales

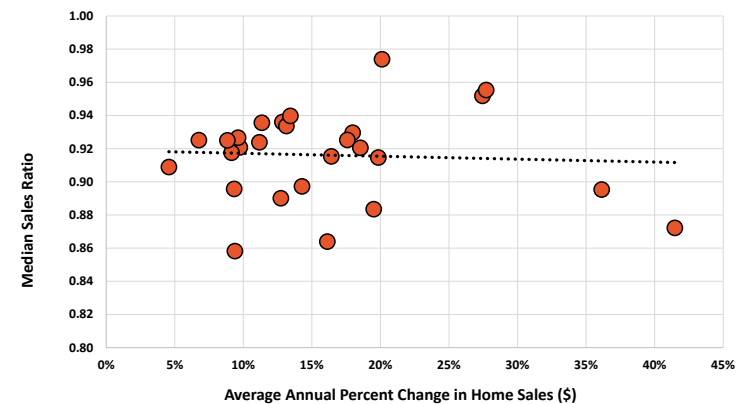


Average Annual Percent Change in Home Sales (\$) & Median Sales Ratio

Correlation Coefficient = -0.055482

P-Value = 0.783421 (not significant)

Source: 2017-2021 Buncombe County Home Sales

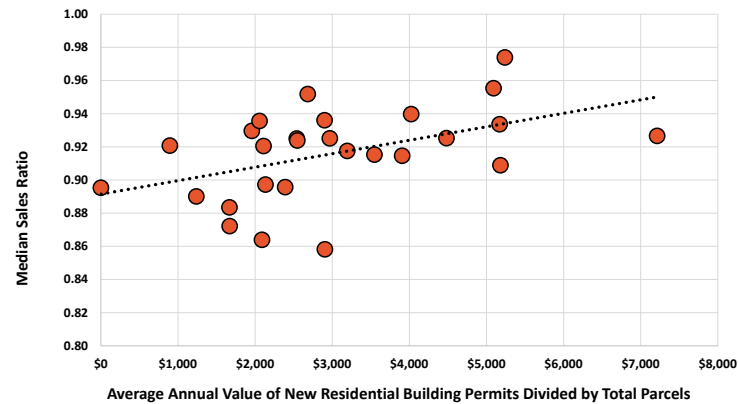


**Average Annual Value of New Residential Building Permits Divided by Total Parcels
& Median Sales Ratio**

Correlation Coefficient = 0.474590

P-Value = 0.012375 (significant)

Source: 2016-2021 Buncombe County Home Sales, County Building Permits

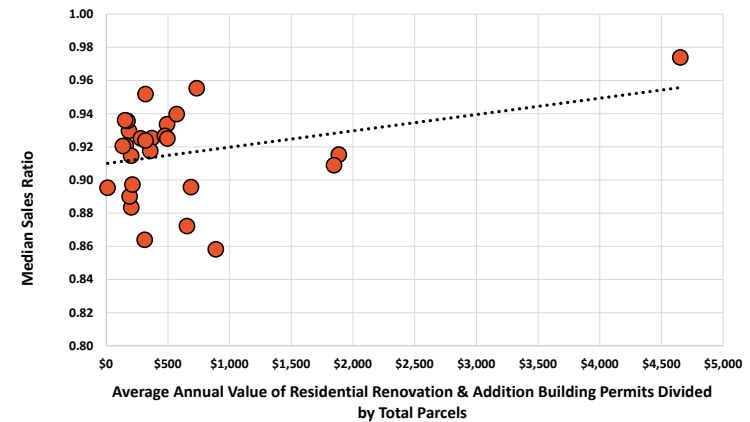


**Average Annual Value of Residential Renovation & Addition Building Permits
Divided by Total Parcels & Median Sales Ratio**

Correlation Coefficient = 0.332551

P-Value = 0.090105 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales, County Building Permits



Overassessed Sale Properties

As an inquiry into assessment equity, it is sensible to take a closer look at just those overassessed properties (sales ratios greater than 1.10) and evaluate whether there are community patterns or characteristics that are associated with the proportion of overassessment.

Across the entire six-year period there were 1,397 overassessed home sales, accounting for 5.7% of all home sales (Table 5). The range of annual overassessment includes a low of 1.9% (83 sales) in 2020 to a high of 9.1% (413 sales) in 2017.

Among communities, Sandy Mush had the highest percentage of overassessed sales at 14.3% (31 sales), followed closely by Ivy with 12.2% (Figure 12).

Geographically, communities with higher percentages of overassessed properties tend to be in northern, more rural communities, Biltmore being the exception (Figures 13, 14).

Figure 12

2016-2021

Percent Sale Properties Overassessed

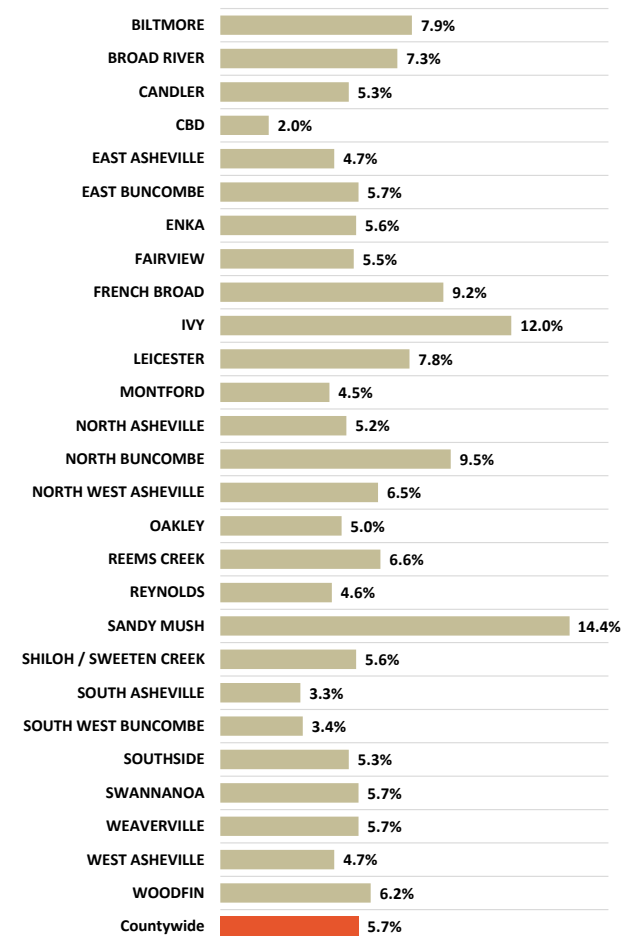


Table 5

Overassessed Sale Properties

	2016		2017 Reappraisal		2018		2019		2020		2021 Reappraisal		Six-Year Total	
Community	#	%	#	%	#	%	#	%	#	%	#	%	#	%
BILTMORE	3	12.0%	0	0.0%	3	13.0%	1	6.7%	4	20.0%	0	0.0%	11	7.9%
BROAD RIVER	4	20.0%	4	12.1%	2	6.1%	1	4.3%	0	0.0%	2	5.6%	13	7.3%
CANDLER	0	0.0%	15	10.7%	10	8.4%	2	1.8%	3	2.8%	6	5.3%	36	5.3%
CBD	0	0.0%	0	0.0%	1	4.2%	0	0.0%	3	2.7%	2	3.8%	6	2.0%
EAST ASHEVILLE	7	2.1%	32	9.1%	13	4.2%	7	3.0%	1	0.4%	26	8.0%	86	4.7%
EAST BUNCOMBE	16	7.3%	21	8.6%	10	4.7%	9	4.3%	6	2.8%	15	5.8%	77	5.7%
ENKA	2	1.1%	16	7.4%	19	8.3%	5	2.9%	0	0.0%	26	11.5%	68	5.6%
FAIRVIEW	8	13.3%	8	8.8%	4	4.8%	4	4.7%	0	0.0%	5	4.0%	29	5.5%
FRENCH BROAD	14	17.1%	15	17.6%	15	13.0%	1	1.0%	2	1.9%	10	7.9%	57	9.2%
IVY	10	31.3%	4	12.9%	1	3.4%	2	4.9%	2	5.1%	7	15.6%	26	12.0%
LEICESTER	17	7.8%	34	16.1%	12	6.3%	6	2.9%	5	2.7%	21	10.3%	95	7.8%
MONTFORD	1	1.8%	4	7.5%	2	3.4%	0	0.0%	0	0.0%	7	11.5%	14	4.5%
NORTH ASHEVILLE	9	2.3%	34	9.0%	12	4.0%	8	2.8%	8	2.6%	33	9.3%	104	5.2%
NORTH BUNCOMBE	14	12.3%	16	12.5%	17	12.4%	6	4.8%	3	2.3%	17	12.2%	73	9.5%
NORTH WEST ASHEVILLE	8	4.9%	25	15.0%	10	5.0%	4	2.6%	3	1.7%	17	9.5%	67	6.5%
OAKLEY	2	1.5%	17	13.2%	6	4.4%	3	2.1%	4	2.5%	11	6.8%	43	5.0%
REEMS CREEK	6	5.5%	11	9.0%	10	7.9%	5	4.3%	4	2.8%	16	9.6%	52	6.6%
REYNOLDS	8	6.6%	13	8.1%	4	2.8%	2	1.6%	5	3.0%	9	5.2%	41	4.6%
SANDY MUSH	5	17.9%	10	23.3%	5	10.6%	5	16.7%	1	3.2%	5	13.9%	31	14.4%
SHILOH / SWEETEN CREEK	2	2.8%	15	14.6%	5	6.3%	0	0.0%	0	0.0%	6	7.9%	28	5.6%
SOUTH ASHEVILLE	30	5.9%	24	4.3%	13	2.5%	6	1.2%	8	1.5%	26	4.1%	107	3.3%
SOUTH WEST BUNCOMBE	6	1.7%	17	4.6%	13	3.6%	7	2.3%	6	1.7%	22	6.2%	71	3.4%
SOUTHSIDE	1	3.2%	2	5.0%	4	12.5%	0	0.0%	0	0.0%	7	11.3%	14	5.3%
SWANNANOA	12	5.2%	20	8.4%	21	8.2%	6	2.5%	6	2.6%	18	6.8%	83	5.7%
WEAVERVILLE	2	2.3%	11	9.4%	5	6.9%	3	4.6%	4	4.0%	5	5.9%	30	5.7%
WEST ASHEVILLE	7	2.2%	35	10.2%	14	4.0%	6	1.9%	1	0.3%	30	9.1%	93	4.7%
WOODFIN	4	3.9%	10	8.3%	11	9.5%	2	1.8%	4	3.5%	11	9.9%	42	6.2%
Countywide	198	4.8%	413	9.1%	242	5.6%	101	2.6%	83	1.9%	360	7.6%	1,397	5.7%

Figure 13
Locations of Overassessed Sales (2016-2021)

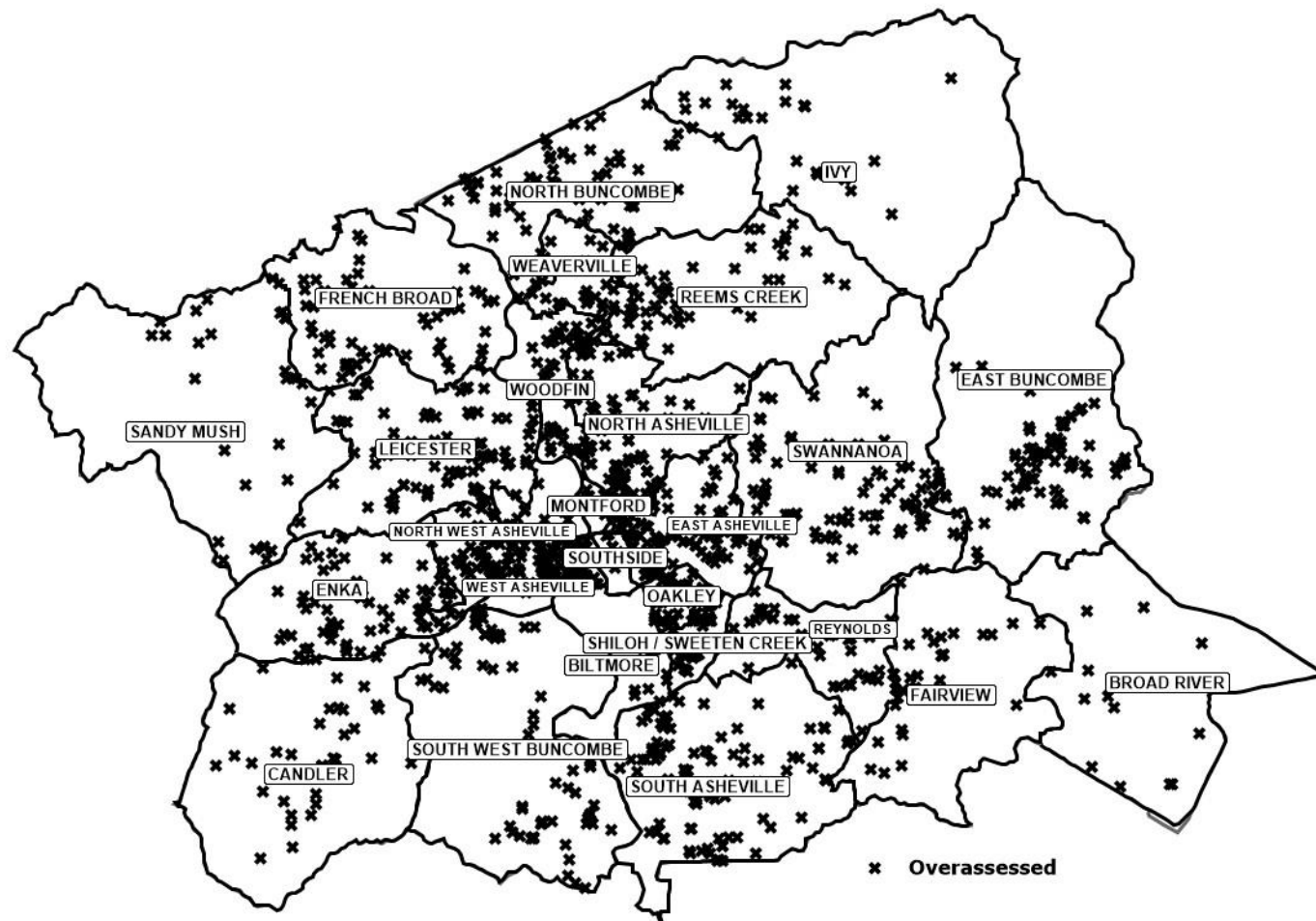
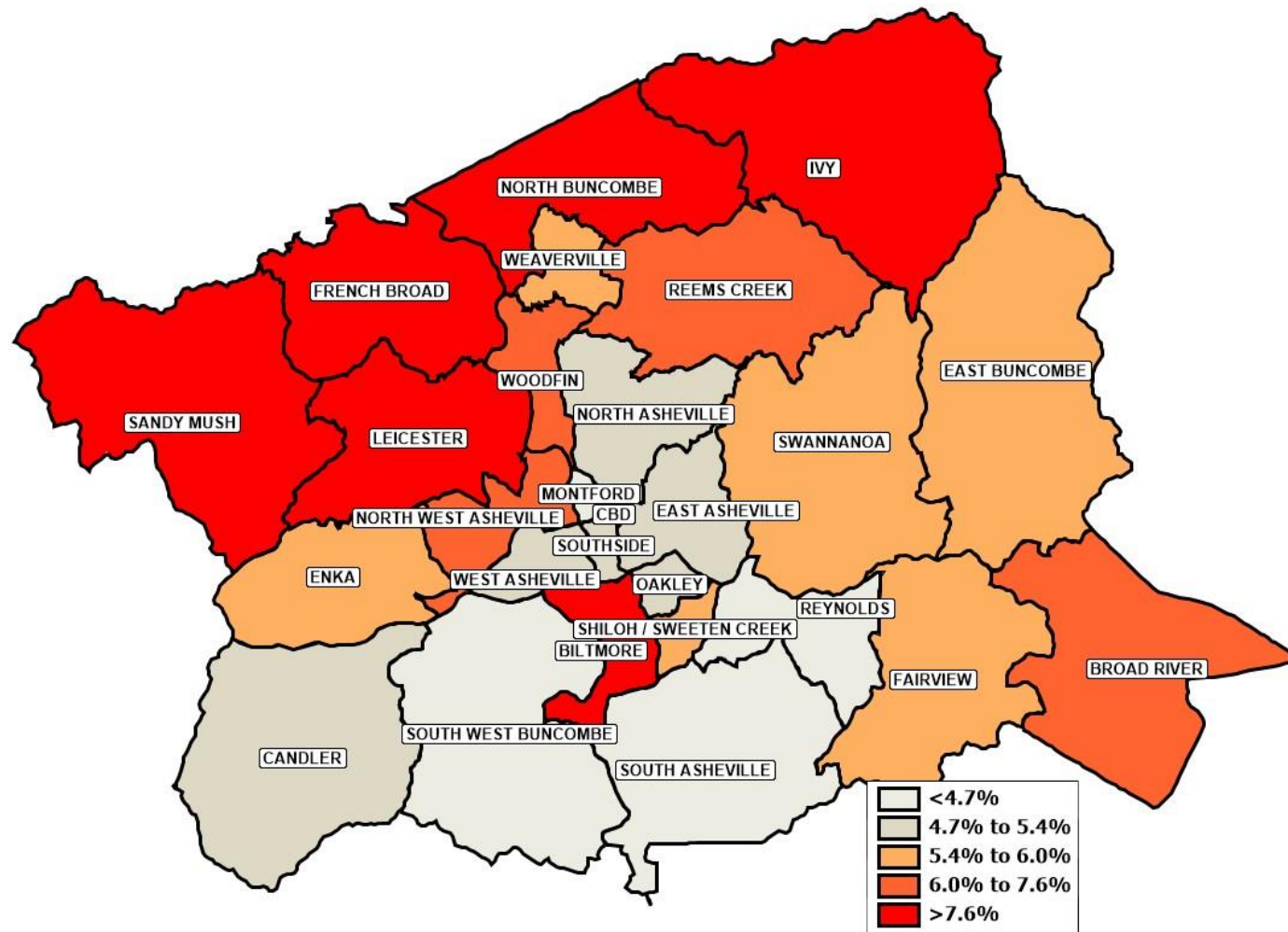


Figure 14
Percent Sale Properties Overassessed (2016-2021)



Community Correlations by Overassessed Sale Properties

Using the percentage of homes sold that were overassessed for each community over the entire six-year period, a set of correlation analyses was conducted to further examine if there are certain communities or characteristics that are associated with the level of overassessment. For example, is income, race, or the rate of home price appreciation associated with the level of overassessment?

Readers are encouraged to examine each correlation and judge the results for themselves. Those results showing solid correlations should not be viewed as definitive outcomes but imply the need for further analyses.

Noting just those correlations that exhibit some level of statistical significance and the association to overassessment (▼=lower percent of overassessment):

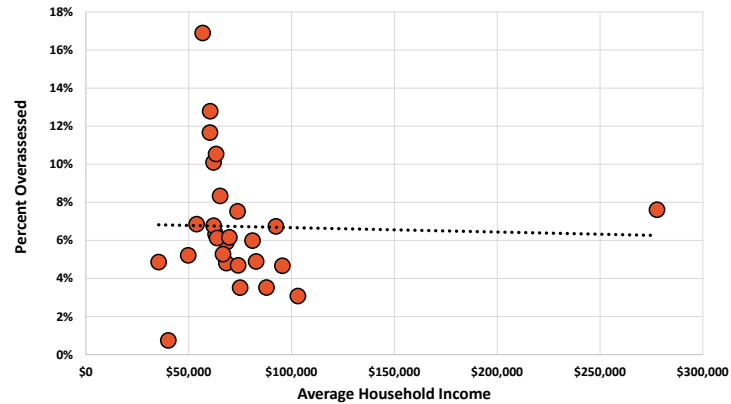
- *Higher Median Owner-Occupied Household Income ▼*
- *Higher Percent Population Different House One Year Ago ▼*
- *Higher Average Number Home Sales as Percent of Total Residential Parcels ▼*
- *Higher Total Home Sales (\$) Divided by Total Residential Parcels ▼*

Average Household Income & Percent Overassessed

Correlation Coefficient = -0.029789

P-Value = 0.8827423 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

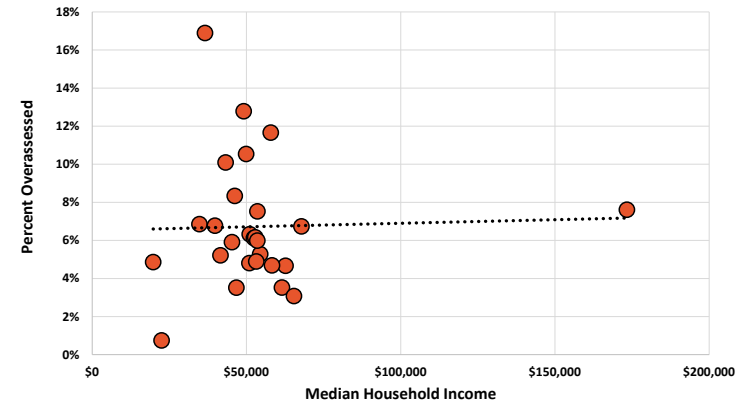


Median Household Income & Percent Overassessed

Correlation Coefficient = 0.029867

P-Value = 0.8824357 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

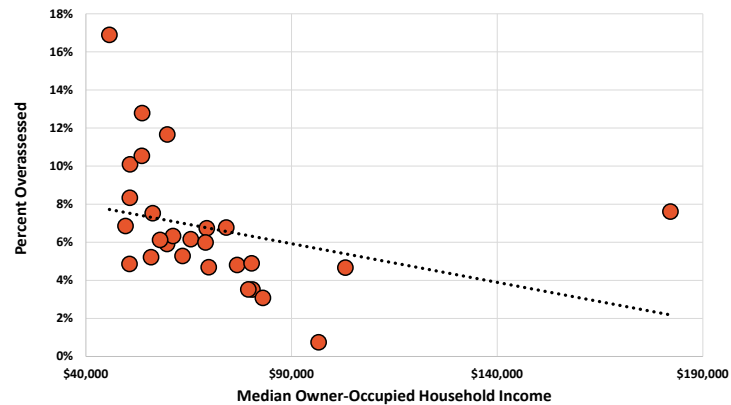


Median Owner-Occupied Household Income & Percent Overassessed

Correlation Coefficient = -0.324461

P-Value = 0.0986992 (marginally significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

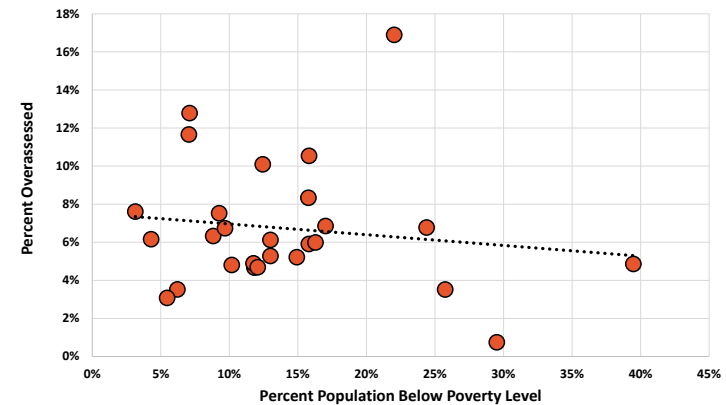


Percent Population Below Poverty Level & Percent Overassessed

Correlation Coefficient = -0.139173

P-Value = 0.4887335 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

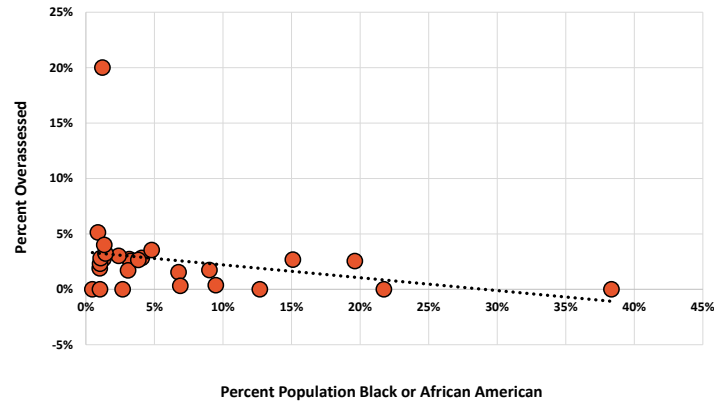


Percent Population Black or African American & Percent Overassessed

Correlation Coefficient = -0.26574

P-Value = 0.18034 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

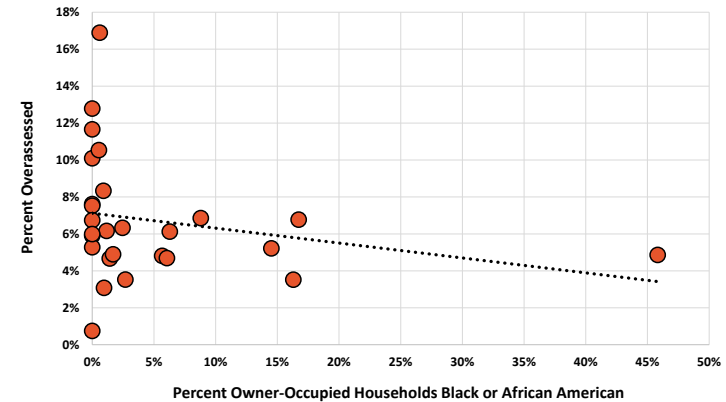


Percent Owner-Occupied Households Black or African American & Percent Overassessed

Correlation Coefficient = -0.233147

P-Value = 0.2418578 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

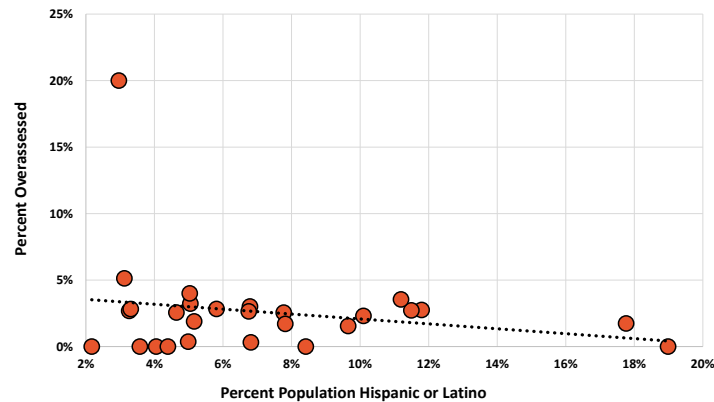


Percent Population Hispanic or Latino & Percent Overassessed

Correlation Coefficient = -0.20864

P-Value = 0.29631 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

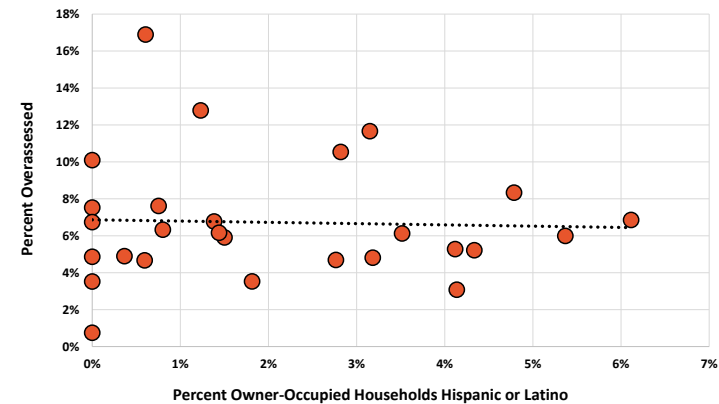


Percent Owner-Occupied Households Hispanic or Latino & Percent Overassessed

Correlation Coefficient = -0.039000

P-Value = 0.8468554 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales



Average House Sales Price & Percent Overassessed

Correlation Coefficient = -0.2241373
P-Value = 0.26104904 (not significant)

Source: 2016-2021 Buncombe County Home Sales



Median House Sales Price & Percent Overassessed

Correlation Coefficient = -0.2398314
P-Value = 0.22823634 (not significant)

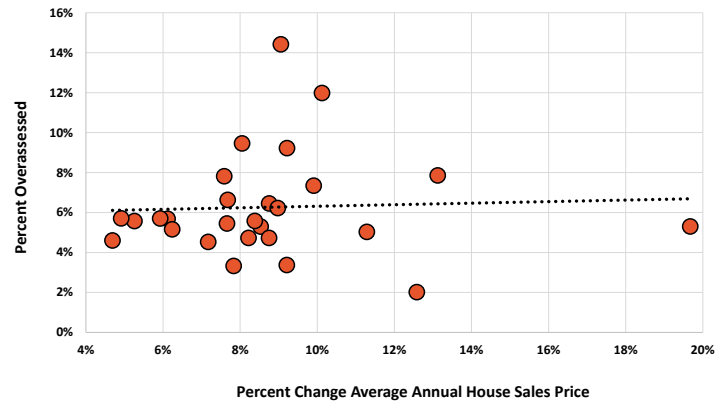
Source: 2016-2021 Buncombe County Home Sales



Percent Change Average Annual House Sales Price & Percent Overassessed

Correlation Coefficient = 0.0443143
P-Value = 0.82627957 (not significant)

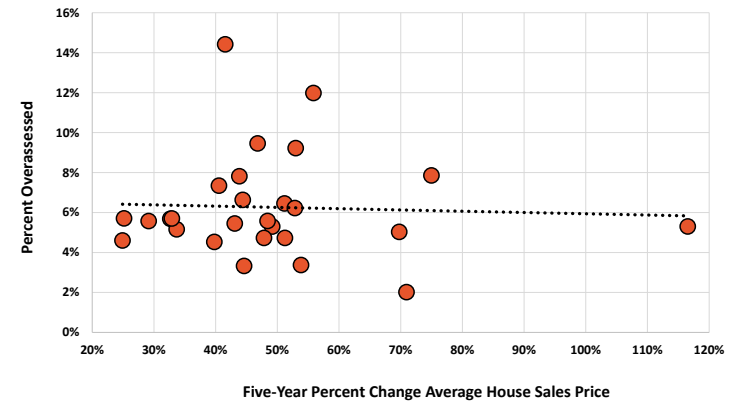
Source: 2016-2021 Buncombe County Home Sales



Five-Year Percent Change Average House Sales Price & Percent Overassessed

Correlation Coefficient = -0.0452851
P-Value = 0.82253275 (not significant)

Source: 2016-2021 Buncombe County Home Sales

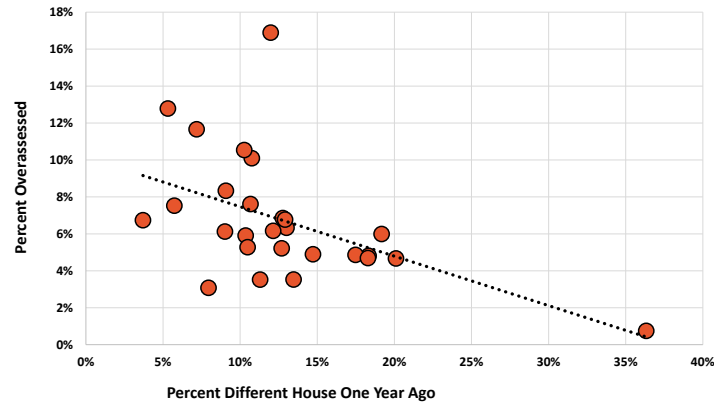


Percent Population Different House One Year Ago & Percent Overassessed

Correlation Coefficient = -0.506853

P-Value = 0.0069733 (highly significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

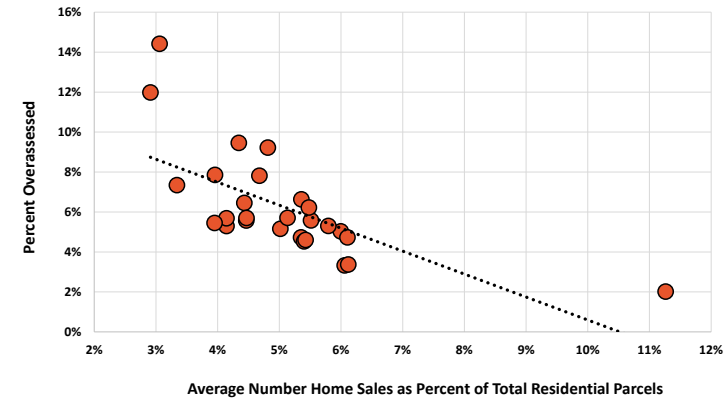


Average Number Home Sales as Percent of Total Residential Parcels & Percent Overassessed

Correlation Coefficient = -0.6764766

P-Value = 0.00010709 (highly significant)

Source: 2016-2021 Buncombe County Home Sales

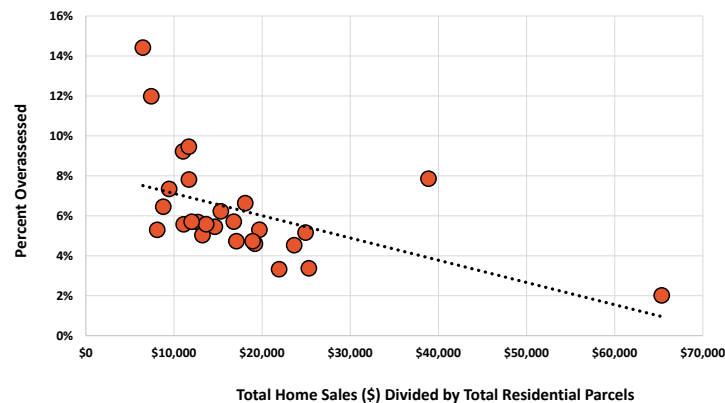


Total Home Sales (\$) Divided by Total Residential Parcels & Percent Overassessed

Correlation Coefficient = -0.5043633

P-Value = 0.00730310 (highly significant)

Source: 2016-2021 Buncombe County Home Sales

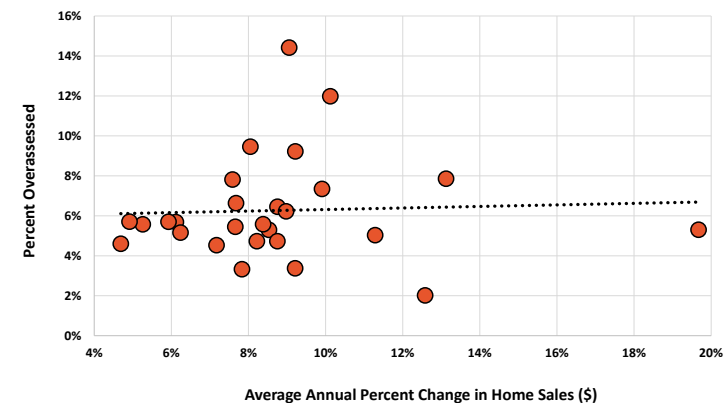


Average Annual Percent Change in Home Sales (\$) & Percent Overassessed

Correlation Coefficient = 0.0443143

P-Value = 0.82627957 (not significant)

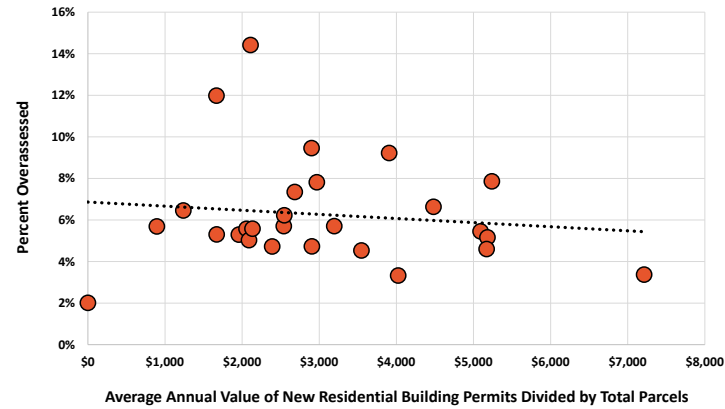
Source: 2017-2021 Buncombe County Home Sales



**Average Annual Value of New Residential Building Permits Divided by Total Parcels
& Percent Overassessed**

Correlation Coefficient = -0.1210371
P-Value = 0.54758360 (not significant)

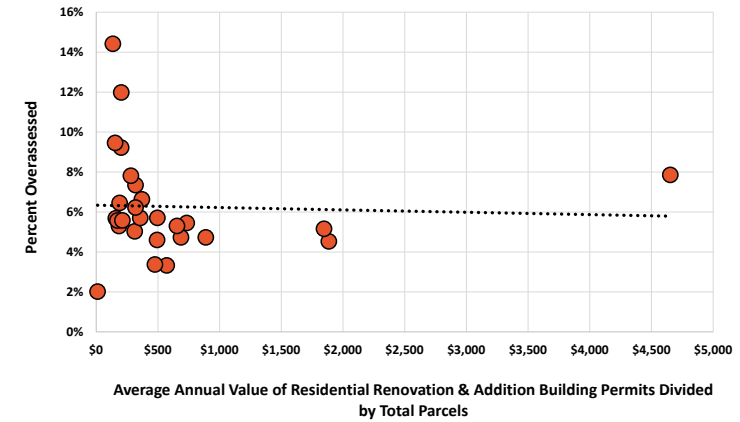
Source: 2016-2021 Buncombe County Home Sales, County Building Permits



**Average Annual Value of Residential Renovation & Addition Building Permits
Divided by Total Parcels & Percent Overassessed**

Correlation Coefficient = -0.0415754
P-Value = 0.83687015 (not significant)

Source: 2016-2021 Buncombe County Home Sales, County Building Permits



Low-Priced Home Sales

Low-Priced home sales are those homes that are priced in the bottom 10% of all homes sold that year. Because the price ranges change each year they are represented as the number “1” in multi-year analyses (lowest price decile). As an inquiry of assessment equity, it is reasonable to examine assessment performance of low-priced home sales.

The low-price range for each year can be found in Table 6. A complete list of all home price decile ranges can be found in the Appendix.

In some years, low-priced home sales have a slightly higher likelihood of having higher median sales ratios compared to other sales deciles. In particular, 2016 and 2019 show upticks in sales ratios of lower priced homes relative to the next (Figure 15, Table 7). However, across the six-year period, low-priced home sales overall had median sales ratios below 0.90 (underassessed) in 2019 and 2020 and were within the acceptable range for the remaining four years. Median sales ratios were the most accurate in the reappraisal years of 2017 and 2021, 1.00 and 0.99 respectively

Among individual communities Sandy Mush had the highest percent of low-priced homes with 35.8% of home sales, followed by Candler with 29.4% (Table 8 and Figures 16, 17, 18). A community median sales ratio of only low-priced home sales over the six-year period shows all within the acceptable assessment range of 1.05 to 0.90 (Table 9 and Figure 19).

Figure 15

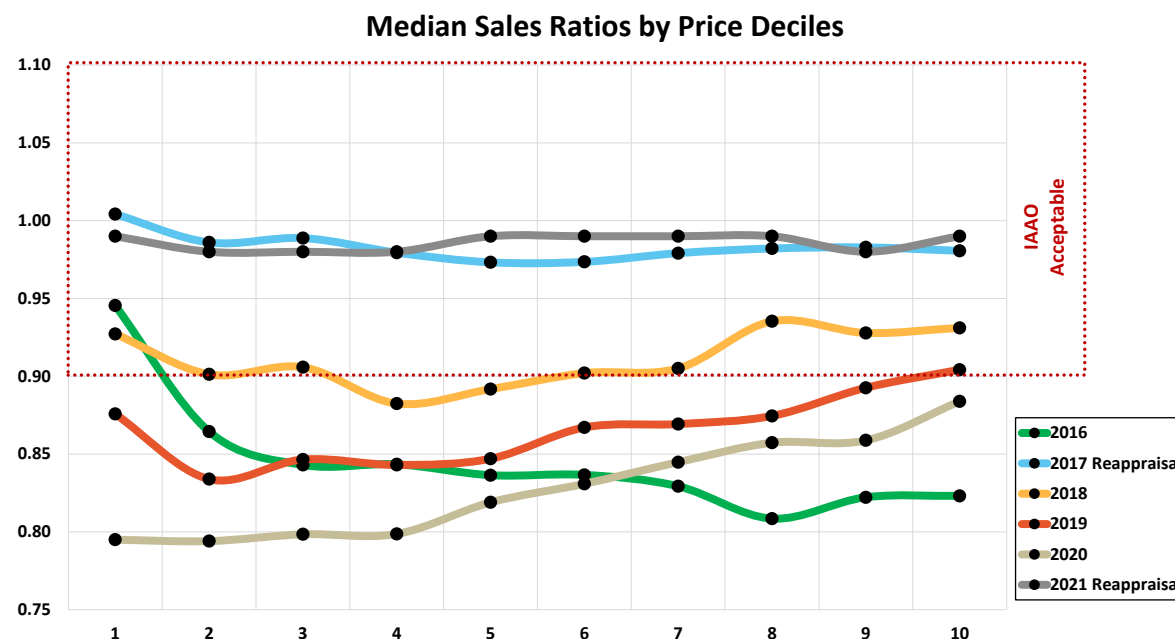


Table 6

Low-Priced Home Price Range

Year	Minimum	Average	Maximum
2016	\$20,000	\$90,099	\$120,000
2017 Reappraisal	\$18,000	\$97,365	\$130,000
2018	\$13,000	\$102,324	\$135,000
2019	\$18,000	\$115,512	\$150,000
2020	\$22,000	\$124,589	\$164,000
2021 Reappraisal	\$25,000	\$136,391	\$184,000

Table 7

Median Sales Ratios by Price Decile

Sales Decile	2016	2017 Reappraisal	2018	2019	2020	2021 Reappraisal
1	0.95	1.00	0.93	0.88	0.80	0.99
2	0.86	0.99	0.90	0.83	0.79	0.98
3	0.84	0.99	0.91	0.85	0.80	0.98
4	0.84	0.98	0.88	0.84	0.80	0.98
5	0.84	0.97	0.89	0.85	0.82	0.99
6	0.84	0.97	0.90	0.87	0.83	0.99
7	0.83	0.98	0.91	0.87	0.84	0.99
8	0.81	0.98	0.94	0.87	0.86	0.99
9	0.82	0.98	0.93	0.89	0.86	0.98
10	0.82	0.98	0.93	0.90	0.88	0.99

Table 8

Low-Priced Home Sales (2016-2021)

Community	Low-Priced Homes Sales	Percent of Total Home Sales	Low-Priced Home Median Sales Ratio
BILTMORE	2	1.4%	1.00
BROAD RIVER	22	12.4%	1.05
CANDLER	200	29.4%	0.90
CBD	4	1.3%	0.94
EAST ASHEVILLE	185	10.2%	0.94
EAST BUNCOMBE	120	8.9%	0.98
ENKA	137	11.2%	0.94
FAIRVIEW	57	10.7%	0.97
FRENCH BROAD	123	19.9%	0.94
IVY	44	20.3%	0.95
LEICESTER	157	12.9%	0.94
MONTFORD	9	2.9%	0.94
NORTH ASHEVILLE	82	4.1%	0.98
NORTH BUNCOMBE	92	11.9%	0.98
NORTH WEST ASHEVILLE	190	18.3%	0.92
OAKLEY	160	18.7%	0.90
REEMS CREEK	56	7.1%	0.93
REYNOLDS	69	7.7%	0.94
SANDY MUSH	77	35.8%	0.90
SHILOH / SWEETEN CREEK	38	7.6%	0.92
SOUTH ASHEVILLE	362	11.2%	0.94
SOUTH WEST BUNCOMBE	112	5.3%	0.92
SOUTHSIDE	7	2.7%	1.03
SWANNANOVA	152	10.4%	0.97
WEAVERVILLE	28	5.3%	0.98
WEST ASHEVILLE	83	4.2%	0.99
WOODFIN	70	10.4%	0.98
Countywide	2,638	10.2%	0.95

Figure 16

Low-Priced Home Sales Percent of Total Home Sales

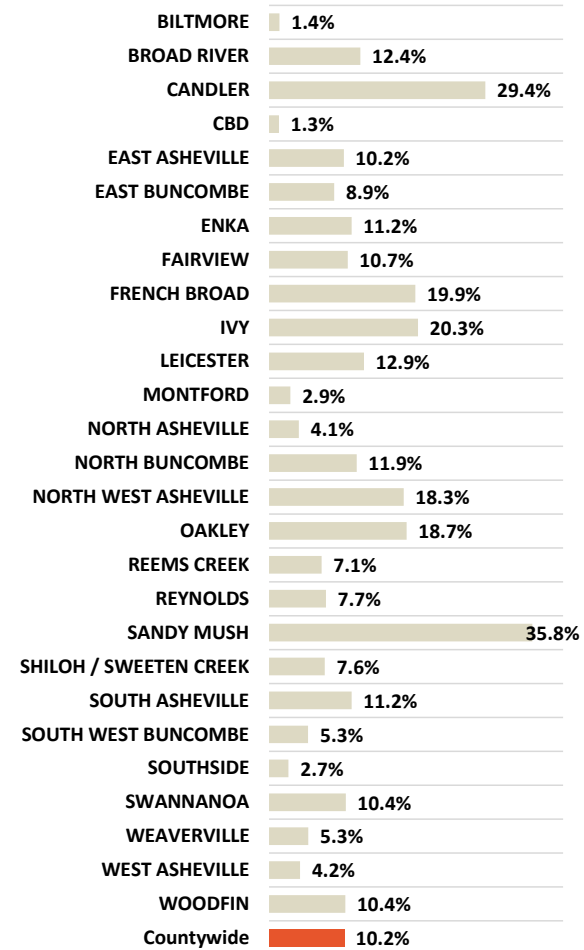


Figure 17
Locations of Low-Priced Home Sales (2016-2021)

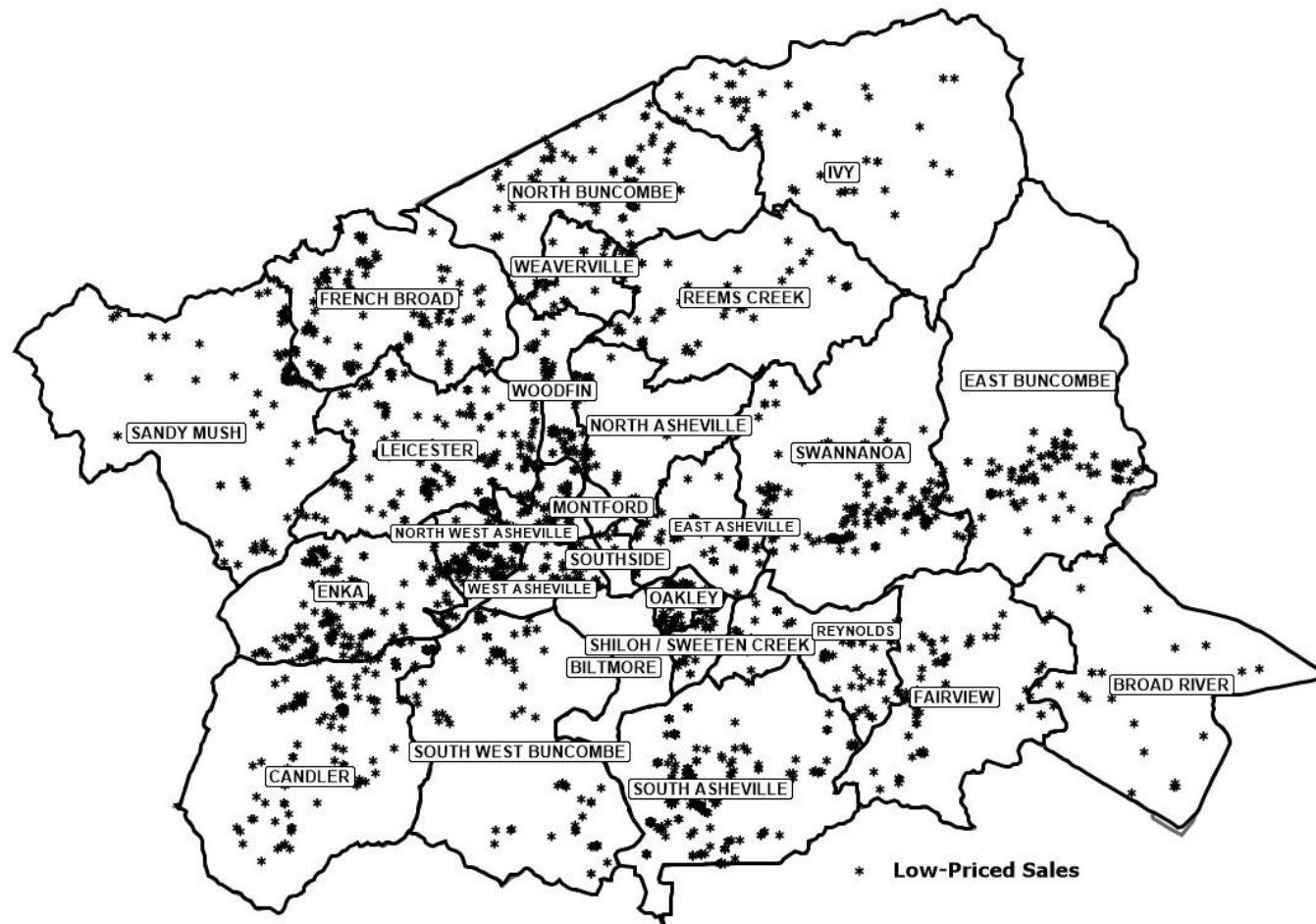


Figure 18

Low-Priced Home Sales as Percent of Total Home Sales (2016-2021)

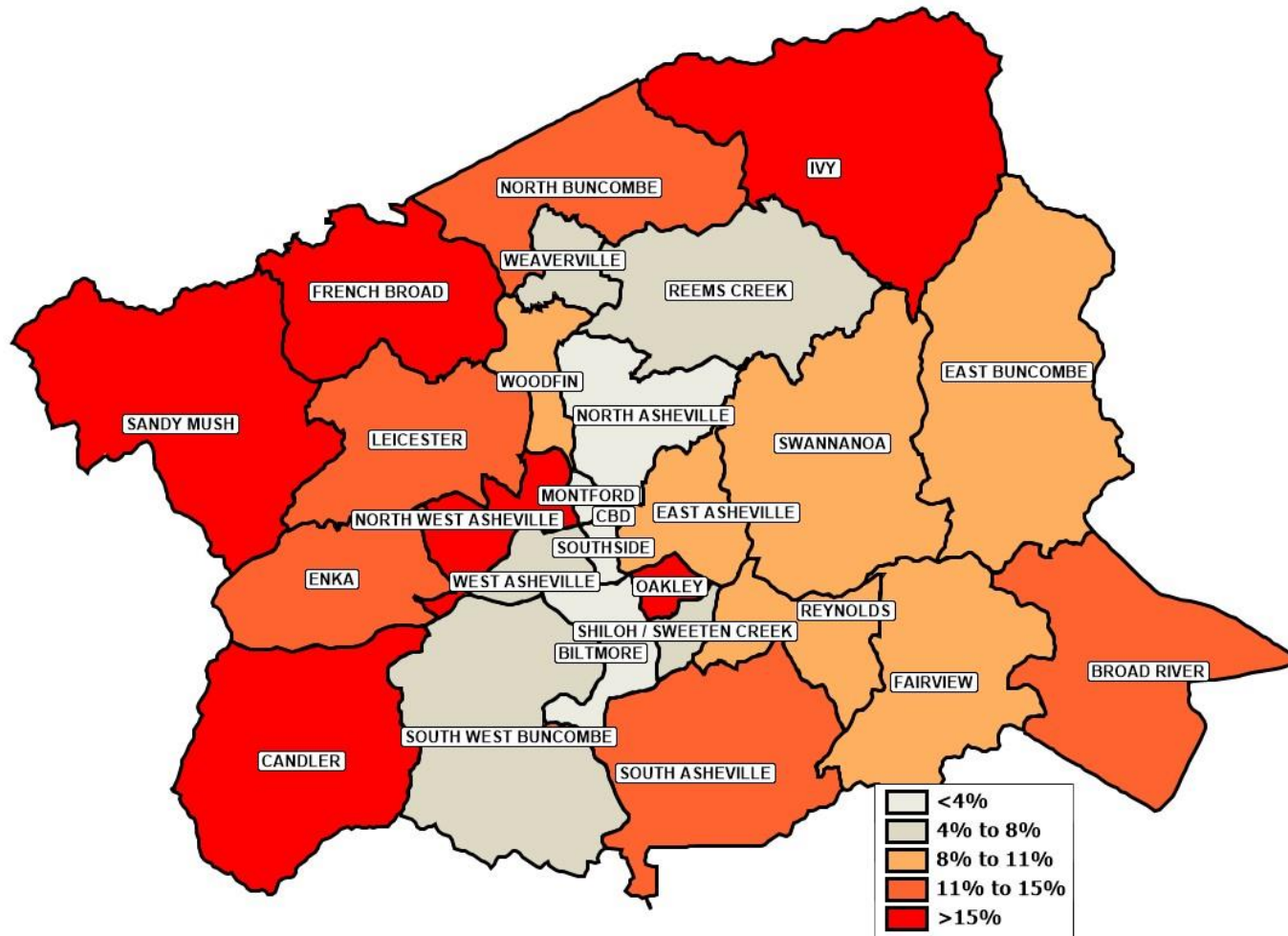
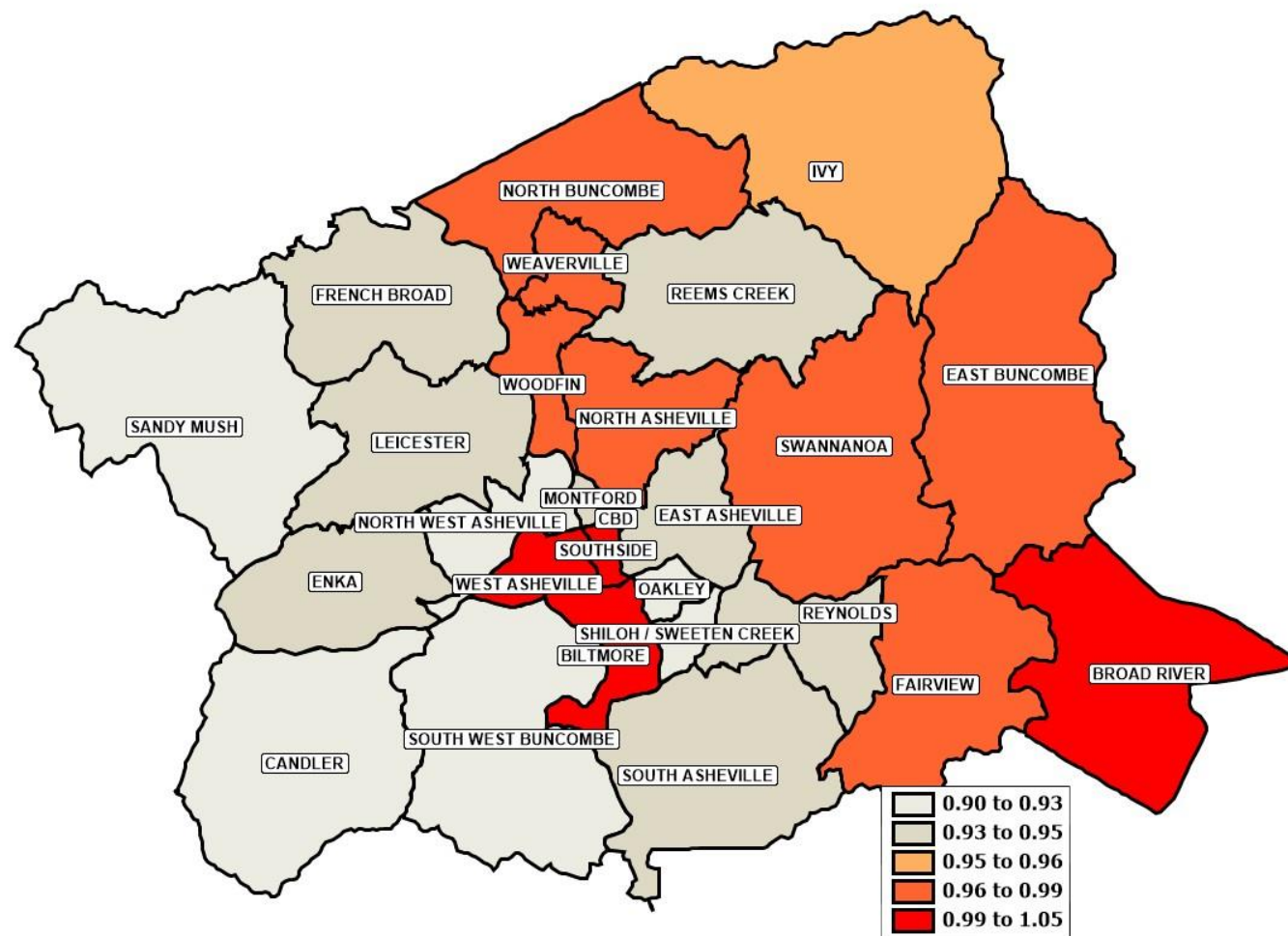


Figure 19
Low-Priced Home Median Sales Ratio (2016-2021)



Community Correlations by Low-Priced Home Sales

Examining the median sales ratios of only low-priced home sales offers a means to isolate the subject and help to determine if it is associated to certain community characteristics. For example, is income, race, or the rate of home price appreciation associated with the sales ratio levels of low-priced home sales?

Several communities had no, or very few (less than five) low-priced home sales over the study periods and are excluded from several correlation analyses.

Readers are encouraged to examine each correlation and judge the results for themselves. Those results showing solid correlations should not be viewed as definitive outcomes but imply the need for further analyses.

Noting just those correlations that exhibit some level of statistical significance and the association to assessment of low-priced home sales (▲=higher median sales ratio of low-priced home sales):

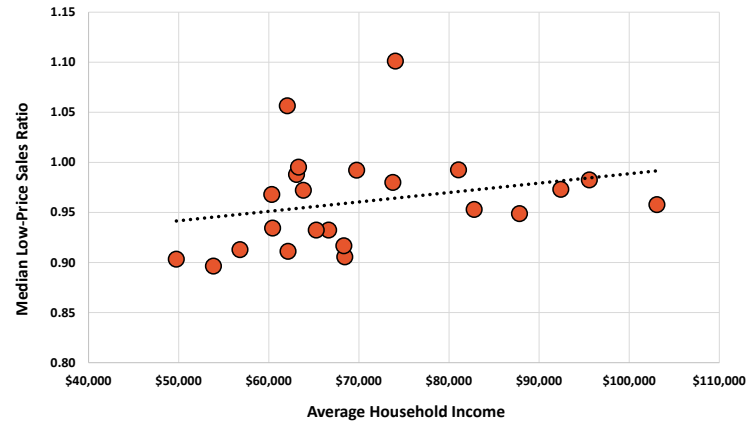
- *Higher Median Household Income ▲*
- *Higher Average House Sales Price ▲*
- *Higher Median House Sales Price ▲*
- *Higher Average Annual Value of Residential Renovation & Addition Building Permits Divided by Total Parcels ▲*

Average Household Income & Low-Price Sales Ratio

Correlation Coefficient = 0.26294

P-Value = 0.225444 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

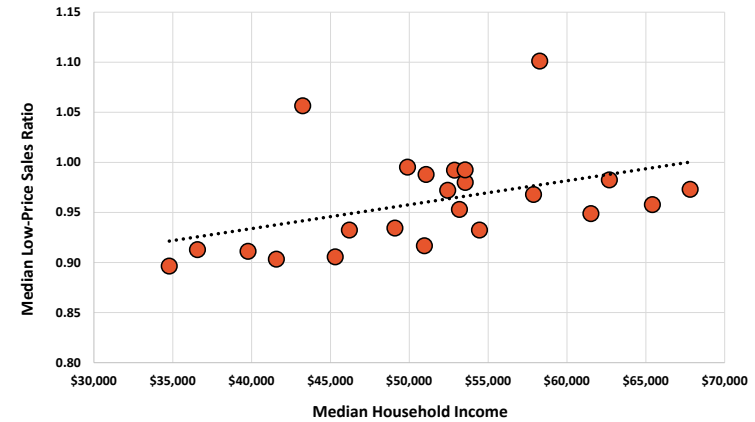


Median Household Income & Low-Price Sales Ratio

Correlation Coefficient = 0.42235

P-Value = 0.044682 (significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

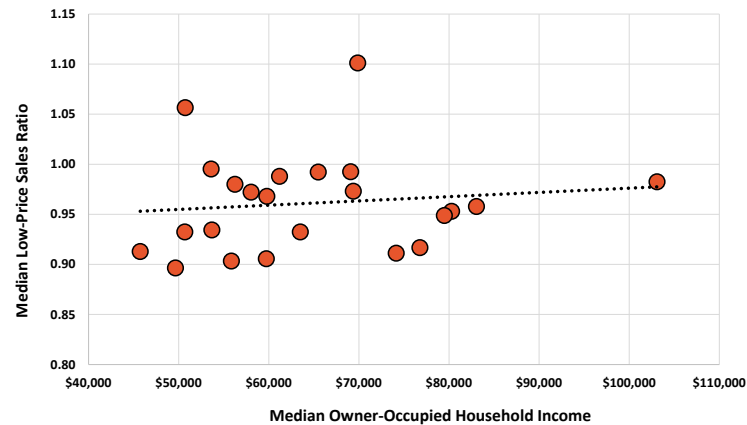


Median Owner-Occupied Household Income & Low-Price Sales Ratio

Correlation Coefficient = 0.11679

P-Value = 0.595617 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

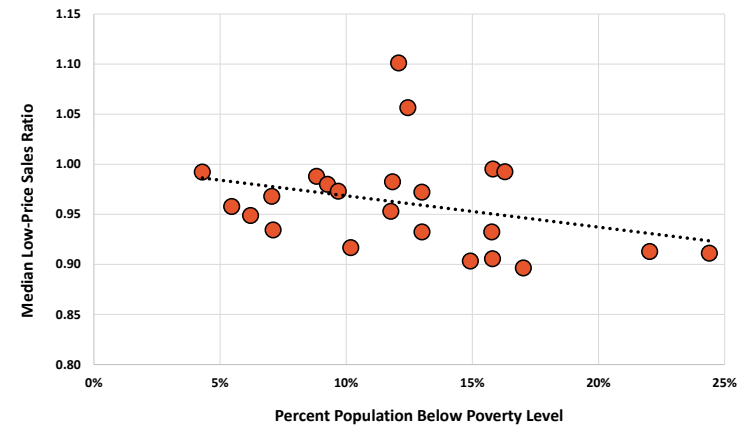


Percent Population Below Poverty Level & Low-Price Sales Ratio

Correlation Coefficient = -0.31954

P-Value = 0.137201 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

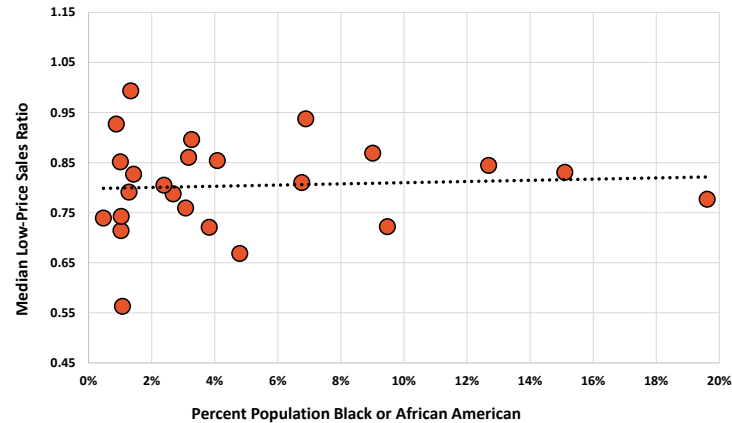


Percent Population Black or African American & Low-Price Sales Ratio

Correlation Coefficient = 0.063904

P-Value = 0.76673 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

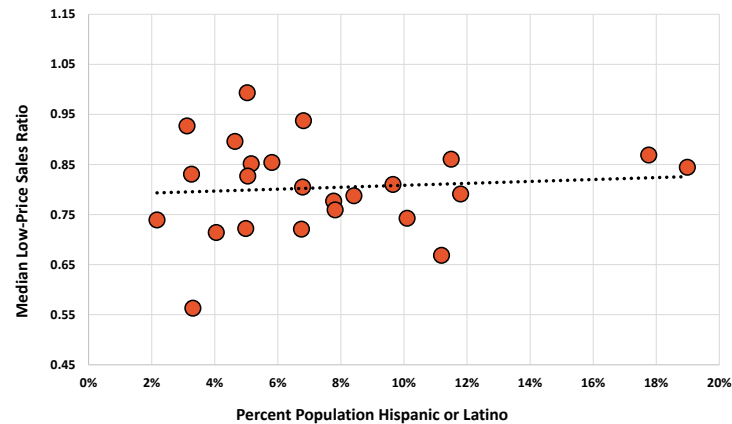


Percent Population Hispanic or Latino & Low-Price Sales Ratio

Correlation Coefficient = 0.088833

P-Value = 0.67977 (not significant)

Source: US Census Bureau, 2020 decennial, 2020 Buncombe County Home Sales

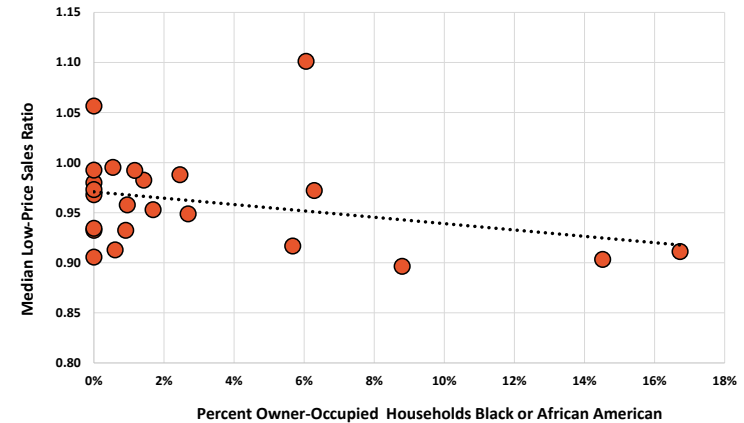


Percent Owner-Occupied Households Black or African American & Low-Price Sales Ratio

Correlation Coefficient = -0.30138

P-Value = 0.162256 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

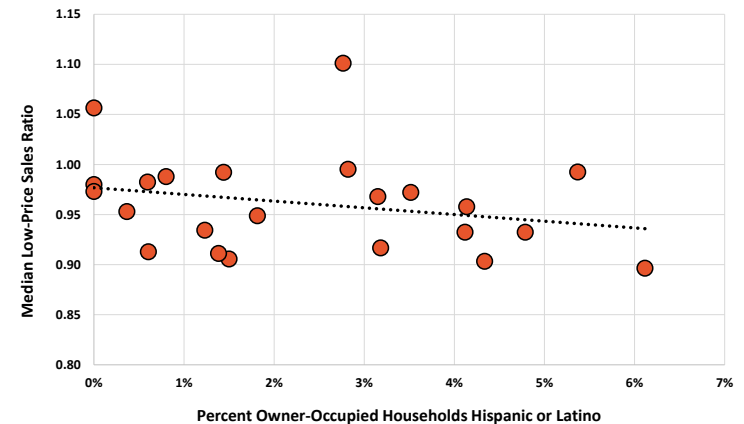


Percent Owner-Occupied Households Hispanic or Latino & Low-Price Sales Ratio

Correlation Coefficient = -0.25129

P-Value 0.247420 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

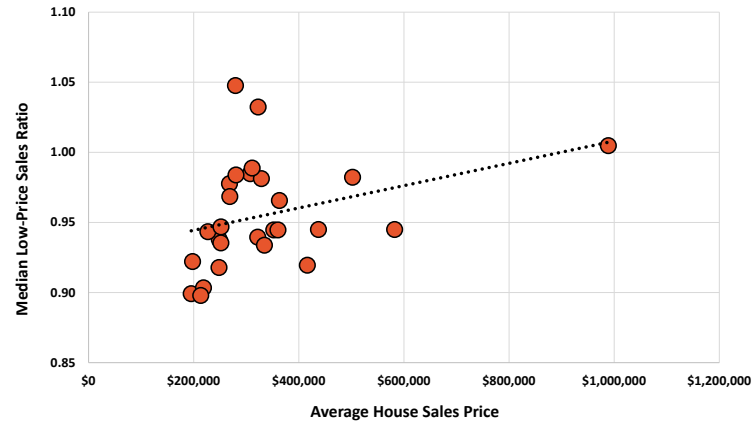


Average House Sales Price & Low-Price Sales Ratio

Correlation Coefficient = 0.336316

P-Value = 0.086303 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales

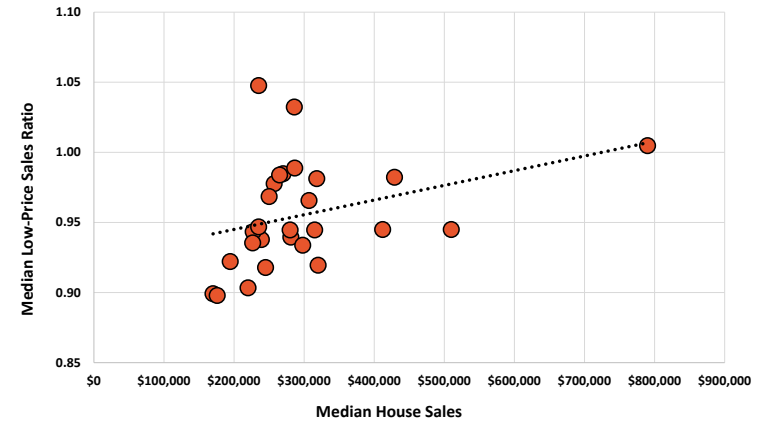


Median House Sales Price & Low-Price Sales Ratio

Correlation Coefficient = 0.343963

P-Value = 0.078957 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales

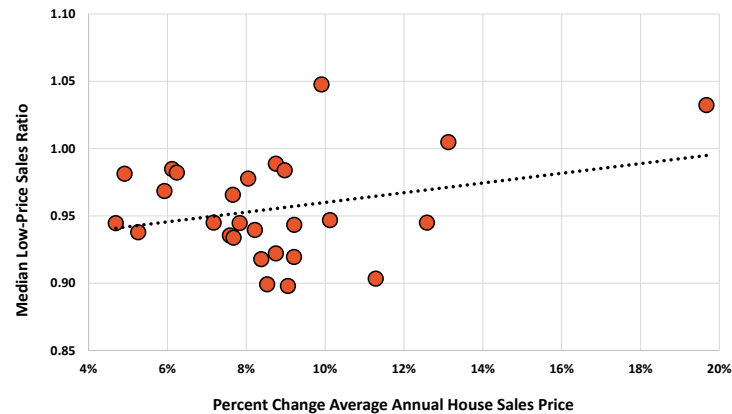


Percent Change Average Annual House Sales Price & Low-Price Sales Ratio

Correlation Coefficient = 0.288530

P-Value = 0.144412 (not significant)

Source: 2016-2021 Buncombe County Home Sales

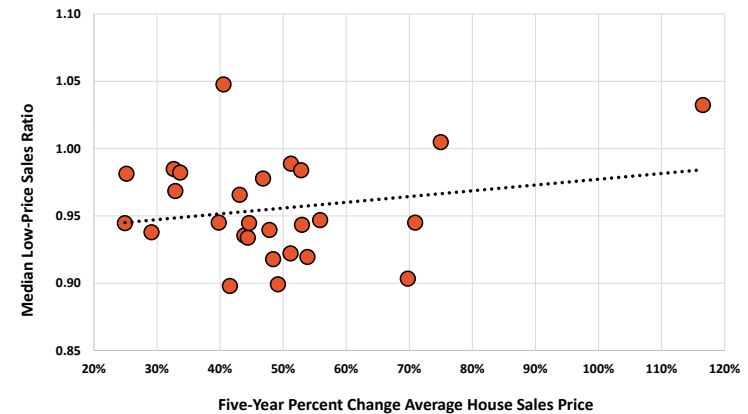


Five-Year Percent Change Average House Sales Price & Low-Price Sales Ratio

Correlation Coefficient = 0.210301

P-Value = 0.292396 (not significant)

Source: 2016-2021 Buncombe County Home Sales

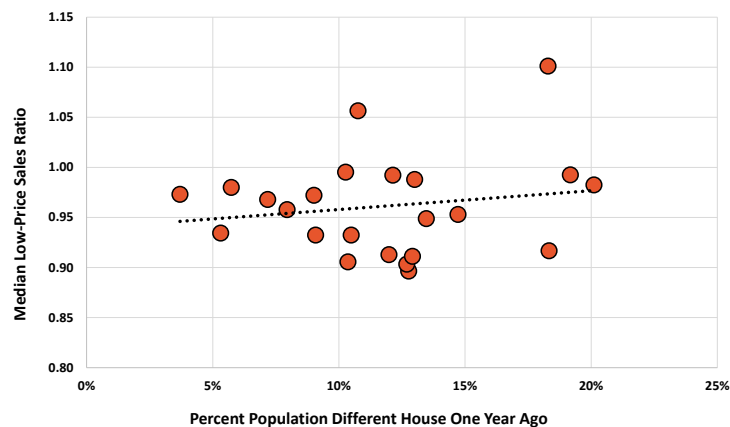


Percent Population Different House One Year Ago & Low-Price Sales Ratio

Correlation Coefficient = 0.16806

P-Value = 0.443374 (not significant)

Source: US Census Bureau, 2019 Five-Year American Community Survey, 2016-2019 Buncombe County Home Sales

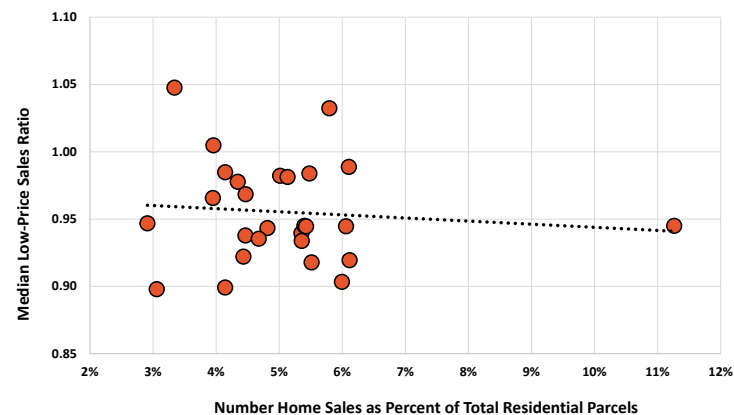


Number Home Sales as Percent of Total Residential Parcels & Low-Price Sales Ratio

Correlation Coefficient = -0.094111

P-Value = 0.640560 (not significant)

Source: 2016-2021 Buncombe County Home Sales

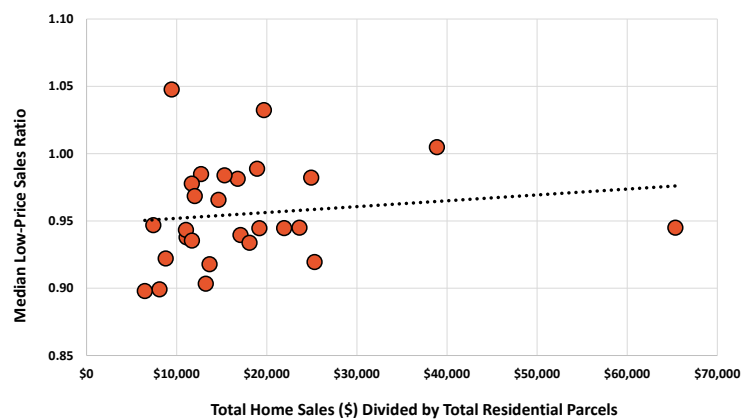


Total Home Sales (\$) Divided by Total Residential Parcels & Low-Price Sales Ratio

Correlation Coefficient = 0.136045

P-Value = 0.498649 (not significant)

Source: 2016-2021 Buncombe County Home Sales

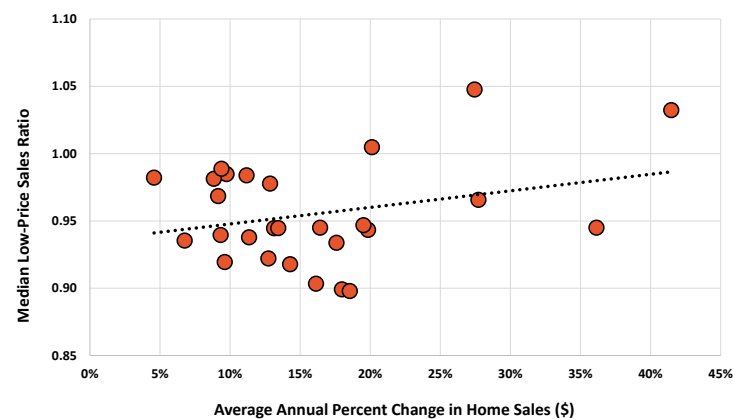


Average Annual Percent Change in Home Sales (\$) & Low-Price Sales Ratio

Correlation Coefficient = 0.282292

P-Value = 0.153687 (not significant)

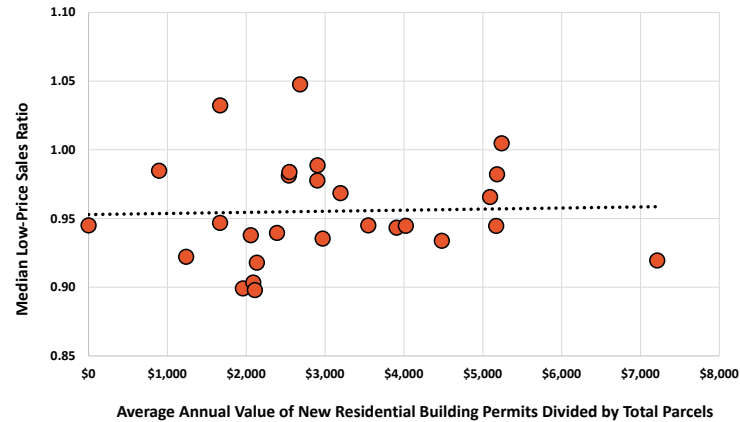
Source: 2017-2021 Buncombe County Home Sales



Average Annual Value of New Residential Building Permits Divided by Total Parcels & Low-Price Sales Ratio

Correlation Coefficient = 0.033783
P-Value = 0.867149 (not significant)

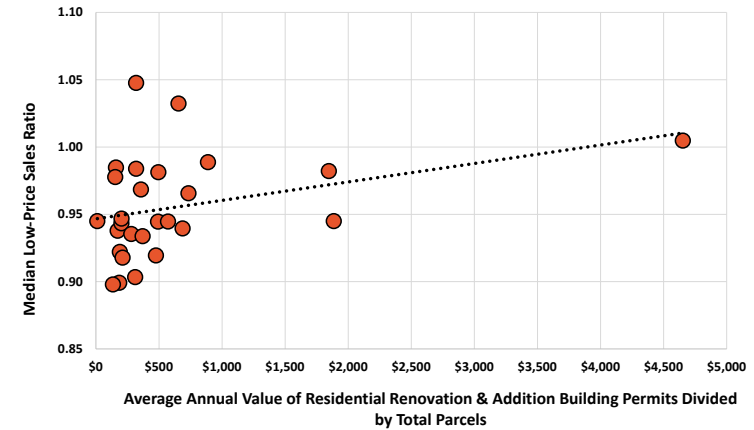
Source: 2016-2021 Buncombe County Home Sales, County Building Permits



Average Annual Value of Residential Renovation & Addition Building Permits Divided by Total Parcels & Low-Price Sales Ratio

Correlation Coefficient = 0.335874
P-Value = 0.086743 (marginally significant)

Source: 2016-2021 Buncombe County Home Sales, County Building Permits



Other Measures of Assessment Equity¹

The basic measure in ratio studies is the ratio of the appraised value to the sale price. The following measures are all derived from sales ratios.

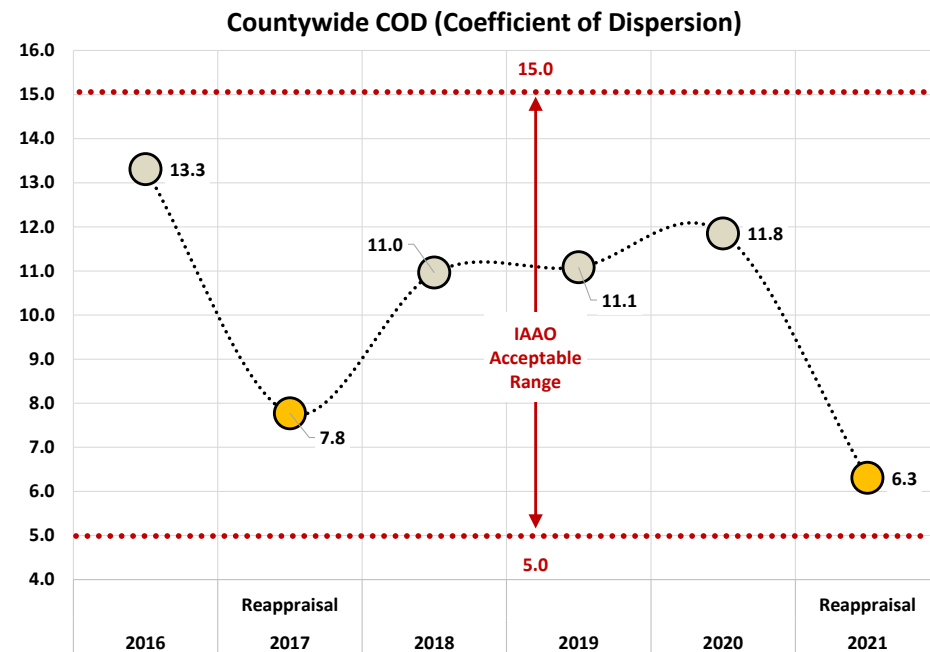
COD (Coefficient of Dispersion)

The COD or Coefficient of Dispersion is a commonly used measure of assessment variability or uniformity. The COD measures the average percentage deviation of the ratios from the median ratio. The IAAO acceptable range for single-family residential properties (primarily older, more heterogeneous areas) is between 5.0 and 15.0. For example, a COD of 15 means that properties have ratios that on average deviate by 15 percent from the median ratio. Generally, the lower the COD, the more uniform the ratios.

For the 2016 to 2021 period, the COD was within the acceptable range in all years (Figure 20).

Annual Coefficient of Dispersion by Community results can be found in Table 9 with those ratios outside of the acceptable range highlighted.

Figure 20



¹ Definitions and acceptable ranges from International Association of Assessing Officers (IAAO), *Standard on Ratio Studies* (2013), 314 W 10th St Kansas City, Missouri 64105-1616. Calculations performed with NCSS 2021 Statistical Software (2021). NCSS, LLC. Kaysville, Utah, USA, ncss.com/software/ncss

Table 9

Annual Coefficient of Dispersion by Community

Community	2016	2017	2018	2019	2020	2021
BILTMORE	16.6	3.6	6.9	6.9	9.6	3.2
BROAD RIVER	18.8	6.2	9.5	17.4	16.0	6.0
CANDLER	8.7	6.3	10.2	8.4	10.4	5.7
CBD	14.3	2.6	10.9	7.7	5.9	3.9
EAST ASHEVILLE	11.6	7.1	11.7	12.0	11.6	6.2
EAST BUNCOMBE	15.8	7.9	10.4	13.7	13.2	5.3
ENKA	8.4	5.9	11.4	9.7	11.3	6.5
FAIRVIEW	14.7	6.3	7.7	11.9	10.9	6.8
FRENCH BROAD	15.6	11.9	15.7	10.2	12.6	6.4
IVY	37.0	14.3	12.5	16.7	18.3	17.0
LEICESTER	12.7	10.8	12.1	10.3	11.9	6.8
MONTFORD	15.1	10.1	8.4	7.6	10.5	8.0
NORTH ASHEVILLE	13.6	7.4	9.8	10.1	12.0	7.2
NORTH BUNCOMBE	13.6	8.7	14.7	11.5	14.9	9.5
NORTH WEST ASHEVILLE	14.8	12.5	12.7	11.5	11.2	6.9
OAKLEY	10.1	10.8	11.4	11.4	12.6	6.5
REEMS CREEK	13.6	7.7	13.4	10.4	12.1	7.6
REYNOLDS	10.9	6.9	8.3	8.5	10.8	5.0
SANDY MUSH	16.7	15.7	14.4	11.7	16.8	7.1
SHILOH / SWEETEN CREEK	11.8	9.5	10.9	9.8	9.9	5.9
SOUTH ASHEVILLE	10.4	5.2	7.6	8.5	10.0	4.5
SOUTH WEST BUNCOMBE	9.8	4.4	8.8	9.9	10.2	4.9
SOUTHSIDE	13.6	7.9	15.1	10.6	11.7	7.0
SWANNANOA	12.4	6.6	11.2	12.9	11.8	5.4
WEAVERVILLE	12.1	7.4	10.7	12.1	12.9	6.4
WEST ASHEVILLE	13.6	11.5	11.9	12.1	11.9	8.1
WOODFIN	13.3	7.2	10.5	9.6	12.7	7.2
Countywide	13.3	7.8	11.0	11.1	11.8	6.3

PRD (Price-Related Differential)

The PRD or Price-Related Differential measures vertical equity (systematic differences in the appraisal of low- and high-value properties). The PRD is calculated by dividing the mean ratio by the weighted mean ratio. The PRD should be close to 1.00. A PRD of 1 indicates that homes are assessed at the same rate regardless of their sale price. Measures considerably above 1.00 tend to indicate assessment regressivity; measures below 1.00 suggest assessment progressivity. High PRDs generally indicate low appraisals on high-priced properties. The IAAO acceptable PRD range is between 0.98 and 1.03.

For the 2016 to 2021 period, the PRD was within the acceptable range for all years (Figure 21).

Annual Price-Related Differential by Community results can be found in Table 10 with those ratios outside of the acceptable range highlighted.

Figure 21

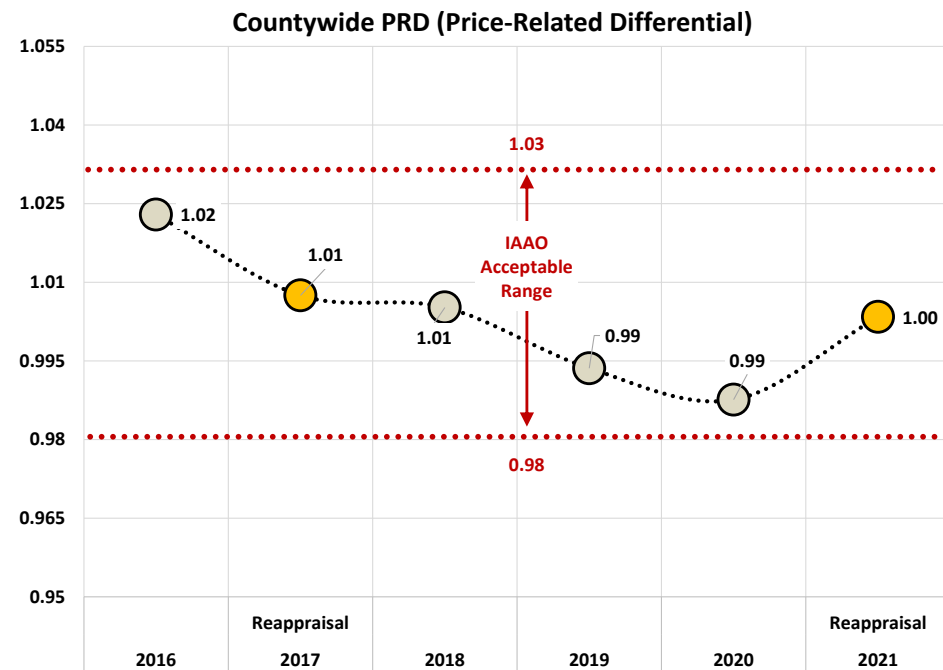


Table 10

Annual Price-Related Differential by Community

Community	2016	2017	2018	2019	2020	2021
BILTMORE	0.97	1.01	1.01	1.01	1.01	1.01
BROAD RIVER	1.09	1.00	1.02	1.01	0.97	1.05
CANDLER	1.00	1.00	0.99	1.00	1.00	1.00
CBD	1.04	1.00	1.04	1.02	1.00	1.00
EAST ASHEVILLE	1.01	1.01	1.03	1.00	0.99	1.01
EAST BUNCOMBE	1.02	1.01	1.00	0.99	0.99	1.01
ENKA	1.01	1.00	1.00	0.99	0.99	1.00
FAIRVIEW	1.05	1.01	1.00	1.03	0.98	1.00
FRENCH BROAD	1.05	1.04	1.02	0.99	1.00	1.00
IVY	1.20	0.99	1.00	0.99	1.01	1.02
LEICESTER	1.02	1.02	1.00	0.99	0.99	1.00
MONTFORD	1.03	1.02	1.00	1.00	0.99	1.01
NORTH ASHEVILLE	1.01	1.00	1.01	1.00	0.99	1.00
NORTH BUNCOMBE	1.04	1.01	1.02	1.00	0.98	0.99
NORTH WEST ASHEVILLE	1.03	1.02	1.00	1.00	1.00	1.00
OAKLEY	1.02	1.02	1.02	1.00	1.00	1.00
REEMS CREEK	1.03	1.00	0.99	1.00	0.98	1.00
REYNOLDS	1.01	1.00	1.00	0.99	0.99	1.00
SANDY MUSH	1.08	1.01	1.01	0.99	1.03	0.99
SHILOH / SWEETEN CREEK	1.03	1.01	1.01	0.99	1.00	1.00
SOUTH ASHEVILLE	1.00	1.00	0.99	0.99	0.99	1.00
SOUTH WEST BUNCOMBE	1.02	1.00	1.01	0.98	0.98	1.00
SOUTHSIDE	1.03	1.01	1.02	0.98	1.00	1.01
SWANNANOA	1.03	1.00	1.00	1.00	0.98	1.00
WEAVERVILLE	1.02	1.00	1.01	1.01	1.01	1.00
WEST ASHEVILLE	1.02	1.02	1.01	1.01	1.01	1.01
WOODFIN	1.03	1.00	1.01	0.99	1.01	1.00
Countywide	1.02	1.01	1.01	0.99	0.99	1.00

PRB (Coefficient of Price-Related Bias)

The PRB or Coefficient of Price-Related Bias is another measure of vertical equity and is calculated by regressing the percentage difference from the median ratio on percentage differences in value. For example, a PRB of $-.045$ indicates that assessment ratios fall by 4.5% when values double and increase by 4.5% when values are halved. According to the IAAO, the PRB coefficient acceptable range is between -0.05 and 0.05 .

For the 2016 to 2021 period, the PRB was within the acceptable range for all years (Figure 22).

Annual Coefficient of Price-Related Bias by Community results can be found in Table 11 with those ratios outside of the acceptable range highlighted.

Figure 22

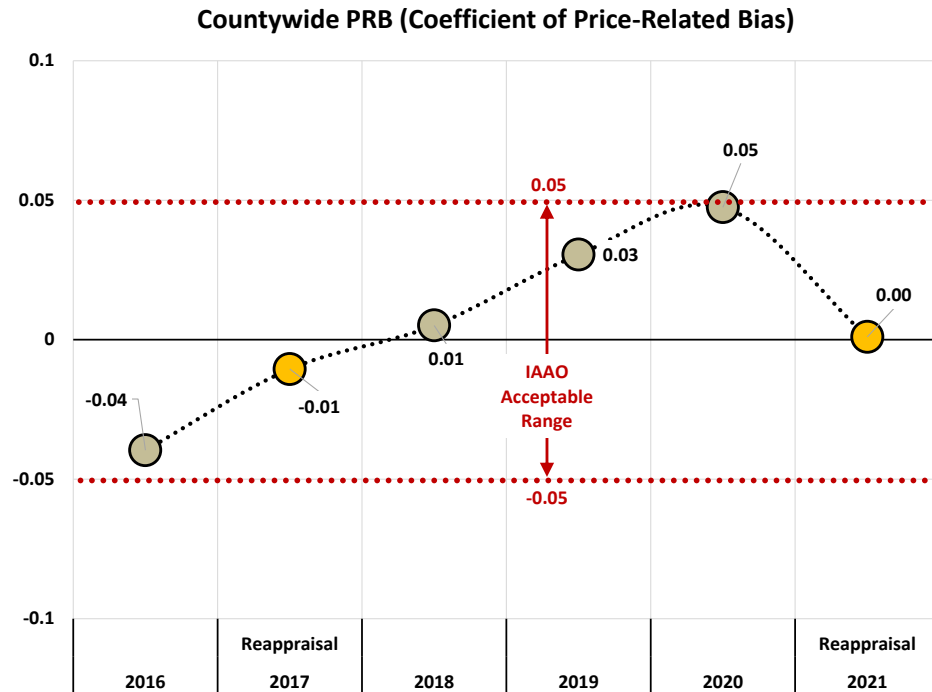


Table 11

Annual Coefficient of Price-Related Bias by Community

Community	2016	2017	2018	2019	2020	2021
BILTMORE	0.21	-0.02	0.00	-0.01	-0.01	-0.01
BROAD RIVER	-0.13	0.00	-0.03	0.04	0.14	-0.02
CANDLER	0.03	0.02	0.06	0.03	0.03	0.01
CBD	-0.05	-0.01	-0.06	-0.03	0.01	0.00
EAST ASHEVILLE	-0.01	-0.03	-0.01	0.03	0.06	-0.01
EAST BUNCOMBE	-0.01	-0.01	0.01	0.04	0.09	-0.05
ENKA	-0.02	0.00	0.00	0.06	0.10	0.02
FAIRVIEW	-0.12	-0.01	0.02	-0.04	0.06	0.02
FRENCH BROAD	-0.12	-0.07	-0.08	0.05	0.00	0.02
IVY	-0.32	0.04	0.04	0.07	-0.01	-0.03
LEICESTER	-0.03	-0.02	0.01	0.03	0.06	0.00
MONTFORD	-0.07	-0.02	0.02	0.03	0.07	-0.01
NORTH ASHEVILLE	-0.01	0.01	-0.01	0.01	0.04	0.01
NORTH BUNCOMBE	-0.14	-0.03	-0.01	0.03	0.08	0.06
NORTH WEST ASHEVILLE	-0.10	-0.06	0.03	0.06	0.03	-0.02
OAKLEY	-0.08	-0.08	-0.08	0.05	0.05	-0.01
REEMS CREEK	-0.04	0.00	0.06	0.03	0.13	0.01
REYNOLDS	-0.03	-0.01	-0.01	0.03	0.04	0.02
SANDY MUSH	-0.17	0.01	-0.01	0.04	-0.11	0.03
SHILOH / SWEETEN CREEK	-0.17	-0.01	-0.10	0.11	0.05	0.01
SOUTH ASHEVILLE	0.00	0.00	0.03	0.03	0.03	0.00
SOUTH WEST BUNCOMBE	-0.03	0.00	0.01	0.05	0.07	0.00
SOUTHSIDE	-0.02	-0.07	-0.03	0.07	0.07	0.00
SWANNANOA	-0.07	0.01	0.01	0.02	0.06	0.00
WEAVERVILLE	0.03	-0.01	-0.05	0.02	-0.05	0.03
WEST ASHEVILLE	-0.04	-0.10	-0.03	0.02	0.00	-0.02
WOODFIN	-0.07	0.01	-0.03	0.05	0.06	0.02
Countywide	-0.04	-0.01	0.01	0.03	0.05	0.00

Appendix

Community Correlation Data (Sources; US Census Bureau, Five-Year 2015-2019, 2020 Decennial)

Rank High to Low

Community	Median Household Income		Mean Household Income		Median Household Income Owner-Occupied		Percent Below Poverty		Percent Black or African American		Percent Hispanic or Latino	
	#	Rank	#	Rank	#	Rank	#	Rank	#	Rank	#	Rank
BILTMORE	\$173,360	1	\$277,741	1	\$182,145.84	1	3.1%	27	1.2%	21	3.0%	26
BROAD RIVER	\$43,239	21	\$62,053	20	\$50,729.00	23	12.4%	14	0.5%	27	2.2%	27
CANDLER	\$45,304	20	\$68,432	12	\$59,731.68	17	15.8%	9	1.3%	20	11.8%	3
CBD	\$22,502	26	\$40,082	26	\$96,579.09	3	29.5%	2	15.1%	4	3.3%	24
EAST ASHEVILLE	\$50,958	15	\$68,335	13	\$76,775.20	8	10.2%	18	9.5%	6	5.0%	18
EAST BUNCOMBE	\$51,069	14	\$63,083	18	\$61,189.94	15	8.8%	21	4.1%	11	5.8%	14
ENKA	\$54,451	8	\$66,649	14	\$63,499.42	14	13.0%	12	2.7%	16	8.4%	8
FAIRVIEW	\$53,550	9	\$73,775	10	\$56,250.05	19	9.3%	20	1.0%	24	4.1%	21
FRENCH BROAD	\$57,881	7	\$60,328	22	\$59,784.96	16	7.1%	23	1.0%	25	5.2%	15
IVY	\$49,091	17	\$60,421	21	\$53,682.04	21	7.1%	22	0.9%	26	3.1%	25
LEICESTER	\$46,202	19	\$65,264	15	\$50,680.71	24	15.8%	10	3.2%	14	11.5%	4
MONTFORD	\$46,744	18	\$75,005	8	\$80,486.50	5	25.7%	3	21.7%	2	3.6%	22
NORTH ASHEVILLE	\$62,690	4	\$95,581	3	\$103,094.27	2	11.8%	16	3.3%	13	4.6%	19
NORTH BUNCOMBE	\$49,891	16	\$63,303	17	\$53,604.69	22	15.8%	8	1.0%	23	10.1%	6
NORTH WEST ASHEVILLE	\$34,781	25	\$53,856	24	\$49,640.84	26	17.0%	6	9.0%	7	17.8%	2
OAKLEY	\$41,573	22	\$49,739	25	\$55,850.85	20	14.9%	11	19.6%	3	7.8%	10
REEMS CREEK	\$67,815	2	\$92,415	4	\$69,380.12	11	9.7%	19	1.1%	22	3.3%	23
REYNOLDS	\$53,180	11	\$82,797	6	\$80,294.69	6	11.8%	17	2.4%	17	6.8%	12
SANDY MUSH	\$36,565	24	\$56,802	23	\$45,726.71	27	22.0%	5	1.4%	18	5.0%	16
SHILOH / SWEETEN CREEK	\$39,777	23	\$62,133	19	\$74,136.53	9	24.4%	4	12.7%	5	19.0%	1
SOUTH ASHEVILLE	\$61,518	5	\$87,824	5	\$79,487.58	7	6.2%	24	6.8%	9	9.7%	7
SOUTH WEST BUNCOMBE	\$65,419	3	\$103,073	2	\$83,048.16	4	5.5%	25	3.1%	15	7.8%	9
SOUTHSIDE	\$19,747	27	\$35,370	27	\$50,597.27	25	39.5%	1	38.3%	1	4.4%	20
SWANNANOA	\$52,436	13	\$63,833	16	\$58,037.40	18	13.0%	13	3.8%	12	6.8%	13
WEAVERVILLE	\$52,873	12	\$69,756	11	\$65,488.63	13	4.3%	26	1.3%	19	5.0%	17
WEST ASHEVILLE	\$58,270	6	\$74,054	9	\$69,871.73	10	12.1%	15	6.9%	8	6.8%	11
WOODFIN	\$53,541	10	\$81,058	7	\$69,085.25	12	16.3%	7	4.8%	10	11.2%	5

Community Correlation Data (Sources; US Census Bureau, Five-Year 2015-2019, 2020 Decennial)

Rank High to Low

Community	Percent Black or African American Owner-Occupied		Percent Hispanic or Latino Owner-Occupied		Percent Different House One-Year Ago	
	#	Rank	#	Rank	#	Rank
BILTMORE	0.0%	26	0.8%	18	10.7%	17
BROAD RIVER	0.0%	27	0.0%	27	10.8%	16
CANDLER	0.0%	18	1.5%	13	10.4%	19
CBD	0.0%	24	0.0%	26	36.3%	1
EAST ASHEVILLE	5.7%	8	3.2%	8	18.3%	4
EAST BUNCOMBE	2.5%	10	0.8%	17	13.0%	9
ENKA	0.0%	20	4.1%	6	10.5%	18
FAIRVIEW	0.0%	22	0.0%	24	5.7%	25
FRENCH BROAD	0.0%	21	3.2%	9	7.2%	24
IVY	0.0%	25	1.2%	16	5.3%	26
LEICESTER	0.9%	15	4.8%	3	9.1%	21
MONTFORD	16.3%	3	0.0%	23	11.3%	15
NORTH ASHEVILLE	1.4%	12	0.6%	20	20.1%	2
NORTH BUNCOMBE	0.5%	17	2.8%	10	10.3%	20
NORTH WEST ASHEVILLE	8.8%	5	6.1%	1	12.8%	11
OAKLEY	14.5%	4	4.3%	4	12.7%	12
REEMS CREEK	0.0%	23	0.0%	25	3.7%	27
REYNOLDS	1.7%	11	0.4%	21	14.7%	7
SANDY MUSH	0.6%	16	0.6%	19	12.0%	14
SHILOH / SWEETEN CREEK	16.7%	2	1.4%	15	12.9%	10
SOUTH ASHEVILLE	2.7%	9	1.8%	12	13.5%	8
SOUTH WEST BUNCOMBE	1.0%	14	4.1%	5	7.9%	23
SOUTHSIDE	45.8%	1	0.0%	22	17.5%	6
SWANNANOA	6.3%	6	3.5%	7	9.0%	22
WEAVERVILLE	1.2%	13	1.4%	14	12.1%	13
WEST ASHEVILLE	6.1%	7	2.8%	11	18.3%	5
WOODFIN	0.0%	19	5.4%	2	19.2%	3

Community Correlation Data (Sources; Buncombe County Tax Parcels, MLS, Buncombe County Building Permits)
Rank High to Low

Community	Average Annual Value of New Residential Building Permits Divided by Total Parcels		Average Annual Value of Residential Renovation & Addition Building Permits Divided by Total Parcels		Average House Sales Price		Five-Year Percent Change Average House Sales Price	
	#	Rank	#	Rank	#	Rank	#	Rank
BILTMORE	\$5,239	2	\$4,653	1	\$988,855	1	75.0%	2
BROAD RIVER	\$2,683	14	\$319	14	\$279,563	16	40.5%	20
CANDLER	\$1,958	22	\$184	22	\$195,322	27	49.2%	11
CBD	\$0	27	\$11	27	\$582,295	2	70.9%	3
EAST ASHEVILLE	\$2,390	17	\$687	6	\$321,858	12	47.8%	13
EAST BUNCOMBE	\$895	26	\$159	24	\$307,703	14	32.7%	24
ENKA	\$2,057	21	\$172	23	\$248,718	21	29.1%	25
FAIRVIEW	\$5,093	5	\$733	5	\$363,102	6	43.1%	18
FRENCH BROAD	\$3,907	8	\$202	20	\$226,975	23	53.0%	7
IVY	\$1,667	24	\$203	19	\$251,903	19	55.9%	5
LEICESTER	\$2,968	11	\$281	17	\$251,836	20	43.9%	17
MONTFORD	\$3,548	9	\$1,886	2	\$437,356	4	39.8%	21
NORTH ASHEVILLE	\$5,181	3	\$1,846	3	\$502,197	3	33.7%	22
NORTH BUNCOMBE	\$2,901	13	\$153	25	\$268,131	18	46.8%	14
NORTH WEST ASHEVILLE	\$1,238	25	\$189	21	\$197,754	26	51.2%	10
OAKLEY	\$2,089	20	\$312	16	\$218,704	24	69.8%	4
REEMS CREEK	\$4,481	6	\$370	12	\$334,496	9	44.4%	16
REYNOLDS	\$5,171	4	\$493	10	\$352,257	8	24.9%	27
SANDY MUSH	\$2,109	19	\$135	26	\$213,383	25	41.6%	19
SHILOH / SWEETEN CREEK	\$2,135	18	\$212	18	\$248,135	22	48.4%	12
SOUTH ASHEVILLE	\$4,024	7	\$571	8	\$360,395	7	44.6%	15
SOUTH WEST BUNCOMBE	\$7,213	1	\$476	11	\$416,202	5	53.8%	6
SOUTHSIDE	\$1,669	23	\$655	7	\$322,563	11	116.5%	1
SWANNANOA	\$3,195	10	\$357	13	\$268,778	17	32.9%	23
WEAVERVILLE	\$2,541	16	\$495	9	\$328,846	10	25.2%	26
WEST ASHEVILLE	\$2,904	12	\$888	4	\$311,199	13	51.2%	9
WOODFIN	\$2,547	15	\$319	15	\$280,461	15	52.9%	8

Community Correlation Data (Sources; Buncombe County Tax Parcels, MLS, Buncombe County Building Permits)

Rank High to Low

Community	Average Annual House Price Change		Median House Price		Average Number Home Sales as Percent of Total Residential Parcels		Total Home Sales (\$) Divided by Total Residential Parcels		Average Annual Percent Change in Home Sales (\$)	
	#	Rank	#	Rank	#	Rank	#	Rank	#	Rank
BILTMORE	13.1%	2	\$790,000	1	4.0%	23	\$38,878	2	20.1%	5
BROAD RIVER	9.9%	6	\$235,000	21	3.3%	25	\$9,447	23	27.4%	4
CANDLER	8.5%	13	\$170,000	27	4.1%	21	\$8,097	25	18.0%	9
CBD	12.6%	3	\$510,000	2	11.3%	1	\$65,344	1	36.1%	2
EAST ASHEVILLE	8.2%	15	\$281,000	12	5.4%	12	\$17,080	11	9.3%	23
EAST BUNCOMBE	6.1%	23	\$270,000	14	4.1%	22	\$12,711	17	9.7%	20
ENKA	5.3%	25	\$239,000	19	4.5%	18	\$11,095	21	11.4%	18
FAIRVIEW	7.7%	19	\$307,000	8	4.0%	24	\$14,638	14	27.7%	3
FRENCH BROAD	9.2%	7	\$227,250	22	4.8%	15	\$11,032	22	19.8%	6
IVY	10.1%	5	\$235,000	20	2.9%	27	\$7,412	26	19.5%	7
LEICESTER	7.6%	20	\$226,500	23	4.7%	16	\$11,690	19	6.8%	26
MONTFORD	7.2%	21	\$412,000	4	5.4%	10	\$23,630	5	16.4%	11
NORTH ASHEVILLE	6.2%	22	\$429,000	3	5.0%	14	\$24,931	4	4.6%	27
NORTH BUNCOMBE	8.0%	16	\$257,250	16	4.3%	20	\$11,676	20	12.9%	16
NORTH WEST ASHEVILLE	8.8%	11	\$194,500	25	4.4%	19	\$8,782	24	12.7%	17
OAKLEY	11.3%	4	\$220,000	24	6.0%	5	\$13,232	16	16.1%	12
REEMS CREEK	7.7%	18	\$298,000	9	5.4%	11	\$18,081	10	17.6%	10
REYNOLDS	4.7%	27	\$315,000	7	5.4%	9	\$19,178	8	13.1%	15
SANDY MUSH	9.1%	9	\$176,000	26	3.1%	26	\$6,463	27	18.5%	8
SHILOH / SWEETEN CREEK	8.4%	14	\$245,000	18	5.5%	7	\$13,644	15	14.3%	13
SOUTH ASHEVILLE	7.8%	17	\$280,000	13	6.1%	4	\$21,926	6	13.4%	14
SOUTH WEST BUNCOMBE	9.2%	8	\$320,000	5	6.1%	2	\$25,299	3	9.6%	21
SOUTHSIDE	19.7%	1	\$286,000	11	5.8%	6	\$19,684	7	41.5%	1
SWANNANOA	5.9%	24	\$250,000	17	4.5%	17	\$12,009	18	9.1%	24
WEAVERVILLE	4.9%	26	\$318,000	6	5.1%	13	\$16,775	12	8.8%	25
WEST ASHEVILLE	8.8%	12	\$286,500	10	6.1%	3	\$18,918	9	9.4%	22
WOODFIN	9.0%	10	\$265,000	15	5.5%	8	\$15,308	13	11.2%	19

Home Sales Price Deciles

Decile	Range	2016	2017	2018	2019	2020	2021
1	Average	\$90,099	\$97,365	\$102,324	\$115,512	\$124,589	\$136,391
1	Minimum	\$20,000	\$18,000	\$13,000	\$18,000	\$22,000	\$25,000
1	Maximum	\$120,000	\$130,000	\$135,000	\$150,000	\$164,000	\$184,000
2	Average	\$139,882	\$149,122	\$156,669	\$171,574	\$189,178	\$211,382
2	Minimum	\$120,500	\$131,000	\$135,500	\$150,500	\$164,500	\$184,000
2	Maximum	\$155,000	\$165,000	\$175,000	\$190,000	\$210,000	\$230,000
3	Average	\$167,087	\$179,493	\$190,928	\$210,804	\$226,693	\$247,156
3	Minimum	\$155,500	\$165,500	\$175,500	\$190,500	\$211,000	\$231,000
3	Maximum	\$178,000	\$192,000	\$207,000	\$227,000	\$240,000	\$262,500
4	Average	\$189,769	\$206,928	\$221,945	\$239,819	\$254,164	\$277,565
4	Minimum	\$178,500	\$192,500	\$207,500	\$227,500	\$240,500	\$263,000
4	Maximum	\$200,000	\$220,000	\$235,500	\$252,000	\$266,000	\$293,000
5	Average	\$214,844	\$233,486	\$249,252	\$266,666	\$281,323	\$309,506
5	Minimum	\$200,500	\$220,500	\$236,000	\$252,500	\$266,500	\$293,000
5	Maximum	\$227,000	\$247,000	\$262,500	\$280,000	\$295,500	\$325,000
6	Average	\$241,302	\$261,183	\$278,048	\$298,500	\$314,214	\$346,928
6	Minimum	\$227,500	\$247,500	\$263,000	\$281,000	\$296,000	\$325,500
6	Maximum	\$255,000	\$277,000	\$295,000	\$318,000	\$332,000	\$365,500
7	Average	\$273,234	\$295,980	\$316,318	\$337,615	\$353,972	\$392,538
7	Minimum	\$255,500	\$277,500	\$295,500	\$319,000	\$332,500	\$366,000
7	Maximum	\$291,500	\$319,000	\$337,500	\$360,000	\$376,000	\$424,000
8	Average	\$324,966	\$350,173	\$369,853	\$395,547	\$408,418	\$458,803
8	Minimum	\$292,000	\$319,500	\$338,000	\$360,500	\$376,500	\$425,000
8	Maximum	\$359,000	\$386,000	\$405,000	\$430,000	\$449,000	\$505,000
9	Average	\$407,283	\$435,482	\$461,415	\$483,518	\$504,441	\$574,571
9	Minimum	\$360,000	\$386,500	\$406,000	\$430,500	\$450,000	\$506,000
9	Maximum	\$470,000	\$500,000	\$530,000	\$550,000	\$572,500	\$666,500
10	Average	\$694,657	\$760,777	\$813,914	\$837,710	\$874,334	\$987,501
10	Minimum	\$471,000	\$501,000	\$532,000	\$554,000	\$573,000	\$667,000
10	Maximum	\$2,600,000	\$3,400,000	\$3,300,000	\$3,625,000	\$3,500,000	\$7,700,000

Overview of Participating Firm

SYNEVA Economics, incorporated in the State of North Carolina since 2003 is an innovative leader in data-driven regional economic analysis. The firm's key value is providing clear and insightful information that enables clients to make knowledgeable, efficient, and effective decisions. As a regional economic research expert, SYNEVA Economics follows an adaptive business model, its role adjusting to the specific needs of each client and project. The firm at times works directly with municipal, commercial, community and economic development leadership and at other times serves as the research expert for firms such as Deloitte, Garner Economics, McCallum Sweeney Consulting, and Younger Associates.

SYNEVA Economics' broad portfolio includes economic assessments for dozens of communities, industry targeting, economic impact analyses, workforce & skills assessments, micro-demographic analyses, and a host of custom analyses answering specific site and client needs. The range of research activities has been as broad as economic impact analyses for universities, international airports, and major infrastructure projects to micro-demographic analyses of neighborhood gentrification and sub-state health insurance coverage.

A list of past and current clients can be viewed at www.syneva.com/clients



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Public Hearings

Department: Planning

Presenter(s): Nathan L. Pennington, CFM

Contact(s): Nathan Pennington

Subject: Staak Drive Rezoning Request

Brief Summary:

Ward Griffin on behalf of Gracefund1, LLC, has requested to rezone one (1) parcel of land from R-1 (Residential District) to NS (Neighborhood Service District).

Recommended Motion & Requested Action:

1. Planning Staff recommends approval of the request
2. The Planning Board unanimously recommends approval of the request

County Manager's Comments and Recommendation:

County Manager recommends as presented.



BUNCOMBE COUNTY
PLANNING & DEVELOPMENT
(828) 250-4830 - PlanningInfo@BuncombeCounty.org
www.buncombecounty.org/planning

ZONING MAP AMENDMENT

STAFF ANALYSIS

Legislative Hearing

LOCATION MAP 		CASE NUMBER: ZPH2022-00016	
A. PROPERTY INFORMATION			
PIN(s): 9667.64.4509 Addresses: 19 Staak Drive Owner(s): BLT Enterprises, LLC			
B. REZONING REQUEST			
Applicant / Agent: Gracefund1, LLC (Ward Griffin, Agent)			
Existing Zoning: R-1 Proposed Zoning: NS Total # Parcels: One (1) Acreage: 4.47			
C. PUBLIC NOTICE			
Planning Board:	Citizen Times legal ad and BC website: June 1, 2022 Mailed to owners within 1,000 ft: June 1, 2022 Physical posting: June 2, 2022 Hearing Date: June 20, 2022	BOC:	Citizen Times legal ad and BC website: July 1, 2022 Mailed to owners within 1,000 ft: July 1, 2022 Physical posting: July 1, 2022 BOC Hearing: July 1, 2022
D. SUMMARY OF REQUEST			
Ward Griffin on behalf of Gracefund1, LLC, has requested to rezone one (1) parcel of land from R-1 (Residential District) to NS (Neighborhood Service District).			
E. RECOMMENDATION			
APPROVAL			

F. SPOT ZONING ANALYSIS

Spot Zoning Defined:

A zoning ordinance, or amendment, which singles out and reclassifies a relatively small tract owned by a single person and surrounded by a much larger area uniformly zoned, so as to impose upon the smaller tract greater restrictions than those imposed upon the larger area, or so as to relieve the small tract from restrictions to which the rest of the area is subjected, is called "spot zoning."

Spot Zoning, David W. Owens, April, 2020, quoting *Blades v. City of Raleigh*, 280 N.C. 531, 547, 187 S.E.2d 35, 45 (1972).

The map amendment has been requested for one (1) parcel comprised of 4.47 acres. The subject parcel is adjacent to property currently zoned NS along the Charlotte Highway commercial corridor. Based on the nature of the request, Staff does not have concerns related to spot zoning.

References:

*Walker v. Town of Elkin, 254 N.C. 85, 89, 118 S.E. 2d 1, 4 (1961)

**Blades v. City of Raleigh, 280 N.C., 534, 546, 187 S.E. 2d 35, 43 (1972)

Owens, David W., Land Use Law in North Carolina, UNC – Chapel Hill School of Government, 2020.

G. COMPARISON OF ZONING ORDINANCE DISTRICT STATEMENT OF INTENT

EXISTING ZONING DISTRICT – R-1

Residential District (R-1). The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.

PROPOSED ZONING DISTRICT – NS

Neighborhood Service District (NS). The NS Neighborhood Service District is primarily intended to provide suitable locations for limited, neighborhood-oriented, commercial, business, and service activities in close proximity to major residential neighborhoods. The NS Neighborhood Service District is designed to allow for a mix of residential, commercial, business and service uses in limited areas along major traffic arteries and at key intersections leading to residential neighborhoods in order to provide such service to the residents of that particular neighborhood. As such, the type of uses allowed and the standards established for development in this NS Neighborhood Service District should be compatible with the residential character of the area and should neither add to traffic congestion; nor cause obnoxious noise, dust, odors, fire hazards, or lighting objectionable to surrounding residences; nor should they visually detract from the overall appearance of the

neighborhood. The NS Neighborhood Service District should currently have water and sewer services or be expected to have such services in the foreseeable future.

H. PLAN CONSISTENCY

LAND USE PLAN RECOMMENDATIONS: The following is an analysis of the rezoning proposal in context of Figure 20. *Appropriate Development Types of the Buncombe County Comprehensive Land Use Plan 2013*:

<https://www.buncombecounty.org/common/planning/land-use-plan-update-2013.pdf>

— Not Required 👉 Suggested ★ Highly Suggested	Reasonable proximity to major transportation corridors	Reasonable proximity to infrastructure (combined water/ sewer service area)	Outside of steep slope areas (25% +)	Outside of high elevations (2500' +)	Outside of moderate and high slope stability hazards	Outside of flood hazard areas	Separation from low-density residential uses
COMMERCIAL							
Neighborhood-Scale Commercial	👉	👉	★	★	★	👉	👉
Moderate Commercial	★	★	★	★	★	👉	★

1. CONSISTENT:
The change is consistent with the following recommendations of the Comprehensive Land Use Plan 2013 Update:

- “Reasonable proximity to major transportation corridors” [suggested]:
The subject property is located adjacent to other parcels along the Charlotte Highway commercial corridor with direct access to Staak Drive. In compliance with suggestion.
- “Reasonable proximity to infrastructure (combined water / sewer service area)” [suggested]:
Both public water and sewer can be provided to serve future development of the site. In compliance with suggestion.
- “Outside of steep slope area (25%+)” [highly suggested]:
The area under consideration for rezoning is largely outside of areas greater than 25% slope. In compliance with suggestion.
- “Outside of high elevations (2500’+)” [highly suggested]:
The area under consideration for rezoning is located outside of areas of high elevation in excess of 2500 feet. In compliance with suggestion.
- “Outside of moderate and high slope stability hazards” [highly suggested]:
Largely in compliance with suggestion, some de Minimis pockets present on site.
- “Outside of flood hazard areas” [suggested]:
In compliance with suggestion.
- “Separation from low-density residential uses” [suggested]:
Largely in compliance with suggestion. The Zoning Ordinance requires that commercial developments be buffered from residential uses.

The Buncombe County Comprehensive Land Use Plan Update, 2013:

Both Sections 5. and 6. of the Plan recommend that denser development be directed to areas with existing infrastructure. Both mixed use development and neighborhood-scale commercial development are supported in the NS zoning district and the application of the district allows for a transition from residential to neighborhood scale commercial uses.

I. NEIGHBORHOOD CONSISTENCY

1. CURRENT DEVELOPMENT TYPES:

The subject property is located directly behind an existing mixed use commercial building (offices, retail, etc) and zoned NS. Property to the east is vacant and zoned R-3, to the north is a mix of residential properties zoned R-1, and to the west is the Winterwind residential neighborhood zoned R-1.

2. ALLOWED DEVELOPMENT TYPES AFTER CHANGE:

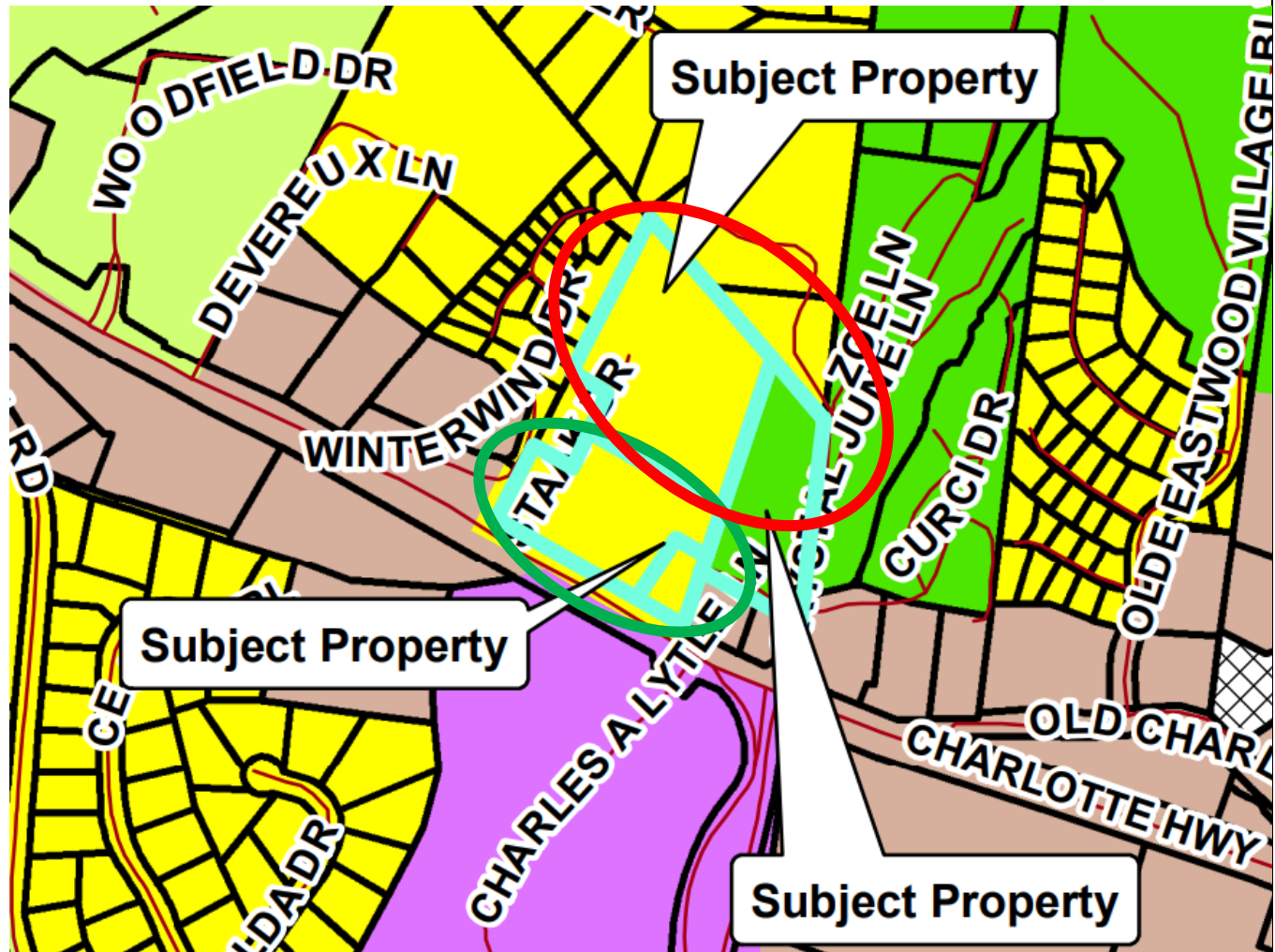
The proposed rezoning would allow additional uses in the NS district that are not currently allowed in the R-1 district. While specific development cannot be evaluated as part of the rezoning process, the rezoning would allow for more flexibility in mixed use options that are not currently afforded in the R-1 zoning district.

3. ALLOWABLE DENSITY / DIMENSIONAL STANDARDS AFTER CHANGE:

	Existing Districts:	Proposed District:
	R-1 Residential	NS
Minimum Lot Size (SF)	30,000 SF No Public Sewer 12,000 SF Public Sewer/No Public Water 8,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 Public Sewer/No Public Water 5,000 SF Public Water/Sewer
Max dwelling units per acre	10 units, no more than 2 units per lot	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer, 20/10/20 no sewer	10/7/15 w/sewer, 20/10/20 no sewer
Max height	35 feet	35 feet

4. PREVIOUS ZONING ACTIONS/INFRASTRUCTURE/FUTURE LAND USE:

Site History – In split decisions in 2017, the BOC approved the rezoning of two parcels along Charlotte Highway from R-1 to NS, but denied the rezoning of the subject parcel along with the parcel to the east from R-1 and R-3 to NS. See below – the green ellipse denotes parcels that were approved and the red ellipse denotes the parcels that were denied.



Access – Access to the property is provided from Staak Drive which directly intersects Charlotte Highway.

Utilities – Adjacent developments are currently served by both public water and sewer.

Future Development – See above under Section 2.

J. STAFF RECOMMENDATION COMMENTS:

Staff recommends **APPROVAL** of the rezoning request as submitted.

K. PLANNING BOARD RECOMMENDATION

1. BOARD BASIS FOR DECISION MAKING

The Board must determine if there is a reasonable basis for the requested change in light of its effect on all involved including the following considerations:

- The requested change does not directly or indirectly result in the creation of spot zoning
- Size of the tract in question
- Compatibility of the change with existing Comprehensive Land Use Plan
- Benefits and detriments resulting from the change for the owner of the newly zoned property, their neighbors, and the surrounding community
- Relationship between the uses envisioned under the new zoning and the uses currently present in adjacent tracts

References: Good Neighbors of South Davidson v. Town of Denton, 355 N.C. 254, 559 S.E.2d 768 (2002)
Chrismon v. Guilford County, 322 N.C. 611, 370 S.E.2d 579 (1988)

2. BOARD OPTIONS

The following options are available to the Board:

- a. Recommend approval of the proposed rezoning, as presented.
- b. Recommend approval of a portion of the proposed rezoning.
- c. Recommend denial of the proposed rezoning, as presented.

L. ATTACHMENTS

- Application
- Maps
- Power Point Presentation

PLANNING BOARD'S WRITTEN RECOMMENDATION TO THE BUNCOMBE COUNTY
BOARD OF COMMISSIONERS TO APPROVE APPLICATION ZPH2022-00016
REQUESTING AN AMENDMENT TO THE OFFICIAL ZONING MAP

WHEREAS, the Zoning Administrator for Buncombe County has received an application (ZPH2022-00016, 19 STAAK DRIVE MAP AMENDMENT) requesting an amendment to The Official Zoning Map of Buncombe County on the parcel(s) depicted in the map attached hereto as "Exhibit A" and identified as follows:

PIN(s): 9667.64.4509
Addresses: 19 Staak Dr
Owner(s): BLT Enterprises, LLC
Applicant(s): GRACEFUND1, LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-1 Residential District to the NS Neighborhood Service District; and

WHEREAS, the Zoning Administrator certified that notices of the meeting of the Buncombe County Planning Board at which this application was considered have been properly mailed to members of the Planning Board, the applicant(s), owner(s), and all adjoining property owners at least ten (10) days prior to the meeting; public notice of the meeting has been properly published in a newspaper having general circulation in the County; and notices of the public hearing concerning this zoning map amendment have been prominently posted as required; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Planning Board duly advertised and held a public hearing to consider the proposed amendment; and

WHEREAS, pursuant to Buncombe County Code of Ordinances Sec. 78-717 and N.C. Gen. Stat. § 160D-604(d), the Planning Board has advised and commented on "whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable" and has provided "a written recommendation to the board of county commissioners" concerning the same (said written recommendation, which is incorporated herein by reference, is attached hereto as "Exhibit B"); and

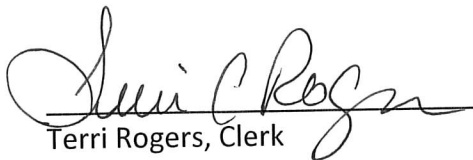
WHEREAS, the Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed map amendment by a vote of **6** to **0**.

NOW, THEREFORE, THE BUNCOMBE COUNTY PLANNING BOARD HEREBY RECOMMENDS AS FOLLOWS:

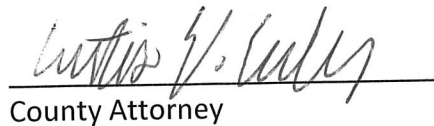
1. The Planning Board recommends that the Buncombe County Board of Commissioners **APPROVE** the proposed Zoning Map amendment as presented in Exhibit A.

Read, approved and adopted this the 20th day of June, 2022.

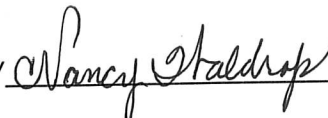
ATTEST


Terri Rogers, Clerk

APPROVED AS TO FORM


County Attorney

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY 
Nancy Waldrop, Chair

Consented to (YES/NO):

Planning Board Members:

Nancy Waldrop, Chair -Yes
John Noor -Yes
Cindy Weeks -Yes
David Rittenberg -Yes
Tim Collins -Yes
Ken Kahn -Yes

Exhibit A

**OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT**

PIN(s): 9667.64.4509
Addresses: 19 Staak Dr
Owner(s): BLT Enterprises, LLC
Applicant(s): GRACEFUND1, LLC

PROPOSED ZONING DISTRICT – NS

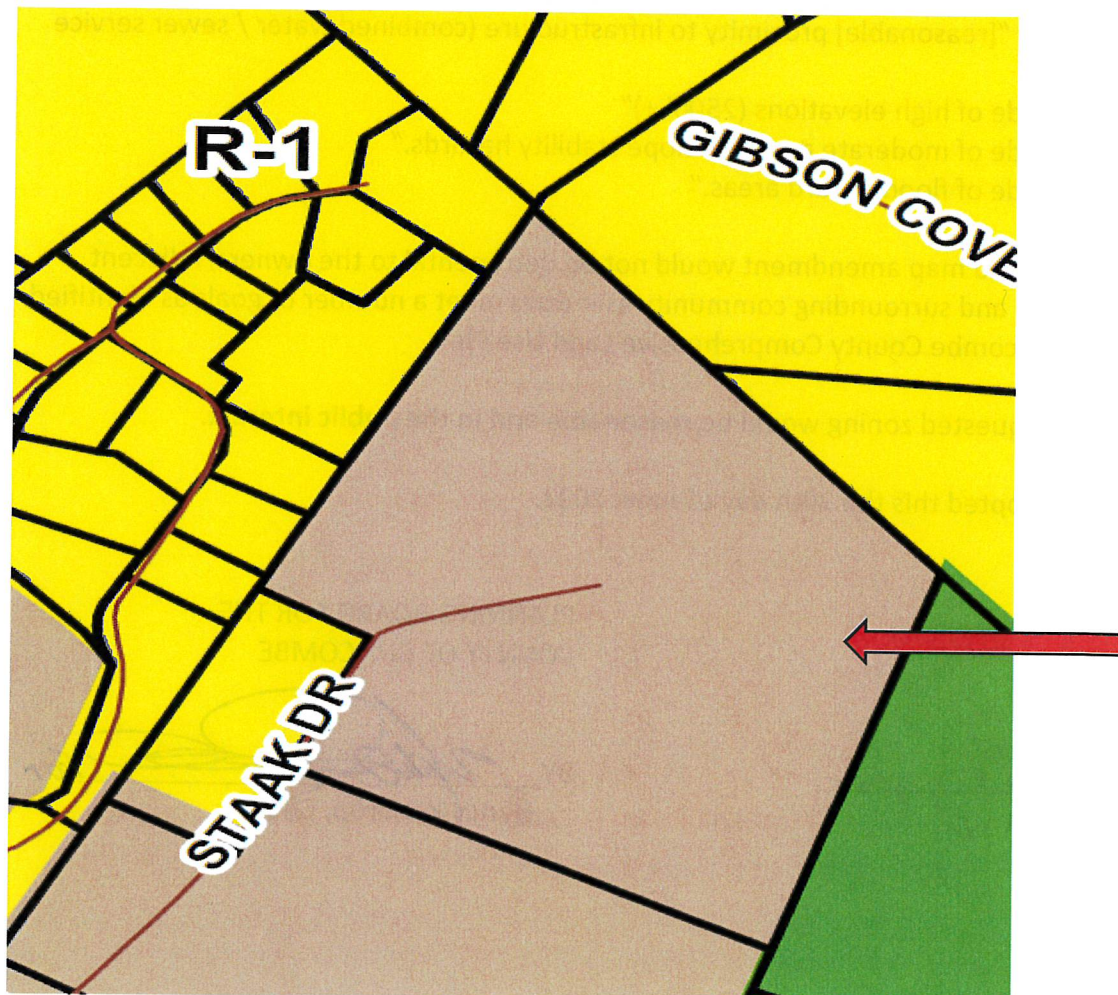


Exhibit B

PLAN CONSISTENCY STATEMENT

ZONING MAP AMENDMENT
CONSISTENT WITH PLAN

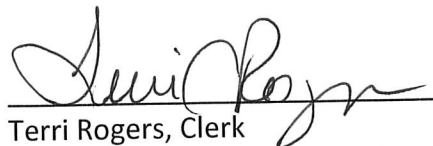
Pursuant to N.C. Gen. Stat. §160D-604(d) the Buncombe County Planning Board hereby approves and adopts the following Plan Consistency Statement for the rezoning of a portion of tax lot PIN(s) 9655.87.3857, from the R-1 Residential District to the NS Neighborhood Service District. The Board finds the following:

1. The proposed rezoning of the subject property is consistent with the Buncombe County Comprehensive Land Use Plan in that the property is:
 - A. Within "[reasonable] proximity to major transportation corridors."
 - B. Within "[reasonable] proximity to infrastructure (combined water / sewer service area)."
 - C. "Outside of high elevations (2500' +)"
 - D. "Outside of moderate and high slope stability hazards."
 - E. "Outside of flood hazard areas."
2. The proposed map amendment would not be detrimental to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan.

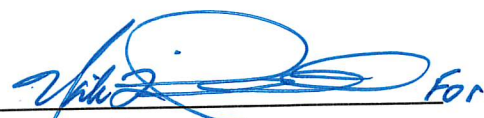
Therefore, the requested zoning would be **reasonable and in the public interest**.

Approved and adopted this the 20th day of June, 2022.

ATTEST


Terri Rogers, Clerk

PLANNING BOARD FOR THE
COUNTY OF BUNCOMBE

BY  For
Nancy Waldrop, Chair

ORDINANCE NO. 22-07-09

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY, CHAPTER 78,
ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES, THE ZONING ORDINANCE OF
BUNCOMBE COUNTY
ZPH2022-00016

WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;

WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;

WHEREAS, pursuant to N.C. Gen. Stat. §160D-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;

WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:

Case: ZPH2022-00016
PIN(s): 9667.64.4509
Addresses: 19 Staak Dr
Owner(s): BLT Enterprises, LLC
Applicant(s): GRACEFUND1, LLC

WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-1 Residential District to the NS Neighborhood Services District as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference; and,

WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on June 20, 2022, at which meeting a motion to **approve** the proposed map amendment passed by a vote of **6 to 0**; and,

WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of

Ordinances, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint Maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update, and hereby finds the following:

1.1 Said zoning change is **consistent** with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the proposed rezoning is:

1.1.1 Within "[reasonable] proximity to major transportation corridors."

1.1.2 Within "[reasonable] proximity to infrastructure (combined water / sewer service area)."

1.1.3 "Outside of high elevations (2500'+)."

1.1.4 "Outside of moderate and high slope stability hazards."

1.1.5 "Outside of flood hazard areas."

1.2 The proposed map amendment would **not be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.

1.3 Therefore, the requested zoning would be **reasonable** and **in the public interest**.

Section 2. This Board does hereby **approve** the request to rezone PIN# 9667.64.4509, Buncombe County, NC, from R-1 Residential District to NS Neighborhood Service District, as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. If any section, subsection, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance;

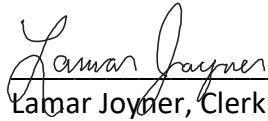
Section 4. All ordinances and clauses of ordinances in conflict herewith be and are hereby repealed to the extent of such conflict; and

Section 5. This ordinance is effective upon adoption.

Read, approved and adopted this the 19th day of July, 2022.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE


Lamar Joyner, Clerk

BY 
Brownie Newman, Chairman

APPROVED AS TO FORM

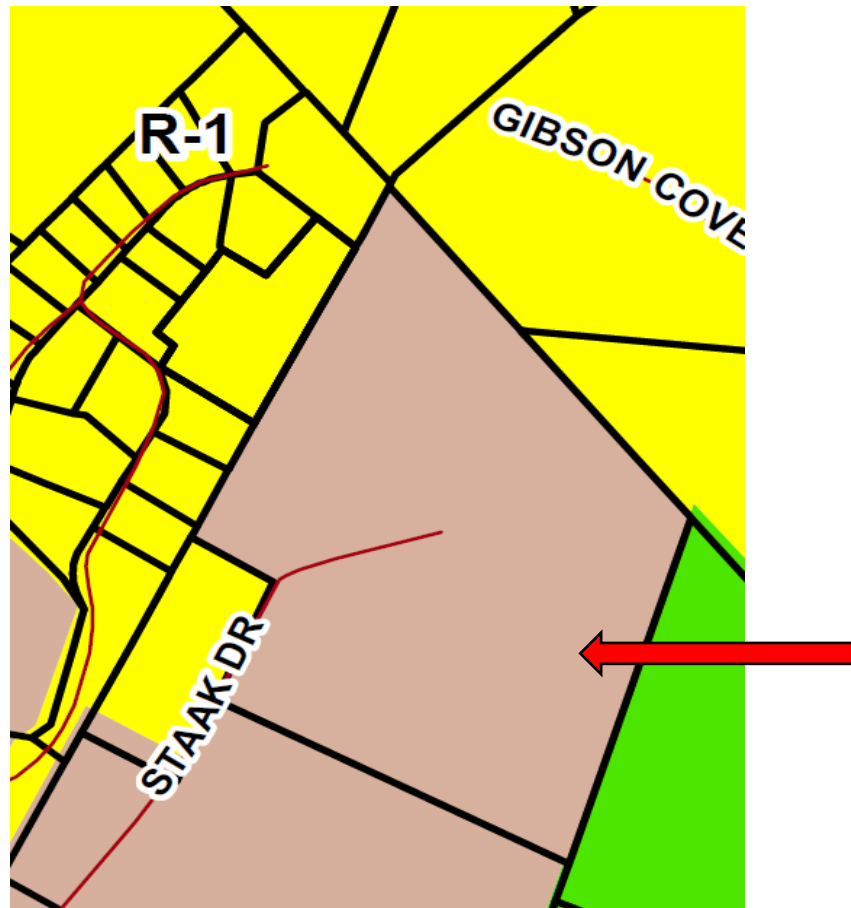

County Attorney

Exhibit A

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT

Case: ZPH2022-00016
PIN(s): 9667.64.4509
Addresses: 19 Staak Dr.
Owner(s): GRACEFUND1, LLC

PROPOSED ZONING DISTRICT –NS



RESOLUTION NO. _____

RESOLUTION DENYING A REQUEST TO AMEND
THE OFFICIAL ZONING MAP OF BUNCOMBE COUNTY,
CHAPTER 78, ARTICLE VI OF THE BUNCOMBE COUNTY CODE OF ORDINANCES,
THE ZONING ORDINANCE OF BUNCOMBE COUNTY
ZPH2022-00016

-
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-7-1, the County may adopt a zoning ordinance to regulate development within its territorial jurisdiction;
- WHEREAS, on December 1, 2009, the Buncombe County Commissioners enacted Buncombe County Ordinance No. 09-12-01 which established a comprehensive zoning plan for the properties located in Buncombe County outside of the boundaries of incorporated municipalities and their zoning jurisdictions;
- WHEREAS, pursuant to N.C. Gen. Stat. §160D-6-2, the County may amend its zoning ordinance after giving proper public notice and holding a public hearing;
- WHEREAS, the Planning Board has received an application for an amendment to the Official Zoning Map of Buncombe County, North Carolina ("Official Zoning Map") to rezone the below listed parcels, and shown herein as Exhibit A:
- Case: ZPH2022-00016
PIN(s): 9667.64.4509
Addresses: 19 Staak Dr
Owner(s): BLT Enterprises, LLC
Applicant(s): GRACEFUND1, LLC
- WHEREAS, the applicant is requesting that the zoning designation for the subject property be changed from the R-1 Residential District to the NS Neighborhood Services District as shown and depicted in Exhibit A, which is attached hereto and incorporated herein by reference; and,
- WHEREAS, in accordance with the procedures set forth in the Buncombe County Zoning Ordinance, the Planning Board met to consider the proposed amendment on June 20, 2022, at which meeting a motion to approve the proposed map amendment passed by a vote of **6 to 0**; and,
- WHEREAS, this Board has reviewed these written recommendations of the Buncombe County Planning Board; and

WHEREAS, in accordance with North Carolina General Statutes and with the provisions set forth in Division 8 of Chapter 78, Article VI of the Buncombe County Code of Ordinances, the Board of Commissioners duly advertised and held a public hearing to consider the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BUNCOMBE COUNTY BOARD OF COMMISSIONERS THAT:

Section 1. This Board has considered whether this proposed amendment is consistent with the Buncombe County Land Use Plan and the associated Land Use Constraint Maps contained within the Buncombe County Comprehensive Land Use Plan 2013 Update, and hereby finds the following:

- 1.1. Said zoning change is **inconsistent** with Figure 20. Appropriate Development Types, of the Buncombe County Comprehensive Land Use Plan and Updates because the proposed rezoning is:

Insert Finding

- 1.2. Said rezoning **would be detrimental** to the owners, adjacent neighbors, and surrounding community as it **does not** meet a number of goals as identified in the Buncombe County Comprehensive Land Use Plan Update.
- 1.3. Therefore, the requested zoning would be **unreasonable** and **not in the public interest**.

Section 2. This Board does hereby **deny** the request to rezone PIN(s) 9667.64.4509, 19 Staak Dr, Buncombe County, NC, from R-1 Residential District to NS Neighborhood Service District, as shown and depicted upon Exhibit A, which is attached hereto and incorporated herein by reference;

Section 3. This resolution is effective upon adoption.

Read, approved and adopted this the 19th day of July, 2022.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Lamar Joyner, Clerk

BY _____
Brownie Newman, Chairman

APPROVED AS TO FORM

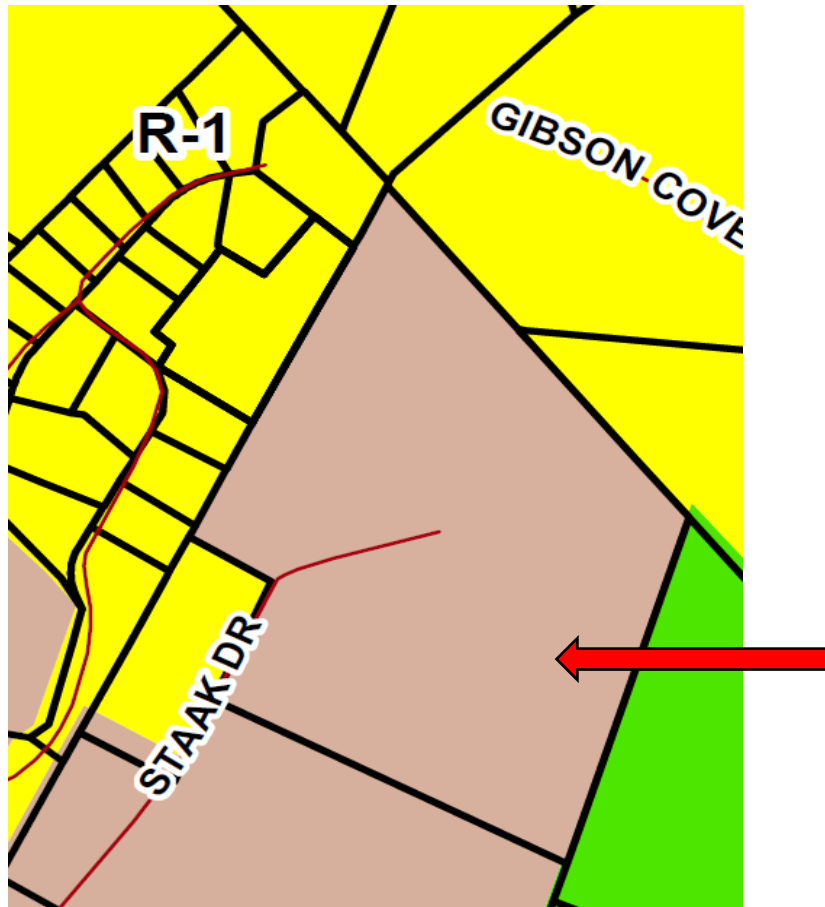
County Attorney

Exhibit A

OFFICIAL ZONING MAP
-EXCERPT-
PROPOSED AMENDMENT

Case: ZPH2022-00016
PIN(s): 9667.64.4509
Addresses: 19 Staak Dr.
Owner(s): GRACEFUND1, LLC

PROPOSED ZONING DISTRICT –NS





ZPH2022-00016 Staak Drive ZONING MAP AMENDMENT

Presented by

Nathan Pennington, CFM

Planning & Development Department



Hearing Notification

- ✓ CASE NUMBER: ZPH2022-00016
- ✓ Notice in Asheville Citizen Times legal ad: 7/1/2022
- ✓ Notice mailed to owners within 1,000 ft: 7/1/2022
- ✓ Physical posting: 7/1/2022
- ✓ Public Hearing: 7/19/2022



Applicant Information

- ✓ Applicant: Gracefund1, LLC (Ward Griffin, Agent)
- ✓ Owner(s): BLT Enterprises
- ✓ Address(es): 19 Staak Drive

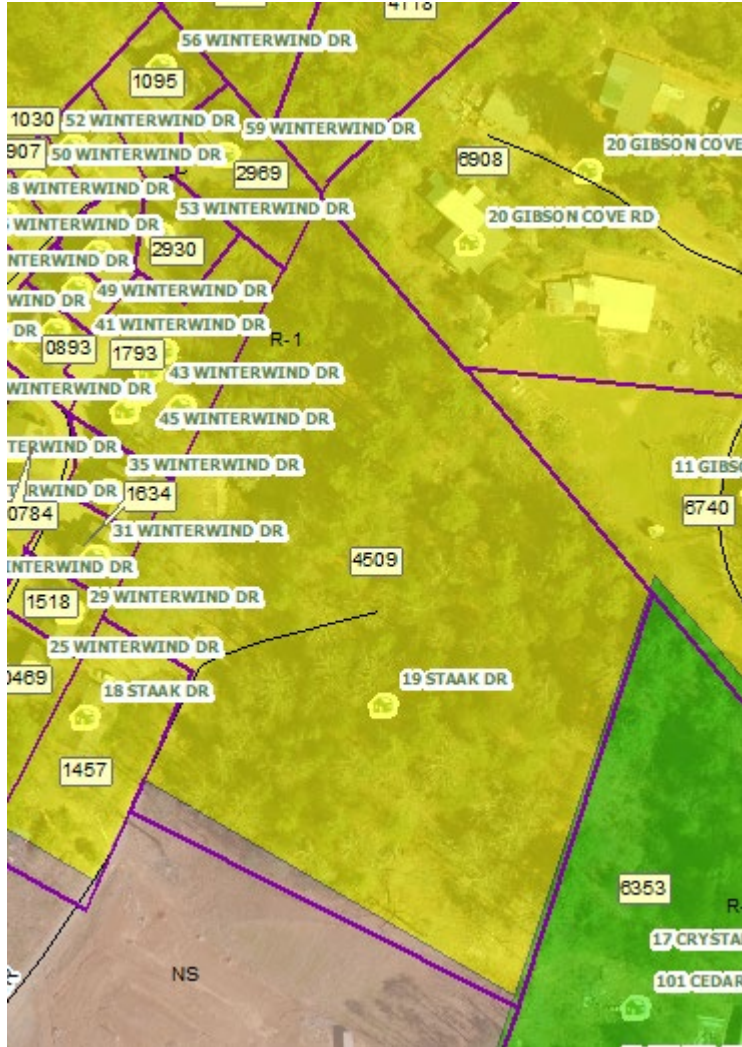


Property Information

- ✓ 4.47 acres total area
- ✓ Current Use:
Vacant/Residential
- ✓ Public Water & Sewer

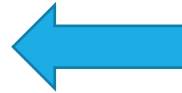


Rezoning Information



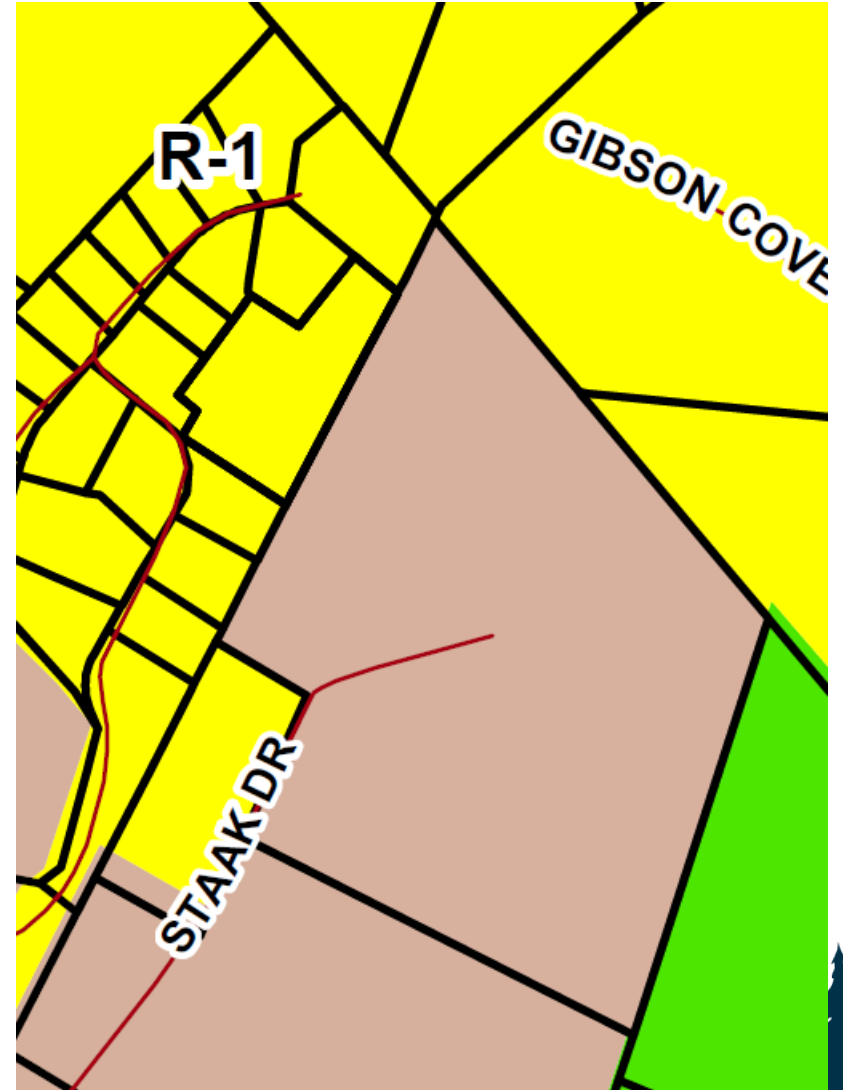
Current Zoning:

R-1



Proposed Zoning:

NS



Bulk Standards

Allowable Density/Dimensional Standards	Existing District:	Proposed District:
	R-1 Residential	NS
Minimum Lot Size	30,000 SF No Public Sewer 12,000 SF Public Sewer/No Public Water 8,000 SF Public Water and Sewer	30,000 SF No Public Sewer 10,000 Public Sewer/No Public Water 5,000 SF Public Water/Sewer
Max dwelling units/acre	10 units, no more than 2 units per lot	12
Setbacks (Front/Side/Rear)	10/7/15 w/sewer, 20/10/20 no sewer	10/7/15 w/sewer, 20/10/20 no sewer
Max height	35 feet	35 feet



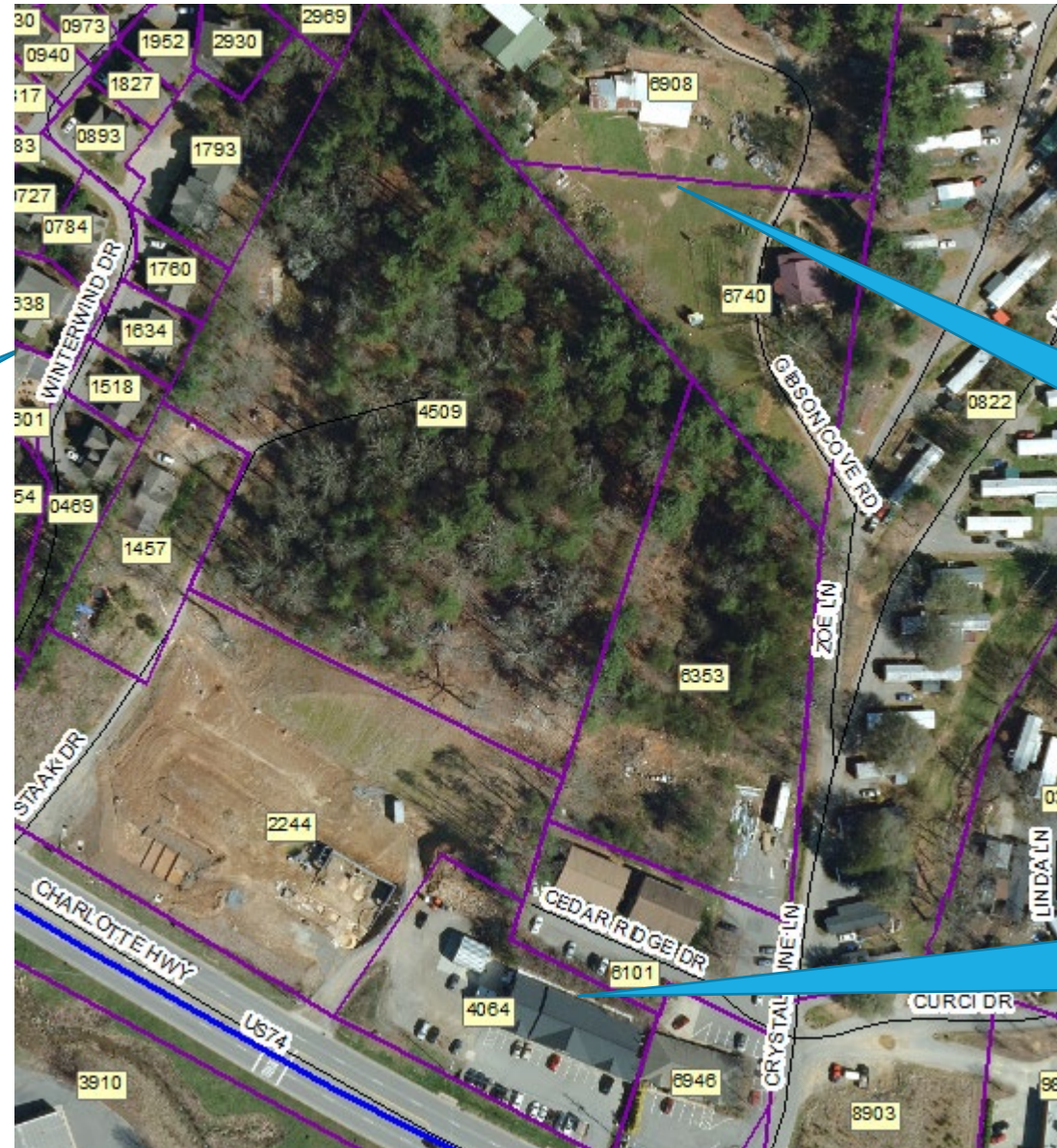
Surrounding Development Pattern in the Immediate Area

Residential –
Winterwind
Neighborhood

MHP

Residential

Commercial
/Strip
Center



Action by the Planning Board

- Public hearing held on 6/20/2022
- Voted unanimously to forward a recommendation of approval to the Board of Commissioners.





BUNCOMBE COUNTY
NORTH CAROLINA
PLANNING & DEVELOPMENT
(828) 250-4830 - PlanningInfo@BuncombeCounty.org
www.buncombecounty.org/planning

Application for a Zoning MAP AMENDMENT (Rezoning)

PLEASE NOTE:

A PRE-SUBMITTAL CONFERENCE WITH THE ZONING ADMINISTRATOR IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION FOR A CONDITIONAL USE PERMIT

Please complete all sections of the application.

A. Property Information

Application is hereby made to the Board of Commissioners of Buncombe County to amend the Official Zoning Map of Buncombe County as pertains to the following properties:

PIN(s): 966764450900000

Address(es): 19 Staak Drive Asheville, NC 28803

Acreage: 4.47

B. Zoning Classification

Current zoning district(s): R-1 Requested zoning district(s)*: NS

**If only a portion of the property is requested to be rezoned, or a rezoning to include more than one zoning district is proposed, please enclose a map indicating the area(s) of the property to be considered for rezoning.*

C. Applicant Contact Information

Property Owner Contact Information (If different)

GRACEFUND1, LLC

Company/Corporate Name (if applicable)

Ward Griffin

Applicant's Name

PO Box 1948

Mailing Address

Asheville, NC 28802

City, State, and Zip Code

(828) 254-8897

Telephone

ward@gracewnc.com

Email

BLT Enterprises, LLC, Doug Hill

Owner's Name 208 Charlotte Hwy
490 Charlotte Hwy Unit 301

Mailing Address

Asheville, NC 28803

City, State, and Zip Code

(828-298) 8093

Telephone

hillsted@gmail.com

Email

OFFICE USE ONLY:

Case Number: ZPH 2022 - 00016

Date Received: 5/19/2022

Planner Assigned:
Nate

Scheduled Planning Board Hearing Date: _____

D. MAP AMENDMENT CONSISTENCY & APPROPRIATENESS

Please answer the following questions (if necessary attach a separate sheet of paper):

1. Describe how the size of the tract proposed for rezoning in reference to surrounding properties makes it suitable for the proposed zoning classification:

The tract in question adjoins another property of the same zoning as what is being requested. The corridor on which the property is located have many similar sized and zoned parcels. The rezoning would be in congruence with the properties and other activity in the corridor.

2. Describe how the proposed rezoning is consistent with Buncombe County's Comprehensive Land Use Plan (*The plan is available on the Planning Department website.*) Please reference recommendations outlined on page 5 of the Land Use Plan when answering this question:

The rezoning would enable mixed use and multifamily development in close proximity to a major transportation corridor with water and sewer already available. It would be outside of steep slope areas as well as outside of high elevation areas. It would be outside slope stability hazards and flood hazard areas.

3. Describe how the proposed rezoning would be reasonable and in the public interest, with specific attention to the zoning and existing land uses of surrounding properties, and the potential effects of the proposed rezoning on property owners, adjacent neighbors, and the surrounding community.

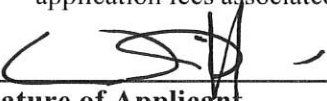
The rezoning would allow multifamily and mixed use development along a corridor in which it is greatly needed. The rezoning would be in alignment with most of the other parcels of similar size in the area. The rezoning would potentially bring much needed services to the area without negatively impacting the surrounding properties or stressing current roads or impacting traffic.

4. Is/are the applicant(s) listed below the owner(s) of the property? ☐ Yes ☒ No

If the applicant(s) listed herein are not the owner(s) as listed within the Buncombe County Tax Records, North Carolina General Statutes require the applicant to certify that the owner(s) received notice for each public hearing. An owner's affidavit must be submitted with this application, and certification of notice must be provided by the applicant once notice has been made for each public hearing 5 days prior to the hearing date; sample documents for both items can be obtained from the Planning Department.

E. CERTIFICATION

- I hereby certify that I am the owner, authorized agent of the owner, or have provided legal notification to the owner, and the above information is correct to the best of my knowledge and hereby make application for a Zoning Map Amendment. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.



Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

Signature of Applicant

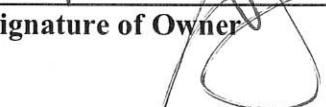
Signature of Applicant



Signature of Owner



Signature of Owner



Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner



NOTE TO USER: THIS VERSION OF SECTION E. CERTIFICATION IS FOR USE IN CASES WHERE NUMEROUS PROPERTIES, OWNED BY NUMEROUS PROPERTY OWNERS, ARE INVOLVED IN THE REZONING APPLICATION

**Application for a Zoning
MAP AMENDMENT**
Multiple Lots and Owners

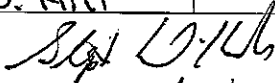
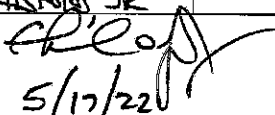
E. CERTIFICATION

E.1. Required Information: Each property owner who is participating in this rezoning application must complete this form. Each owner or group of owners (corporation, LLC, trust, or similar) should provide their information on a separate form. Owners of multiple properties within the rezoning area may use one form to list all affected properties. Use additional forms if necessary.

E.1.1. Location of Properties Proposed for Rezoning		
	Physical E-911 Address <i>Street number, name, city, state, zip code.</i> <i>You may verify your E911 Address at</i> https://discover.buncombecounty.org/	PIN Number <i>15-digit unique identifier for each parcel. PIN numbers can be found on your tax bill or online at</i> https://gis.buncombecounty.org/buncomap/ . <i>Example: 965415728000000 or 9654-15-7280</i>
1	19 Staak Drive Asheville, NC 28803	966764450900000
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

E.1.2. Contact Information and Certification of All Owners of Above-Referenced Property or Properties.

By signing this document I hereby certify that I am the owner of the property or properties referenced herein, and that any information given that is incorrect will cause this application to become null and void. I hereby authorize Buncombe County Staff to enter upon the property referenced below for the purpose of processing this rezoning request. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I hereby authorize the Applicant referenced below, to act as my representative for the purposes of this rezoning request.

	Owner Name	Corporate Title (if applicable)	Mailing Address <i>Street number, name, city, state, zip code</i>	Telephone Number	Email Address
1	Stephen D. Hill		208 Charlotte Hwy Asheville NC 28803 Unit 300	828-775-8094	hillsted@gmail.com
	Owner Signature:  Date: 5/17/22		Applicant/ Designated Representative - Name: Signature: Date:		
2	CHARLES D. RADFORD JR		208 CHARLOTTE HWY Asheville, NC 28803 UNIT 301	828-779-1906	chuckgbi@bellsouth.net
	Owner Signature:  Date: 5/17/22		Applicant/ Designated Representative - Name: Signature: Date:		
3					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		
4					
	Owner Signature: Date:		Applicant/ Designated Representative - Name: Signature: Date:		



Application to Amend the Buncombe County Zoning Map: Owners' Affidavit

Planning and Development
www.buncombecounty.org

46 Valley Street
Asheville, NC 28801
Telephone (828) 250-4830
Fax (828) 250-6086

OWNERS' AFFIDAVIT

The persons listed below do hereby appear before a Notary Public and affirm that they are the legal owners of the property located at:

19 Staak Drive Asheville, NC 28803

PIN(s) # 966764450900000

The persons listed below do hereby give authorization and permission to:

Ward Griffin

of GRACEFUND1, LLC

(Name of Representative/Agent)

(Name of Organization)

to submit to Buncombe County a request to amend the zoning map for the above listed properties from:

Current zoning district: R-1

Requested zoning district: NS

This application will be submitted to be heard by the Planning Board in a public hearing on June 20, 2022 and to be subsequently heard by the Commissioners.

Owner's Name (Print)

Stephen D Hill
CHARLES D. REDFORD, JR

Owner's Signature

[Handwritten signatures of Stephen D Hill and Charles D Redford, Jr.]

Date

5/17/22
5/17/22

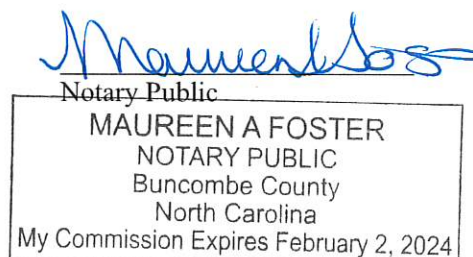
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Maureen A Foster, a Notary Public of the County and State aforesaid, certify that

Stephen D Hill & Charles D Redford, Jr PROPERTY OWNER, personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 17 day of May, 2022

My Commission Expires: Feb 2, 2024



STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public of the County and State aforesaid, certify that
_____, PROPERTY OWNER, personally appeared before me this day and voluntarily
acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the ____ day of _____, 20__.

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public of the County and State aforesaid, certify that
_____, PROPERTY OWNER, personally appeared before me this day and voluntarily
acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the ____ day of _____, 20__.

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, a Notary Public of the County and State aforesaid, certify that
_____, PROPERTY OWNER, personally appeared before me this day and voluntarily
acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the ____ day of _____, 20__.

Notary Public

My Commission Expires:



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

Public Hearings

Department: Budget, Strategic Partnerships, Economic Development

Presenter(s): Rachael Nygaard, Timothy Love, John Hudson

Contact(s): Rachael Nygaard, Timothy Love, John Hudson

Subject: FY2023 Budget and Economic Development Appropriations

Brief Summary:

A public hearing is required for appropriations for economic development purposes intended to increase taxable property, promote agricultural industries, employment, industrial output, or business prospects of the County. The purpose is to allow public comment on appropriations for strategic partnership grants that were approved by the Board during this year's Strategic Partnerships grant award process, and requested appropriations for economic development partners including in the proposed budget. Contracts for requested appropriations of Strategic Partnership grants and economic development partners will be established in July. The requested economic development hearings are as follows.

Requested Appropriations for Strategic Partnerships

Organization	Appropriation not to exceed	Description
Carolina Small Business Development Fund	\$17,500	To support small businesses through one-on-one coaching and workshops tailored to the needs of local entrepreneurs through the Western Women's Business Center
CityWorks USA	\$47,500	To support small businesses through a business incubator program with a mission to help people turn their ideas into reality and build a supportive community for local Black entrepreneurs to scale their business by assisting them to secure state incorporation, providing financial literacy coaching, and connecting them with partners for business opportunities.
Mountain BizWorks	\$52,000	To grow diverse small businesses and jobs in Buncombe County through an

Organization	Appropriation not to exceed	Description
		Opportunity Entrepreneur in Residence program

Requested Appropriations for Economic Development Partners

Organization	Appropriation not to exceed	Description
Asheville Buncombe Regional Sports Commission	\$45,000	Activities related to the expansion of recruitment of regional sports tourism events and tournaments
Asheville-Buncombe County Economic Development Coalition	\$450,000	Activities related to the expansion of industry and recruitment of new industry in Buncombe County

Recommended Motion & Requested Action: Hold the public hearing and approve the Resolution Approving Economic Development Appropriations and Expenditures.

County Manager's comments and Recommendation: Approval as presented.

Resolution #: 22-07-10

**RESOLUTION APPROVING ECONOMIC DEVELOPMENT
APPROPRIATIONS AND EXPENDITURES**

WHEREAS, during each fiscal year budget cycle Buncombe County receives many requests from nonprofits for programs such as community development, housing, mental health, the arts as well as economic development;

WHEREAS, after careful review of well over one hundred nonprofit funding requests, this Board deems it in the best interests of the citizens and residents of Buncombe County to fund five (5) nonprofit programs that are within the economic development framework intended to increase taxable property, promote agricultural industries, employment, industrial output, or business prospects of the County;

WHEREAS, appropriations and and expenditures are proposed to the following entities:

- to Carolina Small Business Development Fund of not to exceed \$17,500 to support small businesses through one-on-one coaching and workshops tailored to the needs of local entrepreneurs through the Western Women's Business Center;
- to CityWorks USA of not to exceed \$47,500 to support small businesses through a business incubator program with a mission to help people turn their ideas into reality and build a supportive community for local Black entrepreneurs to scale their business by assisting them to secure state incorporation, providing financial literacy coaching, and connecting them with partners for business opportunities;
- to Mountain BizWorks of not to exceed \$52,000 to grow diverse small businesses and jobs in Buncombe County through an Opportunity Entrepreneur in Residence program;
- to the Asheville Buncombe Regional Sports Commission of not to exceed \$45,000 to fund activities related to the expansion of recruitment of regional sports tourism events and tournaments; and
- to the Asheville-Buncombe County Economic Development Coalition of not to exceed \$450,000 to fund activities related to the expansion of industry and recruitment of new industry in Buncombe County;

WHEREAS, pursuant to the provisions of North Carolina General Statutes §158-7.1, a county must hold a public hearing for any appropriation or expenditure for economic development purposes;

WHEREAS, this Board of Commissioners has organized the holding of a public hearing at the Board's July 19, 2022 regular meeting to discuss making these appropriations and expenditures;

WHEREAS, these appropriations and expenditures to these nonprofits for Fiscal Year 2023 will enhance taxable property, employment, industrial output, and business prospects for Buncombe County; and

WHEREAS, in accordance with GS §14-234.3 and as approved by the Board, Commissioner Edwards was recused from voting on any appropriation to the Asheville Buncombe Regional Sports Commission and Commissioner Whitesides was recused from voting on any appropriation to the Asheville-Buncombe County Economic Development Coalition.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Buncombe County, North Carolina, as follows:

1. The Board of Commissioners approves appropriating and spending from the County's general fund amounts to make cash grants totaling \$612,000, as follows:

Appropriations to:

- to Carolina Small Business Development Fund of not to exceed \$17,500;
- to CityWorks USA of not to exceed \$47,500; and
- to Mountain BizWorks of not to exceed \$52,000;

Approved by a vote of 7 in favor and 0 against.

Appropriation to:

- to the Asheville Buncombe Regional Sports Commission of not to exceed \$45,000;

Approved by a vote of 6 in favor and 0 against (Commissioner Edwards was recused)

Appropriation to:

- to the Asheville-Buncombe County Economic Development Coalition of not to exceed \$450,000;

Approved by a vote of 6 in favor and 0 against (Commissioner Whitesides was recused).

2. That this Board finds and determines that these appropriations and expenditures to these nonprofits for Fiscal Year 2023 will further the economic interests of the County in numerous ways by creating a mechanism to increase and maintain the population, taxable property, employment, industrial output, and small business prospects in Buncombe County.

3. The Chairman and County Manager, or either of them, are hereby authorized, empowered and directed to do any and all other acts and to execute any and all other

documents, which they, in their discretion, deem necessary and appropriate in order to consummate the transactions contemplated by this Resolution, except that none of the above shall be authorized or empowered to do anything or execute any document which is in contravention, in any way, of the specific provisions of this Resolution.

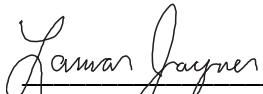
4. All acts and doings of officers, employees and agents of the County, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects ratified, approved and confirmed.

5. This Resolution is effective upon its adoption.

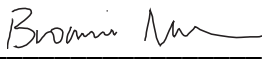
This the 19th of July, 2022.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

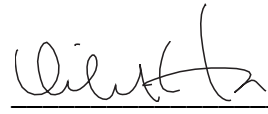


Lamar Joyner, Clerk

By: 

Brownie Newman, Chairman

APPROVED AS TO FORM



County Attorney



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

Old Business

Department: County Manager's Office

Presenter(s): Rachel Edens, Chief Equity & Human Rights Officer

Contact(s): DK Wesley, Assistant County Manager

Rachel Edens, Chief Equity & Human Rights Officer

Subject: Community Reparations Commission Update

Brief Summary: The Community Reparations Commission (Commission), a joint effort with the City of Asheville, has been seated and been convening monthly since April 30, 2022. Buncombe County staff will provide an update on the Commission's activities to date, major topics of interest and a review of the project plan. Additionally, a reporting schedule will be presented for the Board of County Commissioners (BOCC) consideration.

Staff proposes to provide a comprehensive update on the Commission's activities on a quarterly basis going forward. If there is substantive activity between those planned updates, staff will brief the BOCC at that time as well.

Recommended Motion & Requested Action: No requested action

From: Dewana Little <dlittle@ymiculturalcenter.org>
Sent: Tuesday, June 28, 2022 2:54 PM
To: Jasmine Beach-Ferrara <Jasmine.Beach-Ferrara@buncombecounty.org>; Brownie W. Newman <Brownie.Newman@buncombecounty.org>; Amanda Edwards <Amanda.Edwards@buncombecounty.org>; Alfred Whitesides <Alfred.Whitesides@buncombecounty.org>; Terri Wells <Terri.Wells@buncombecounty.org>; Avril Pinder <Avril.Pinder@buncombecounty.org>; Robert Pressley <Robert.Pressley@buncombecounty.org>
Cc: Dwight Mullen <dbmullen@unca.edu>
Subject: Reparation Commission's Recommendation

Good Day Chairman Newman and County Commissioners,

I am contacting you to share the immediate recommendation made by the Reparations Commission on May 23, 2022. This recommendation is important given your current budget considerations. We would like to ask that you read and strongly consider the attached recommendation. Also please revisit our meeting videos to see the discussion around this recommendation.

The attached recommendation is a first step in the unified commitment of our City and County to the reparations process as we, the Community Reparations Commission, continue to do this work.

Thank you,
Dr. Mullens
Ms. Little



Dewana Little
Executive Director
YMI Cultural Center
dlittle@ymiculturalcenter.org
828.257.4540 office
828-747-6097 cell
Schedule with me: <https://calendly.com/littled>

CITY OF ASHEVILLE AND BUNCOMBE COUNTY

Community Reparations Commission



June 27, 2022

Buncombe County Board of Commissioners
200 College Street, Room 316
Asheville, NC 28801

Dear Chairman Newman and County Commissioners:

The City of Asheville and Buncombe County Community Reparations Commission met on May 23, 2022. During this scheduled meeting, the following recommendation, classified as “immediate,” was voted on and approved by the full Commission for presentation to the Buncombe County Board of Commissioners for review, consideration, and approval:

- 1. The Community Reparations Commission recommends that the Buncombe County Board of Commissioners include a line item in their budget for reparations for Black people in Buncombe County as a percentage of the overall budget in perpetuity.**

The Commission seeks Board of Commissioners approval of this recommendation and respectfully asks for your review and consideration.

We eagerly await your response. Thank you.

Respectfully,

Dr. Dwight Mullen, Chair
COMMUNITY REPARATIONS COMMISSION

Dewana Little, Vice-Chair
COMMUNITY REPARATIONS COMMISSION



COMMUNITY REPARATIONS COMMISSION

Presented by

Rachel Edens, Chief Equity and Human Rights Officer

Board of County Commissioners Meeting

July 19, 2022



OUTLINE

- Commission Project Plan
- County Staff Project Team
- Impact Focus Areas
- Review of Commission Activities
- Major Topics of Interest
- Looking Ahead



REPARATIONS PROJECT PHASES



Community Reparations Commission Project Phases



Name	Start Date	End Date	Weeks	Months
Activity 1: Project Initiation	9/24/2021	10/15/2021	3.00	0.7
Activity 2: Formation of Reparations Commission	10/15/2021	4/30/2022	28.14	6.5
Activity 3: Racial Equity, Reparations, and Impact Focus Area Research	5/1/2022	11/30/2022	30.43	7.0
Activity 4: Immediate Recommendations	7/1/2022	10/1/2022	13.14	3.0
Activity 5: Short-Term Recommendations	12/1/2022	3/30/2023	17.00	3.9
Activity 6: Medium-Term Recommendations	4/1/2023	8/30/2023	21.57	5.0
Activity 7: Long-Term Recommendations	9/1/2023	2/28/2024	25.71	5.9
Activity 8: Final Report	3/1/2024	3/31/2024	4.29	1.0
Activity 9: Close-Out	4/1/2024	4/15/2024	2.00	0.5

Duration with Commission Seated	23.6 months
Total Duration	30.5 months



COUNTY PROJECT TEAM

- DK Wesley – Executive Sponsor
- Rachel Edens – County Team Lead
- Rachael Nygaard – Planning & Strategy
- Tiffany Iheanacho – Planning & Strategy
- Lillian Govus – Communications/Engagement
- Leonard Jones – Communications/Engagement
- Lamar Joyner – Clerk/Logistics



IMPACT FOCUS AREA UPDATES

Impact Focus Area	Buncombe County Liaison	Meeting Time	Location
Criminal Justice	Tiffany Iheanacho, Justice Services	2 nd Wednesday of each Month; 6 PM – 8 PM	Stephens Lee Recreation Center
		4 th Wednesday of Each Month; 6 PM – 8 PM	Montford Community Center
Economic Development	Tim Love, Economic Development	1 st Thursday of Each Month; 6 PM – 8 PM	Burton Street Community Center
Education	Rachael Nygaard, Strategic Partnerships	• Tues, July 26th • Tues, August 16th • Tues, August 23rd • Mon, September 12th • Tues, September 27th • Mon, October 3rd • Tues, October 11th	YWCA Asheville, 2 nd Floor Board Room
Health and Wellness	Ginger Clough, Health and Human Services	Every Other Tuesday; 6 PM – 8 PM (No Meetings in December)	TBD
Housing	Matt Cable, Planning and Development	3 rd Wednesday of Each Month; 6 PM – 8 PM	Stephens Lee Recreation Center



COMMISSION ACTIVITIES TO DATE

May 23, 2022

- Impact Focus Areas – initial break out
- Meeting schedule approved
- Initial discussion & vote on long-term funding need

June 6th, 2022

- Commission Charge reviewed
- Meeting procedures introduced
- Requested more official youth engagement
- Clarification of long-term funding request to City and County
 - **Motion approved:** *The Community Reparations Commission recommends that the Buncombe County Board of Commissioners include a line item in their budget for reparations for Black people in Buncombe County as a percentage of the overall budget in perpetuity.*



COMMISSION ACTIVITIES TO DATE

June 27th, 2022

- Presentation of Youth Engagement Options
- City and County Budget Status Update

July 18th, 2022

- Reparations Expert Presentations, *Dr. Onaje Muid and Dr. Fatima Hafiz*



MAJOR TOPICS OF INTEREST

- Youth Involvement Options
- Community Engagement
- City / County Funding Commitment



CITY/COUNTY FUNDING COMMITMENT

City of Asheville

- FY22 Initial Investment of \$2.1M
- FY23 includes an additional appropriation of \$500,000
- Future CoA Budgets will include **at least** \$500,000 annually to fund Reparations

Buncombe County

- \$2M allocated in FY23
- Board of Commissioners to consider subsequent appropriations annually as appropriate as part of annual budget cycle



LOOKING AHEAD

- Next Commission Meeting: August 15th, 2022, 6 PM – 8 PM, Harrah's Civic Center
- Immediate Recommendations – October 1st, 2022
- Proposed Reporting Plan:
 - Pre-Meeting: Agenda distribution
 - Post Meeting: Action Items distribution
 - Quarterly Commission Updates



DISCUSSION





Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

New Business

Department: Sheriff's Office

Presenter(s): Lynn Smith for BCSO, BCSO personnel

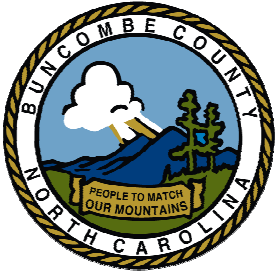
Contact(s): Sheriff Quentin Miller
Lynn Smith, BCSO Business Director

Subject: Request for an Enterprise Fund for BCSO Real-Time Intelligence Center

Brief Summary: The BCSO is requesting an enterprise fund. An enterprise fund is a self-supporting government fund that sells goods and services to the public for a fee. Allowing the Sheriff's Office to operate an enterprise fund will provide the revenue to grow our Real-Time Intelligence Center at no cost to the taxpayers.

Recommended Motion & Requested Action: We're requesting that the Commissioners approve our request for a new enterprise fund.

ORDINANCE #22-07-11



BUNCOMBE COUNTY, NORTH CAROLINA
Sheriff's Real-Time Intelligence Enterprise Fund

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Sheriff's Real-Time Intelligence Enterprise Fund outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022

Requesting Department:	Sheriff's Office
Budget Amendment Item:	Establish Fund 467 - Sheriff's Real-Time Intelligence Enterprise Fund

Description:

This budget amendment establishes a new enterprise fund - Fund 467 - Sheriff's Real-Time Intelligence Enterprise Fund as well as the Fund's initial budget of \$130,000.

Funding Source:

Revenues from Program Participants

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Fund 467 - Revenues	\$ 130,000	
Fund 467 - Expenditures		\$ 130,000
TOTAL	\$ 130,000	\$ 130,000

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**


Clerk to the Board

By: 
Chairman of the Board



BCSO Real Time Intelligence Center

Presented by

Buncombe County Sheriff's Office





BCSO Real Time Intelligence Center



Enterprise Fund

An enterprise fund is a separate accounting and financial reporting mechanism for which revenues and expenditures are segregated into a fund with financial statements separate from all other governmental activities





An enterprise fund is a self-supporting government fund that sells goods and services to the public for a fee.

Allowing the Sheriff's Office to operate an enterprise fund will provide the revenue to grow our Real Time Intelligence Center



Why use an enterprise fund

An Enterprise Fund is created when a public service generates sufficient revenues to pay for its cost.



Our Ask

- The Buncombe County Sheriff's Office is asking for an Enterprise Fund for our Real Time Intelligence Center. This fund will allow an opportunity for partnerships within the community.
- This creates a revenue opportunity for the R.T.I.C. and allows for future expansion without any cost to the tax payers.



Any Questions?





Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

New Business

Department: Health & Human Services

Presenter(s): Dr. Jennifer Mullendore, Medical Director

Contact(s): Dr. Jennifer Mullendore, Medical Director

Subject: Child Fatality Prevention Team/Community Child Protection Team (CFPT/CCPT)
Annual report and Team Member Appointments

Brief Summary:

By state statute, the BOC is to appoint specific members to the local CFPT/CCPT. There are two board-appointed positions on the team that were vacated since last appointed due to staff turnover/reassignments in their agencies (Buncombe County Sheriff's Office and Helpmate). The CFPT/CCPT is asking the BOC to appoint individuals who were identified by those agencies as replacements for those positions. Additionally, due to more frequent staff assignment changes and turnover at BCSO, the CFPT/CCPT would like the BOC to consider delegating the appointment of the local law enforcement officer to the Buncombe County Sheriff so that as staff leave the agency or are reassigned, a new individual can be appointed quickly based on BCSO leadership's knowledge of who is best suited for the role.

Recommended Motion & Requested Action:

- 1) Appoint Sgt. Mark Walker of Buncombe County Sheriff's Office as the law enforcement officer on the CFPT/CCPT.
- 2) Appoint Chanel Young as the Helpmate representative on the CFPT/CCPT.
- 3) Delegate appointment of the law enforcement officer position to the Buncombe County Sheriff

Buncombe County
Community Child Protection Team & Child Fatality Prevention Team



Protecting our Children

**2021 ANNUAL REPORT TO BUNCOMBE COUNTY
BOARD OF COMMISSIONERS AND HEALTH & HUMAN SERVICES BOARD**
Submitted 5/23/2022

I. Introduction to the North Carolina Child Fatality Prevention System

North Carolina's Child Fatality Prevention System is addressed in Article 14 of the North Carolina Juvenile Code, N.C.G.S. 7B-1400 through 7B-1414. The public policy that anchors this system is articulated in the statute as follows:

The General Assembly finds that it is the public policy of this State to prevent the abuse, neglect, and death of juveniles. The General Assembly further finds that the prevention of the abuse, neglect, and death of juveniles is a community responsibility; that professionals from disparate disciplines have responsibilities for children or juveniles and have expertise that can promote their safety and well-being; and that multidisciplinary reviews of the abuse, neglect, and death of juveniles can lead to a greater understanding of the causes and methods of preventing these deaths.

According to Article 14, the purpose of the system is to assess the records of all deaths of children in NC from birth to age 18, as well as selected cases in which children are being served by child protective services (CPS), in order to:

- Develop a community-wide approach to child abuse and neglect;
- Understand causes of childhood deaths;
- Identify gaps or deficiencies in service delivery in public agency systems designed to prevent abuse, neglect, and death; and
- Make and implement recommendations for laws, rules, and policies that will support the safe and healthy development of children and prevent future child abuse, neglect, and death.

Every county in NC has two teams that are part of the state Child Fatality Prevention System.

1. The **Community Child Protection Team (CCPT)** reviews selected active cases of children who are being served by child protective services (CPS), and all cases in which a child died as a result of suspected or confirmed abuse or neglect and a report of abuse or neglect had been made about the child or their family to the Department of

Social Services (DSS) within the prior 12 months, or the child or their family was a recipient of CPS within the prior 12 months.

2. The **Child Fatality Prevention Team (CFPT)** reviews the records of all cases of additional child fatalities (i.e., the deaths of children who died from a cause other than suspected abuse or neglect). It is important to note that fatalities are reviewed during the calendar year following the year of death.

In most counties, including Buncombe, these two local review teams are merged into one team. Based on case reviews, the local CCPT/CFPT makes recommendations and advocates for system improvements and needed resources where gaps and deficiencies may exist.

CCPT and CFPT membership is designated by statute, consisting of various representatives of public and private community agencies that provide services to children and their families, including the local Department of Social Services (DSS), Health Department, law enforcement, Guardian Ad Litem, and school systems. The local board of county commissioners also may appoint as many as five additional members to represent agencies or the community at-large. Appendix 1 shows the mandated members and their appointing authority, as well as the specific individuals filling those roles for the Buncombe County CCPT/CFPT. I currently am working to get a new Medical Examiner appointed to our team. Our other current vacancy is that of a parent who had a child who died before their eighteenth birthday. The latter has been a difficult position to fill in the past. We will be reaching out to agencies that provide support to families following the death of a child, asking them to share information about this opportunity with the parents.

The purpose of this report is to summarize the activities and accomplishments of the Buncombe County CCPT/CFPT during the prior calendar year, including the number of child fatality reviews conducted and data on the causes of those child fatalities, the number of DSS case reviews conducted, and recommendations for system improvements and needed resources to prevent child abuse, neglect, and death.

II. Role of the Buncombe County Board of Commissioners and Health & Human Services Board

- Receive the annual report from the Buncombe County CCPT/CFPT, which contains recommendations for prevention of child abuse, neglect, and death.
- Advocate for system improvements and needed resources, if requested.
- Appoint members to the Buncombe County CCPT/CFPT as identified by team members and designated by state statute.

III. Child Maltreatment Case Reviews

In 2021, the Buncombe County CCPT/CFPT reviewed four open DSS cases of child abuse and neglect. One of the cases focused on truancy, two of the cases involved intimate partner violence, and all four involved trauma and mental health needs of

children and/or parents. These case reviews highlighted the complex struggles and decisions of families, children, DSS social workers, community agencies and the court system. Team members offered recommendations to the presenting social workers on additional resources to assist children and families.

IV. Child Fatality Reviews

The Buncombe County CCPT/CFPT reviewed 21 deaths that occurred in children who resided in Buncombe County at the time of their deaths in 2020. Please see Appendix 2 for aggregate data on the causes of reviewed child deaths in Buncombe County in 2020, as well as select demographic information about the deceased children.

During the review of the 2020 child fatalities, the team identified the following system problems and recommendations for future prevention efforts.

Cause of Death	System Problem Identified	Recommendation	Actions
Homicide	Systemic racism and other biases, along with gaps in safety net services, contribute to a lack of health, safety and opportunities for children and families.	Local governmental agencies (e.g., Buncombe County, City of Asheville, law enforcement, courts, and school systems) should require and invest in Racial Equity Institute's Groundwater training (or equivalent) for their staff.	Team Chair to share this recommendation with leaders of these agencies, including Buncombe County HHS Board, Chief Equity & Human Rights Officer, and Justice Services Director, by end of May 2022.
Sudden Unexplained Infant Death – unsafe sleep environment	Caregivers continue to place infants in unsafe sleep environments (e.g., sleep areas with soft bedding, pillows, etc.), leading to preventable infant deaths.	BCHHS and partners should review current best practice messaging on safe sleep, update local safe sleep campaign materials as appropriate, and share these materials with the community, including through trusted community messengers like community health workers & churches.	Planning for the initial meeting of the Buncombe County Safe Sleep Workgroup is underway. Invites will be sent in June 2022.
		NC Judges School should provide safe sleep education to judges who oversee custody cases & encourage judges to order safe sleep education for non-custodial parents.	Judge Ward Scott will be speaking about safe sleep to those attending the summer and fall sessions of the NC Judges School.

Suicide	Child suicide is a growing issue in the US and parents/ caregivers lack understanding of how to recognize and address suicidal thoughts in children.	Schools, Vaya & BCHHS should partner to share information on child suicide with parents (including data and resources about how to recognize suicide risk and what to do if concerns).	BCHHS, the local school systems, & Vaya collaborated on a youth suicide prevention effort focused on K-12 that involved a press release, online movie screening & a social media campaign.
	Timely access to appropriate mental health services for children is difficult, & sometimes impossible, to access.	If the parent/legal guardian permits, hospital social workers should inform school staff when students are hospitalized for mental health issues.	Recommendation was shared with Mission Hospital's Director of Clinical Operations who agreed and said they would speak about this with hospital social work supervisor.
		Consider local utilization of suicide prevention expert(s) to follow & assist with management of children with histories of hospitalization for suicidal ideation.	Recommendation was shared with leadership at Vaya who said they would work with their team to determine if possible for staff to work with schools in these situations.

V. Buncombe County CCPT/CFPT Activities and Accomplishments

- The team met nine times in 2021 and three times in 2022 to review 2020 fatalities and open DSS cases. The team met two additional times in 2021 for training and planning purposes.
- The Team Chair and Review Coordinator completed reports on each child fatality reviewed by the team and submitted these reports to the state CFPT Coordinator.
- The Team Chair completed the annual CCPT Survey and CFPT Activity Summary to NCDHHS by the dates requested.
- The team purchased and distributed 21 Pack 'n Plays with fitted sheets to Buncombe County's Nurse-Family Partnership Program and MAHEC's Project CARA for distribution to families in need of safe sleep environments for their infants.
- Ashleigh Tenney, Buncombe County Social Work Investigations Supervisor, presented the Safe & Together™ Model to the team. A goal of this model is to move child welfare systems from Domestic Violence Destructive to Domestic

Violence Proficient, supporting the survivor and holding the perpetrator accountable.

VI. Conclusion

Thank you to the members of the Buncombe County Board of Commissioners & Health and Human Services Board for this opportunity to share the work of the Buncombe County CCPT/CFPT. We appreciate your support of our efforts and your attention to our recommendations for the prevention of child abuse, neglect, and death. Please feel free to contact me should you have any questions about this report.



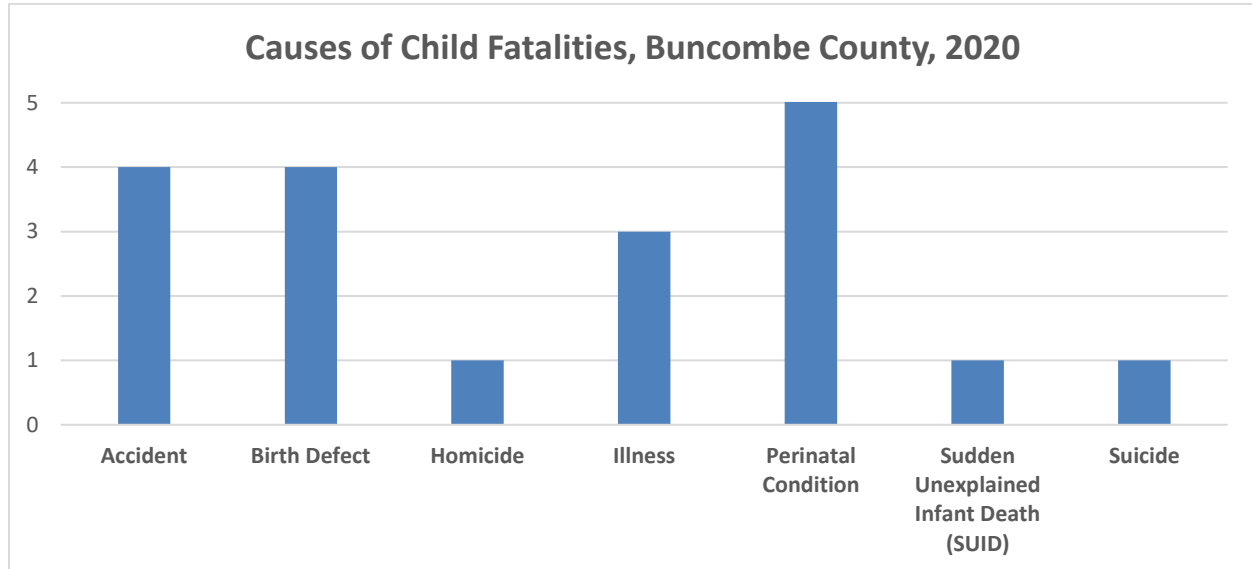
Jennifer Mullendore, MD, MSPH
Chair, Buncombe County CCPT/CFPT
Medical Director, Buncombe County Health and Human Services
Jennifer.Mullendore@buncombecounty.org

Appendix 1: Buncombe County CCPT/CFPT Membership (as of 5/19/2022)

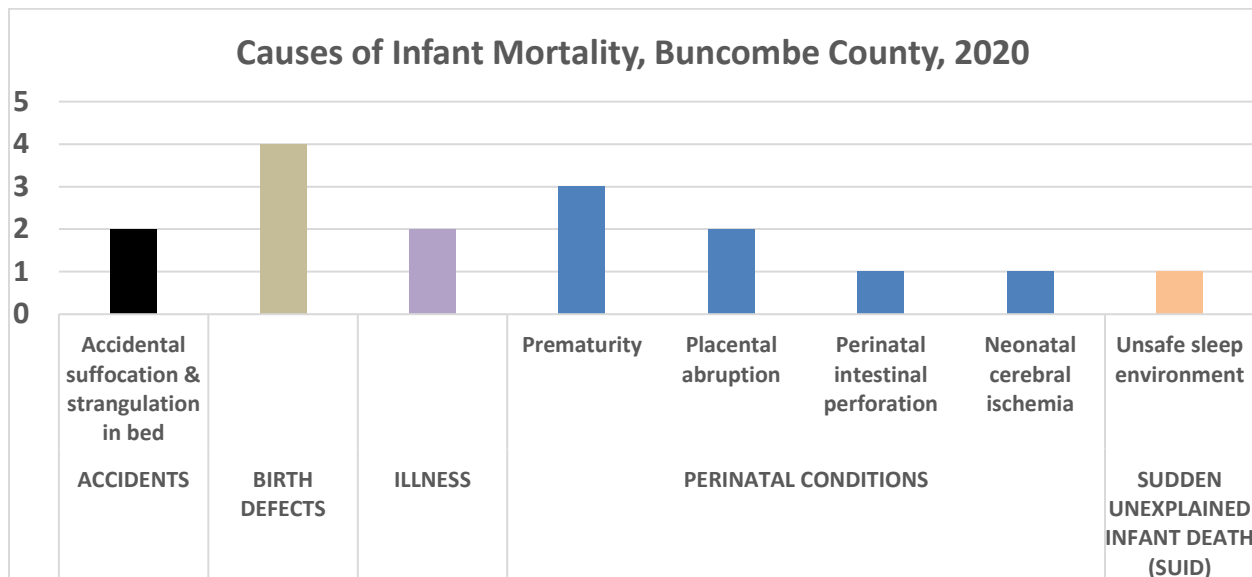
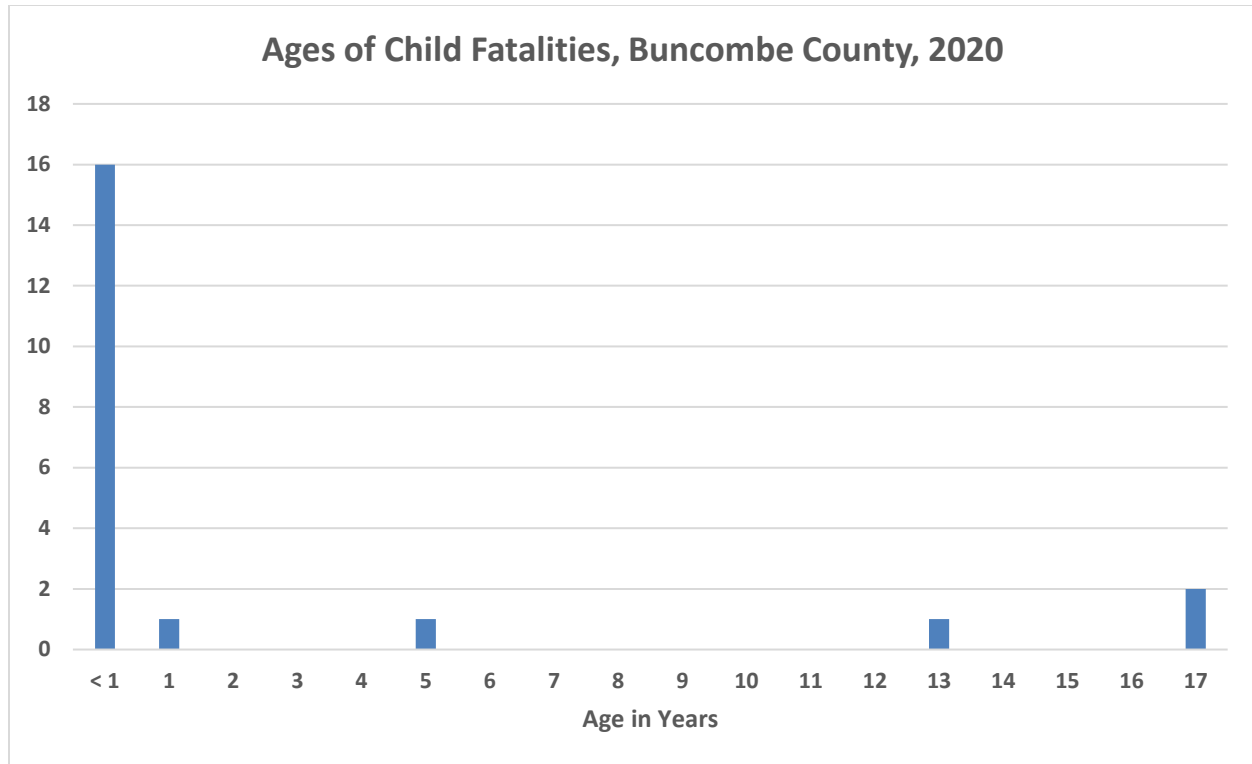
MANDATED MEMBER	APPOINTING AUTHORITY	AGENCY	REPRESENTATIVE	MEMBER SINCE
DSS Director		Buncombe County HHS (BCHHS)	Stoney Blevins	2018
DSS staff member		BCHHS	Rebecca Smith	2019
		BCHHS	Trina Hill	2019
Local Law Enforcement Officer	Board of County Commissioners	Buncombe County Sheriff's Dept.	Sgt. Mark Walker	2022
Attorney from District Attorney's Office	District Attorney	Buncombe District Attorney's Office	Amy Broughton	2019
Executive Director of local community action agency (or their designee)		Community Action Opportunities	Trudy Logan	2016
Superintendent of each local school system (or their designee)		Asheville City Schools	April Dockery	2021
		Buncombe County Schools	Jennifer Reed	2018
County Board of Social Services member	Chair of BCHHS Board	Buncombe County HHS Board	Jacquelyn Hallum	2021
Mental Health Professional	Vaya Health LME/MCO Director	Vaya Health	Mark Van Tuyl	2019
Guardian ad Litem Coordinator (or their designee)		Guardian ad Litem – District 28	Coby Wellshear	2019
Director of local Department of Public Health		Buncombe County HHS	Stacie Saunders	2020
Local Health Care Provider	BCHHS Board	Buncombe County HHS	Dr. Jennifer Mullendore	2011
		MAHEC OB/Gyn Specialists	Dr. Elizabeth Buys	2017
Emergency Medical Services provider or firefighter	Board of County Commissioners	Buncombe County EMS	Max Boswell	2019

District Court Judge	Chief District Court Judge	Buncombe County District Court	Judge Ward Scott	2015
County Medical Examiner	Chief Medical Examiner	Buncombe County Medical Examiner	VACANT	
Representative of a Local Child Care Facility or Head Start program	Buncombe County DSS Director	Community Action Opportunities Head Start	Sharon Farmer	2015
Parent of a Child Who Died Before 18 th Birthday	Board of County Commissioners	n/a	VACANT	
Additional member #1	Board of County Commissioners	Children's Developmental Services Agency	Molly Payne	2005
Additional member #2	Board of County Commissioners	Mountain Child Advocacy Center	Geoff Sidoli	2015
Additional member #3	Board of County Commissioners	Community Care of NC (CCNC)	Sherry Noto	2018
Additional member #4	Board of County Commissioners	MAHEC Ob/Gyn Specialists, Project CARA	Tammy Cody	2018
Additional member #5	Board of County Commissioners	Helpmate	Chanel Young	2022
Review Coordinator	Buncombe County DSS Director and Health Director	BCHHS	Deana Shetley	2020

Appendix 2: 2020 Buncombe County Child Fatality Data (from Buncombe County CFPT)



- 21 fatalities total, including 16 infants
- Accidents: 1 firearm, 1 drowning, 2 suffocation & strangulation in bed
- All fatalities by race/ethnicity:
 - 3 Black/Non-Hispanic
 - 1 White/Hispanic
 - 17 White/Non-Hispanic
- All fatalities by gender:
 - 8 females
 - 13 males
- Infant fatalities by race/ethnicity:
 - 2 Black/Non-Hispanic
 - 1 White/Hispanic
 - 13 White/Non-Hispanic
- Infant fatalities by gender:
 - 7 females
 - 9 males





2021 Annual Report from Buncombe County CCPT/CFPT

Presented by

Jennifer Mullendore, MD, MSPH

Chair, Buncombe County Community Child Protection Team/Child Fatality Prevention Team

Medical Director, Buncombe County Health & Human Services

July 19, 2022



Purpose of NC Child Fatality Prevention System

- Develop a community-wide approach to child abuse & neglect
- Understand causes of childhood deaths
- Identify gaps/deficiencies in service delivery
- Make & implement recommendations for laws/rules/policies to prevent future child abuse, neglect & death



Community Child Protection Team

Review
selected active
cases of
children being
served by Child
Protective
Services (CPS)

Review cases in which a child
died as a result of suspected
abuse/neglect, **AND:**
a report of abuse/neglect was
made about the child or family
within the prior 12 months, **OR**
the child or family was a
recipient of CPS within the prior
12 months.



Child Fatality Prevention Team

Review records of all
cases of additional
child fatalities.

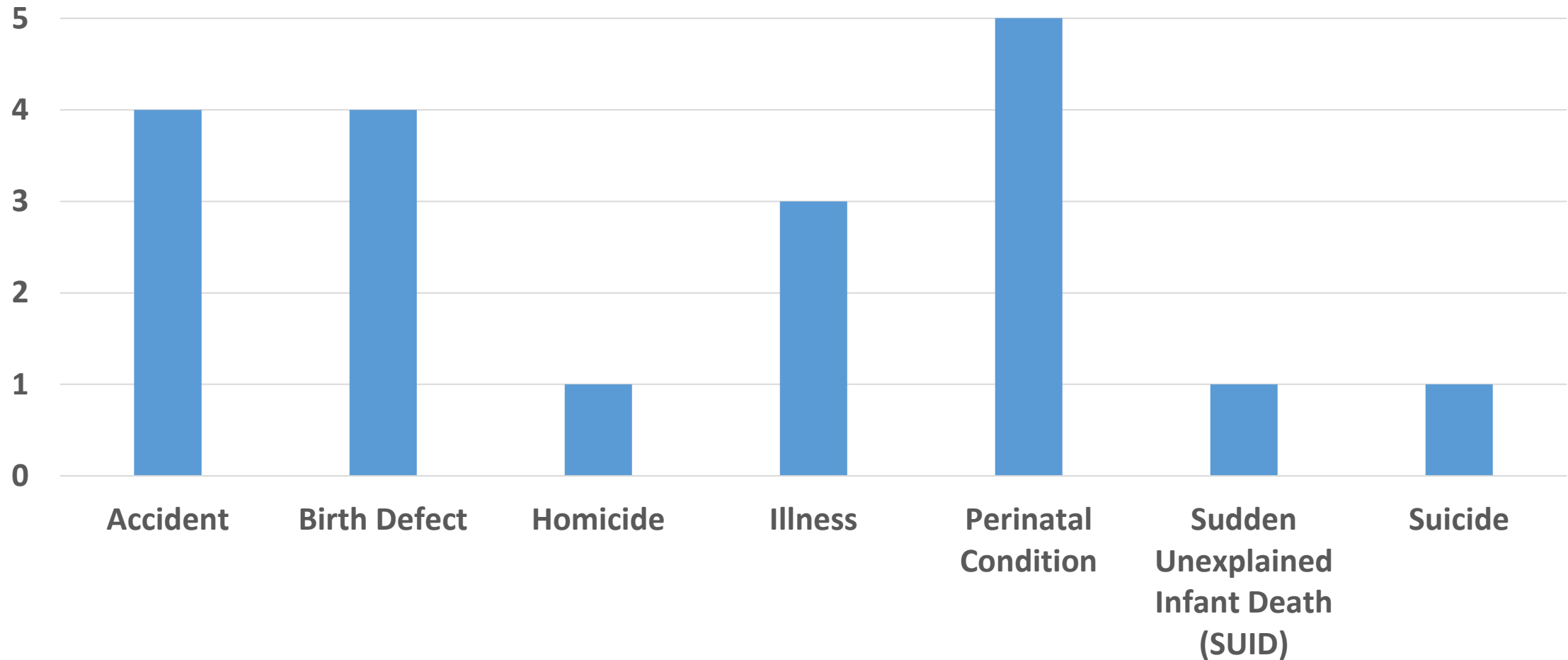


Role of Board of Commissioners

- Receive annual report from the local CCPT/CFPT
- Advocate for system improvements and needed resources, if requested
- Appoint members to the local CCPT/CFPT as designated by state statute



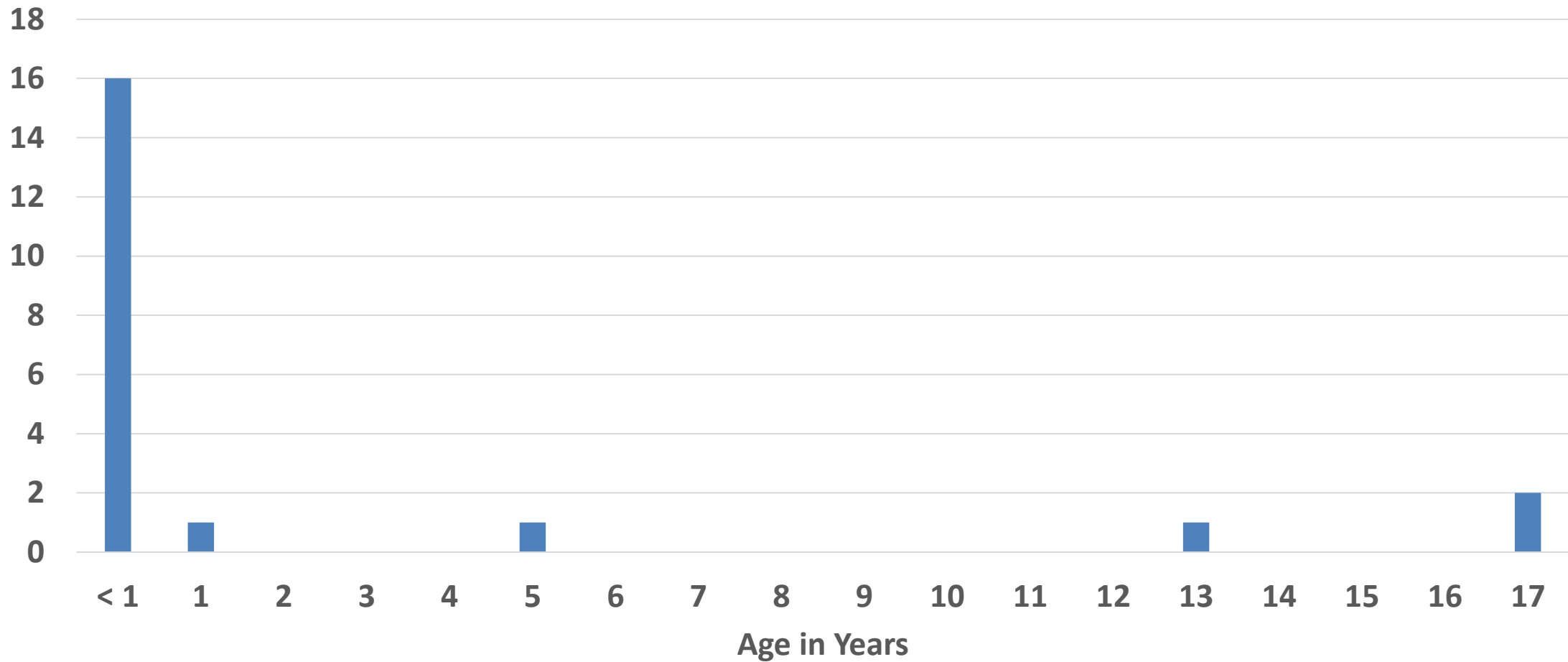
Causes of Child Fatalities, Buncombe County, 2020



Data from Buncombe County Child Fatality Prevention Team



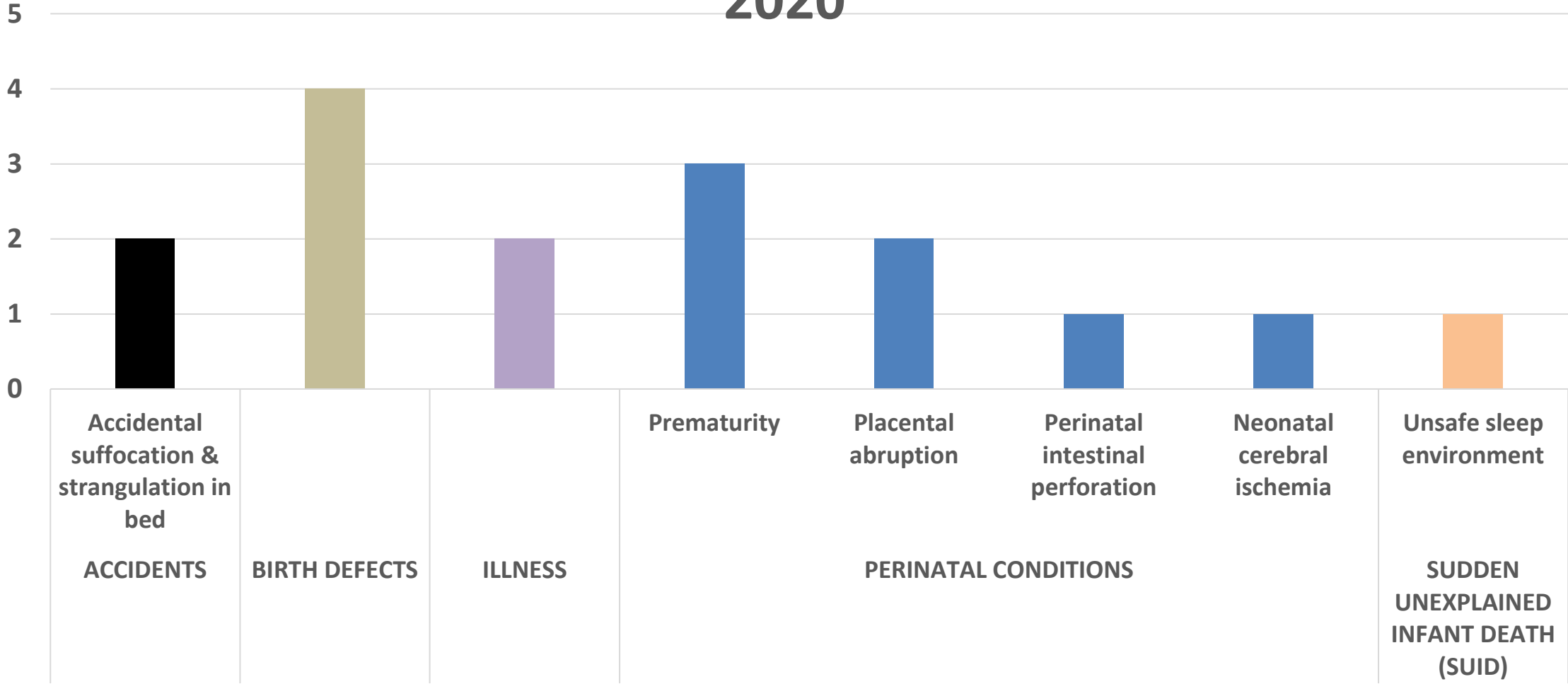
Ages of Child Fatalities, Buncombe County, 2020



Data from Buncombe County Child Fatality Prevention Team



Causes of Infant Mortality, Buncombe County, 2020



Data from Buncombe County Child Fatality Prevention Team



System Problem & Recommendations

CAUSE OF DEATH	SYSTEM PROBLEM	RECOMMENDATIONS
Homicide	Systemic racism and other biases, along with gaps in safety net services, contribute to a lack of health, safety and opportunities for children and families	Local governmental agencies (e.g., Buncombe County, City of Asheville, law enforcement, courts, and school systems) should require and invest in Racial Equity Institute's Groundwater training (or equivalent) for their staff.



System Problem & Recommendations

CAUSE OF DEATH	SYSTEM PROBLEM	RECOMMENDATIONS
Sudden Unexplained Infant Death (SUID) – Unsafe Sleep Environment	Caregivers continue to place infants in unsafe sleep environments (e.g., sleep areas with soft bedding, pillows, etc.), leading to preventable infant deaths.	a) BCHHS and partners should review current best practice messaging on safe sleep, update local safe sleep campaign materials as appropriate, and share these materials with the community, including through trusted community messengers like community health workers & churches. b) NC Judges School should provide safe sleep education to judges who oversee custody cases & encourage judges to order safe sleep education for non-custodial parents.



System Problem & Recommendations

CAUSE OF DEATH	SYSTEM PROBLEM	RECOMMENDATIONS
Suicide	Child suicide is a growing issue in the US and parents/ caregivers lack understanding of how to recognize and address suicidal thoughts in children.	Schools, Vaya & BCHHS should partner to share information on child suicide with parents (including data and resources about how to recognize suicide risk and what to do if concerns).



System Problem & Recommendations

CAUSE OF DEATH	SYSTEM PROBLEM	RECOMMENDATIONS
Suicide	Timely access to appropriate mental health services for children is difficult, & sometimes impossible, to access.	a) If the parent/legal guardian permits, hospital social workers should inform school staff when students are hospitalized for mental health issues. b) Consider local utilization of suicide prevention expert(s) to follow & assist with management of children with histories of hospitalization for suicidal ideation.



Requested Board Actions on CFPT/CCPT Membership

- Appoint BCSO Sgt. Caleb Hunter as the law enforcement officer
- Appoint Chanel Young as the Helpmate representative
- Consider delegating appointment of law enforcement officer to the County Sheriff



Questions?



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: 7/19/2022

New Business

Department: Ag and Land Resources

Presenter(s): John Hudson, Budget Director

Contact(s): Jennifer Harrison, Ag and Land Resources Director

Subject: Grant Awards: Emergency Watershed Protection Program
Streamflow Rehabilitation Assistance Program
TS Fred BMP

Brief Summary:

Buncombe County was impacted by Tropical Storm (TS) Fred in August of 2021 causing major damage across the County. \$2,215,538 has been awarded to the County's Ag and Land Resources Department by the USDA's Natural Resource Conservation Service. Additionally, \$738,513 has been awarded as match by the State Division of Soil and Water Conservation for a total of \$2,954,051. The funding will be used to remove debris from local waterways as well as streambank stabilization. There are 44 project sites that have been designated and approved for funding and repairs. No County funds are needed for this grant.

Ag and Land Resources has also been awarded an additional \$336,649 by the State Division of Soil and Water Conservation's Streamflow Rehabilitation Assistance Program for projects that protect and restore the integrity of drainage infrastructure by removing vegetative debris from our local waterways. These projects will lessen the potential for property damage due to flooding. No County funds are needed for this grant.

Ag and Land has also been allocated \$7,916 by the NC Foundation for Soil and Water Conservation to implement best management practices (BMP) on properties of farmers and landowners that were affected by TS Fred. No County funds are needed for this grant.

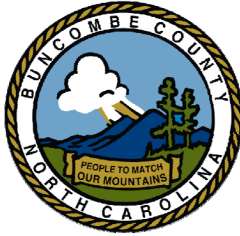
Recommended Motion & Requested Action:

Approve budget amendment

County Manager's comments and Recommendation:

County Manager recommends as presented

ORDINANCE #22-07-12



BUNCOMBE COUNTY, NORTH CAROLINA
Grants Fund

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Grants Projects outlined below in Exhibit "A" to the budget,

NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022

Granting Agencies:	USDA Natural Resource Conservation Service NC Division of Soil and Water Conservation NC Foundation for Soil and Water Conservation
Grant Names:	Emergency Watershed Protection Program Streamflow Rehabilitation Assistance Program TS Fred BMP

Description: Buncombe County was impacted by Tropical Storm (TS) Fred in August of 2021 causing major damage across the County. \$2,215,538 has been awarded to the County's Ag and Land Resources Department by the USDA's Natural Resource Conservation Service. Additionally, \$738,513 has been awarded as match by the State Division of Soil and Water Conservation for a total of \$2,954,051. The funding will be used to remove debris from local waterways as well as streambank stabilization. There are 44 project sites that have been designated and approved for funding and repairs. No County funds are needed for this grant.

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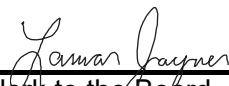
Ag and Land has also been allocated \$7,916 by the NC Foundation for Soil and Water Conservation to implement best management practices (BMP) on properties of farmers and landowners that were affected by TS Fred. No County funds are needed for this grant.

Funding Source: Emergency Watershed Protection Program funds, Streamflow Rehabilitation Assistance Program funds, and TS Fred BMP funds.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
Emergency Watershed Protection Program	\$ 2,954,051	\$ 2,954,051
Streamflow Rehabilitation Assistance Program	\$ 336,649	\$ 336,649
TS Fred BMP Program	\$ 7,916	\$ 7,916
TOTAL	\$ 3,298,616	\$ 3,298,616

ATTEST:

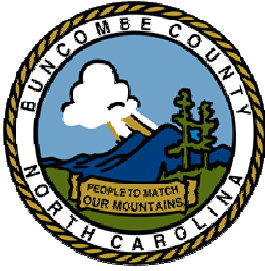
**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**



Clerk to the Board

By: 

Chairman of the Board



Buncombe County Board of Commissioners

Request for Board Action

Meeting Date: July 19, 2022

New Business

Department:

Budget

Presenter(s):

John Hudson, Budget

Contact(s): Jeremiah LeRoy, Sustainability

Subject: FY21 Solar on Public Facilities

Brief Summary:

Increased costs for raw materials and shipping, as well as manufacturing shut downs have caused significant supply shortages and increased costs for procurement of solar panels. This amendment increases the total project budget to offset the additional costs required for the FY21 Solar on Public Facilities project. While utility rebates are anticipated to be enough to cover these costs increases, rebates are not received until well after project completion and a budget increase of \$621,948 is necessary to cover ongoing costs for construction.

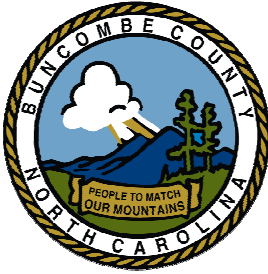
Recommended Motion & Requested Action:

Approve budget amendment

County Manager's Comments & Recommendation:

County Manager recommends as presented

ORDINANCE #22-07-13



BUNCOMBE COUNTY, NORTH CAROLINA
Capital Projects Ordinance

BOARD MEETING DATE: July 19, 2022

WHEREAS, the Budget Director recommends and the Board now desires to amend the FY2022-2023 Capital Projects outlined below in Exhibit "A" to the budget,
NOW THEREFORE,

BE IT ORDAINED by the Board of Commissioners for the County of Buncombe as follows:

1. That the FY2022-2023 amendments listed in Exhibit A below be hereby adopted.
2. That this ordinance shall be effective upon adoption.

ADOPTED this 19th day of July, 2022.

Project Name: FY21 Solar on Public Facilities

Description:

Increased costs for raw materials and shipping, as well as manufacturing shut downs have caused significant supply shortages and increased costs for procurement of solar panels. This amendment increases the total project budget to offset the additional costs required for the FY21 Solar on Public Facilities project. While utility rebates are anticipated to be enough to cover these costs increases, rebates are not received until well after project completion and a budget increase of \$621,948 is necessary to cover ongoing costs for construction.

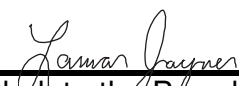
Funding Source:

Future rebates and realized Bond Proceeds with related investment earnings.

Exhibit A: Account Description	Increase (Decrease)	
	Revenues	Expenditures
FY21 Solar on Public Facilities	\$ 621,948	\$ 621,948
TOTAL	\$ 621,948	\$ 621,948

ATTEST:

**BOARD OF COMMISSIONERS FOR
THE COUNTY OF BUNCOMBE:**


Clerk to the Board

By: 
Chairman of the Board



Buncombe County Board of Commissioners
Request for Board Action
Meeting Date: 7/19/2022

New Business

Department: Strategic Partnerships

Presenter(s): Sara Joss

Contact(s): Rachael Nygaard, Strategic Partnerships Director

Subject: COVID Recovery Funding

Brief Summary: Buncombe County has been awarded a total of \$50,733,290 in Coronavirus State and Local Fiscal Recovery Funds ("COVID Recovery Funding") via the American Rescue Plan Act (ARPA) to invest toward recovery from COVID-19 and its negative economic impacts.

Project applications have been gathered via multiple Request for Proposals (RFP) processes. Commissioners have been awarding funds to projects on a rolling basis. Details about awards to date are available on www.buncombecounty.org/recoveryfunding.

The next round of awards is anticipated to be approved at this meeting on July 19, 2022.

Following these awards, any economic development allocations will require subsequent public notice, hearing and authorization. Staff will negotiate written agreements in compliance with federal guidance for all projects once fully approved.

Recommended Motion & Requested Action: Consider approval of COVID Recovery Funding awards



COVID Recovery Funding

Presented by



COVID Recovery Funding

A photograph of classical building columns, likely part of a government or institutional structure, used as a background for the text.

**CORONAVIRUS
STATE AND LOCAL
FISCAL RECOVERY FUNDS**



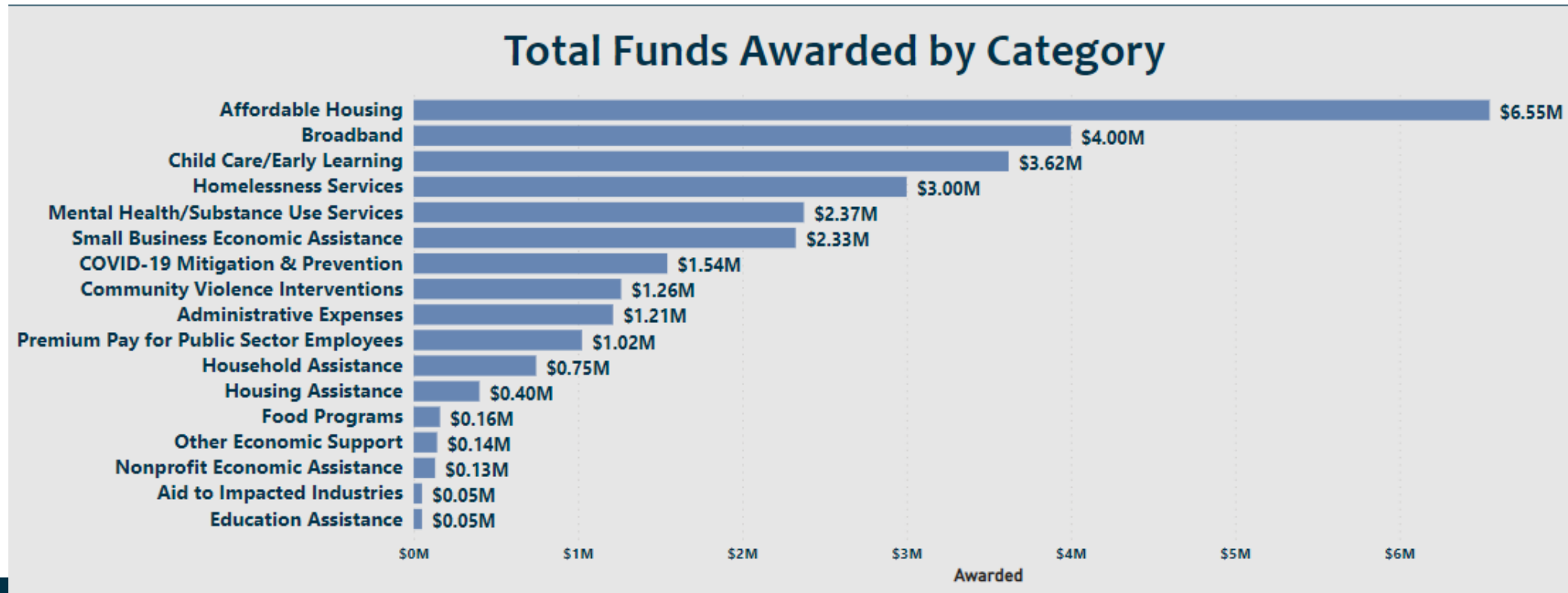
Requests for Proposals (RFP)



Rolling Awards to Date

Total allocated so far: \$27,948,947

Full details available at www.buncombecounty.org/recoveryfunding



Proposed Additional Awards

- \$18,821,666 across 24 projects
- Total of 49 projects

Including the following impact areas:



Proposed Awards

Category	Organization	Project	Amount
Affordable Housing	Asheville Area Habitat for Humanity	Infrastructure to Support Affordable Homeownership Development in Buncombe County	\$ 1,000,000
Affordable Housing	Colaborativa La Milpa	PODER Emma Naturally Occurring Affordable Housing (NOAH) Repair Program	\$ 200,000
Affordable Housing	Eblen Charities	Eblen Charities Housing Stabilization Project	\$ 287,500
Affordable Housing	The Arc of Buncombe County	Affordable Housing for the Intellectually and Developmentally Disabled (I/DD)	\$ 50,000
Affordable Housing	Thrive Asheville	Buncombe Rental Assistance Collaborative (BRAC)	\$ 356,571
Aging/Older Adults	Meals on Wheels of Asheville & Buncombe County	Electric Vans and Charging Station for Senior Meal Delivery Program	\$ 125,000
Business Support/ Economic Development	Appalachian Sustainable Agriculture Project	Appalachian Sustainable Agriculture Project's Farm Fresh for Health - Double SNAP Initiative	\$ 250,000
Business Support/ Economic Development	Eagle Market Streets Development Corporation, CDC	EMSDC Community Equity Fund	\$ 375,000



Proposed Awards

Category	Organization	Project	Amount
Environment/Climate	Buncombe County Government - Sustainability	Renewable Energy for Volunteer Fire Districts	\$ 1,000,000
Environment/Climate	Loving Food Resources Inc.	HVAC and Air Filtration System for Loving Food Resources Food Pantry	\$ 81,479
Homelessness	Buncombe County Government - Emergency Services	Community Paramedic Project; Mobile Outreach Team	\$ 1,144,000
Homelessness	Helpmate, Inc.	Emergency Shelter for Domestic Violence Survivors	\$ 2,000,000
Infrastructure and/or Broadband	Buncombe County Government - Intergovernmental Relations	Buncombe Broadband - Fiber Infrastructure - Phase 2 - NC CAB Program	\$ 2,000,000
Infrastructure and/or Broadband	Buncombe County Government - Intergovernmental Relations	Ferry Road Infrastructure	\$ 2,000,000
Infrastructure and/or Broadband	YMI Cultural Center	Historic Preservation	\$ 1,000,000
K-12 Education	United Way of Asheville and Buncombe County	School-Based Health Centers: Supporting Health and Educational Equity	\$ 1,365,895
K-12 Education	YTL Training Program	YTL Training Programs Closing the Gap and Building Resiliency	\$ 200,000

Proposed Awards

Category	Organization	Project	Amount
Mental Health/ Substance Use	All Souls Counseling Center	Expanding Vital Mental Health Services for Underserved Populations Most Impacted by COVID-19 in Buncombe County	\$ 418,750
Mental Health/ Substance Use	Buncombe County Government - Justice Services	Advancing Community Safety: Violence Prevention and Intervention	\$ 1,000,000
Mental Health/ Substance Use	Mountain Child Advocacy Center	Child Trauma Response and Recovery	\$ 400,000
Workforce	Asheville Area Chamber of Commerce Community Betterment Foundation	Accelerate Buncombe, a Collaborative Approach to Accelerated Apprenticeships	\$ 750,000
Workforce	Buncombe County Government - Human Resources	Buncombe County - Employee Retention Grant	\$ 2,039,000
Public Health	Buncombe County Government	COVID-19 Contingency Replenishment	\$ 172,000
Administration	Buncombe County Government	Fund Administration	\$ 606,471



Amount Remaining

\$50,733,290	Total Allocation
-\$46,804,364	Awards to Date
\$3,928,926	Remaining (if approved)

August 2021	\$11,309,495
November 2021	\$11,305,004
February 2022	\$749,000
May 2022	\$4,855,448
June 2022	\$50,000
July 2022 (pending)	\$18,821,666
Awards to Date	\$46,804,364



Next Steps (if approved)

- Submit annual report to U.S. Treasury by July 31, 2022 (reflecting activity of June 30, 2022)
- Update www.buncombecounty.org/recoveryfunding with annual report and latest awards
- Establish written agreements for all projects in accordance with federal funding guidelines
- Conduct ongoing monitoring and reporting
- Revisit remaining balance COVID Recovery Funds in 2023



Request for Board Action

- Consider approval of COVID Recovery Funding awards as listed, totaling \$18,821,666

