City of Asheville General Obligation Bond Referendum: Nov. 8, 2016

In August, the Asheville City Council approved a general obligation bond referendum that would raise $74 million for public improvements. The public improvements that the bonds would finance are divided into three categories. Voters will vote separately on each category.

The list of projects includes only items that are the responsibility of city government. They do not include schools, libraries, or other projects that are the responsibility of county and state government.

The proposed projects adhere to the strategic focus areas adopted by the Mayor and the City Council. The parks and recreation bonds address the strategic focus of promoting a healthy environment and the housing bonds address the strategic focus on creating livable neighborhoods. The bonds for streets and sidewalks address the strategic focus on providing quality transportation.

Parks & Recreation	$17,000,000
Housing Affordability	$25,000,000
Streets, Sidewalks & Bike Lanes	$32,000,000
Total General Obligation Bonds	**$74,000,000**

VOTING Q&A

Q: Why do I have to cast three votes in this bond referendum?

A: The bonds are separated into categories to make it easier to understand what each bond project is about and how it would be financed.

Q: Do I have to vote the same way for all three?

A: No. You can vote "Yes" for some and "No" for others.

Q: Is there any way to vote for or against all three at once?

A: No. You have to vote on each question separately.

Parks and Recreation: $17 million

BALLOT LANGUAGE:

"SHALL the order authorizing $17,000,000 of bonds plus interest to provide funds to pay the capital costs of infrastructure improvements for various parks and recreation facilities of the City, including the cost of related studies, plans and design, acquiring, constructing, reconstructing, improving, installing or providing storm drainage, grade and surface improvements, construction, reconstruction and improvements of recreation fields; construction, reconstruction and improvements of restroom facilities; sidewalks, bike paths and pedestrian trails; paving, resurfacing, grading or improving parking lots, roads and intersections, providing public open space, landscaping and lighting, and acquiring any necessary equipment, land, interests in land and rights-of-way therefore, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "YES" and "NO" beneath or beside such words in which squares the voter may record his or her choice on the question presented;

The $17 million in parks and recreation improvements would provide money for major improvements to 5 major parks or recreation facilities, acquiring land for parks, and improving outdoor courts, playgrounds and lighting at ball fields throughout the city.

The proposed bond program will work in addition to the programs and projects that are already in place in the city. The proposed $17 million for parks & recreation projects will supplement the $11.8 million programmed over the next 5 years for parks and recreation infrastructure and maintenance.

PROJECT	AREA	AMOUNT
Ball Fields Lighting	North & South	$1,200,000
Jake Rusher Park	South	$825,000
Land Acquisition for Parks	North & South	$2,000,000
Memorial/Mountainside Stadium	Central	$4,075,000
Montford Park Complex Improvements	North	$1,700,000
Outdoor Courts and Playgrounds	City-wide	$2,030,000
Richmond Hill Park Restrooms	West	$520,000
Wesley Grant Center Phase II	Central	$4,650,000
TOTAL		**$17,000,000**

Housing: $25 million

BALLOT LANGUAGE:

"SHALL the order authorizing $25,000,000 of bonds plus interest to provide funds to pay the capital costs of acquiring, constructing, developing, equipping and furnishing housing projects for the benefit of persons of low income, or moderate income, or low and moderate income, including without limitation loans, grants, interest supplements and other programs of financial assistance to persons of low income, or moderate income, or low and moderate income, and developers of housing for persons of low income, or moderate income, or low and moderate income, and construction of infrastructure improvements related thereto, and the relocation of City facilities to make land available for the construction of housing for persons of low income, or moderate income, or low and moderate income, and the acquisition of land and rights-of-way required therefore, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "YES" and "NO" beneath or beside such words in which squares the voter may record his or her choice on the question presented;

The $25 million in housing affordability bonds would provide additional money to fund the Housing Trust Fund, a program that assists in creating diverse and affordable housing choices across the city. It also would provide funding to repurpose city-owned land for development that supports housing affordability with the South Charlotte Street Corridor as a primary project.

The proposed bond program will work in addition to the programs and projects that are already in place in the city. The proposed $25 million for housing affordability will supplement the $9.7 million programmed over the next 5 years for affordable housing.

Funding to repurpose city-owned land for affordable housing Primary Project: South Charlotte Street Corridor	$15,000,000
Housing Trust Fund	$10,000,000
TOTAL	**$25,000,000**

Streets, Sidewalks and Bike Lanes
$32 million

BALLOT LANGUAGE:

"SHALL the order authorizing $32,000,000 of bonds plus interest to provide funds to pay the capital costs of constructing, reconstructing, enlarging, extending and improving certain streets, including streets and roads constituting a part of the State highway system or otherwise the responsibility of the State and including the cost of related studies, streetscape and pedestrian improvements, relocation of utilities, plans and design; acquiring, constructing, reconstructing, widening, extending, paving, resurfacing, grading or improving streets, roads, intersections, pedestrian and bicycle paths; acquiring, constructing, reconstructing or improving sidewalks, curbs, gutters, drains, bridges, overpasses, underpasses and grade crossings and providing related landscaping, lighting and traffic controls, signals and markers; acquiring, constructing, extending and improving greenways, providing related landscaping, retaining walls, storm drainage and any other necessary improvements; and the acquisition of land and rights-of-way in land required therefor, and providing that additional taxes may be levied in an amount sufficient to pay the principal of and interest on the bonds be approved?";

with squares labeled "YES" and "NO" beneath or beside such words in which squares the voter may record his or her choice on the question presented.

The $32 million in bonds for transportation safety would provide money for road resurfacing, sidewalk improvements, new sidewalk projects, greenways and transportation safety projects such as bus shelters, accessible crossings and traffic calming. Spending has been prioritized by using an assessment management tool with consideration to equity and fairness to all communities.

The proposed bond program will work in addition to the programs and projects that are already in place in the city. The proposed $32 million for transportation projects will supplement the $2.5 annual allocation for street resurfacing, the $7 million allocated over the next five years for sidewalk maintenance and new sidewalks, and the $17 million already programmed for construction of new greenways.

ROAD RESURFACING
*with bike lanes and sharrows

NAME	COST	ZIP CODE
All Souls Crescent	$110,000	28803
Beverly Rd	$360,000	28805
Birch Ln	$170,000	28704
Brooklyn Way	$650,000	28803
Caledonia Rd	$450,000	28803
Caribou Rd	$1,700,000	28803
Cherry St	$150,000	28704
Chiles Ave	$340,000	28803
Cisco Rd	$490,000	28805
Fulton St	$40,000	28801
Haywood St*	$400,000	28801
Kenilworth Rd	$1,900,000	28803
Lakeshore Dr*	$1,300,000	28804
Martin Luth King Jr Dr*	$1,700,000	28801
Oakland Rd	$260,000	28801
Old Haywood Rd	$900,000	28806
Royal Pines Dr	$330,000	28704
State St*	$1,600,000	28806
Sulphur Springs Rd	$840,000	28806
Sycamore Dr	$260,000	28704
Vermont Ave	$150,000	28806
Contingency	$1,545,000	
TOTAL	**$15,645,000**	

SIDEWALK IMPROVEMENTS

NAME	COST	ZIP CODE
All Souls Crescent	$702,000	28803
Beverly Rd	$65,000	28805
Brooklyn Way	$98,000	28803
Caledonia Rd	$41,000	28803
Fulton St	$212,000	28801
Haywood St	$415,000	28801
Kenilworth Rd	$260,000	28803
Martin Luther King Jr Dr	$325,000	28801
Oakland Rd	$26,000	28801
State St	$260,000	28806
Sulphur Springs Rd	$260,000	28806
Sycamore Dr	$13,000	28704
Vermont Ave	$598,000	28806
Contingency	$260,000	
TOTAL	**$3,535,000**	

Streets, Sidewalks and Bike Lanes
$32 million

NEW SIDEWALK PROJECTS

NAME	COST	ZIP CODE
Airport Rd	$510,000	28704
Brooklyn Way	$192,000	28803
Gerber Rd	$357,000	28803
Hill St	$468,000	28801
Johnston Blvd	$1,372,000	28806
Mills Gap Rd	$128,000	28803
New Haw Creek Rd	$1,120,000	28805
Onteora Blvd	$588,000	28803
Overlook Rd	$213,000	28803
Patton Ave (gaps)	$616,000	28806
Swannanoa River Rd	$756,000	28805
TOTAL	**$6,320,000**	

GREENWAYS & CONNECTORS

NAME	COST	ZIP CODE
Swannanoa Greenway	$3,600,000	28803
Extensions & Connectors	$1,000,000	
TOTAL	**$4,600,000**	

PEDESTRIAN SAFETY

NAME	COST
Bus Shelters	$500,000
Pedestrian Safety	$1,400,000
TOTAL	**$1,900,000**

Impact of Bonds on Property Taxes

If the bonds are approved, the City will have seven years to issue the bonds and approximately 20 years to pay off the bonds after the funds are received. Based on the City's projected debt capacity, issuing $74 million in general obligation bonds will require a tax increase of 4.15 cents to retire the debt.

The wording of the bond question on the ballot is prescribed by state law. In issuing general obligation bonds, a city pledges its "full faith and credit" to repay the bonds. To assure that it will meet that commitment, the bond question son the ballot are required to ask voter to authorize a tax levy to repay the bonds.

Examples of Change on Tax Bills

HOME VALUE	+4.15¢
$150,000	+$60.00
$275,000	+$110.00
$400,000	+$160.00

The upcoming revaluation could affect these estimates slightly but based on current rates, if approved, the bonds could increase property taxes in the City by about $110 a year, or a little more than $9 per month, if you own a home valued at $275,000.

Proposed $74 Million Bond Referendum

GENERAL OBLIGATION BONDS

PARKS AND RECREATION

Ball Fields Lighting	$1.2 million
Jake Rusher Park	$825,000
Land Acquisition for Parks	$2 million
Memorial/Mountainside Stadium	$4.075 million
Montford Park Complex Improvements	$1.7 million
Outdoor Courts and Playgrounds	$2.03 million
Richmond Hill Park Restrooms	$520,000
Wesley Grant Center Phase II	$4.65 million
Parks and Recreation Total	**$17 million**

HOUSING AFFORDABILITY

Funding to repurpose city-owned land for affordable housing	$15 million
Housing Trust Fund	$10 million
Housing Affordability Total	**$25 million**

STREETS, SIDEWALKS & BIKE LANES

ROAD RESURFACING

*with bike lanes and sharrows

All Souls Crescent	$110,000
Beverly Rd	$360,000
Birch Ln	$170,000
Brooklyn Way	$650,000
Caledonia Rd	$450,000
Caribou Rd	$1,700,000
Cherry St	$150,000
Chiles Ave	$340,000
Cisco Rd	$490,000
Fulton St	$40,000
Haywood St*	$400,000
Kenilworth Rd	$1,900,000
Lakeshore Dr*	$1,300,000
Martin Luth King Jr Dr*	$1,700,000
Oakland Rd	$260,000
Old Haywood Rd	$900,000
Royal Pines Dr	$330,000
State St*	$1,600,000
Sulphur Springs Rd	$840,000
Sycamore Dr	$260,000
Vermont Ave	$150,000
Contingency	$1,545,000

GREENWAYS & CONNECTORS

Swannanoa Greenway	$260,000
Extensions & Connectors	$150,000

PEDESTRIAN SAFETY

Bus Shelters	$500,000
Pedestrian Safety	$1,400,000

SIDEWALK IMPROVEMENTS

All Souls Crescent	$702,000
Beverly Rd	$65,000
Brooklyn Way	$98,000
Caledonia Rd	$41,000
Charlotte St	$260,000
Fulton St	$212,000
Haywood St	$415,000
Kenilworth Rd	$260,000
Martin Luther King Jr Dr	$325,000
Oakland Rd	$26,000
State St	$260,000
Sulphur Springs Rd	$260,000
Sycamore Dr	$13,000
Vermont Ave	$598,000

NEW SIDEWALK PROJECTS

Airport Rd	$510,000
Brooklyn Rd	$192,000
Gerber Rd	$357,000
Hill St	$468,000
Johnston Blvd	$1,372,000
Mills Gap Rd	$128,000
New Haw Creek Rd	$1,120,000
Onteora Blvd	$588,000
Overlook Rd	$213,000
Patton Ave (gaps)	$616,000
Swannanoa River Rd	$756,000

Streets, Sidewalks & Bike Lanes Total	**$32 million**
GENERAL OBLIGATION BONDS TOTAL:	**$74,000,000**

THE CITY OF ASHEVILLE

Asheville City Council
Esther E. Manheimer, Mayor
Gwen Wisler, Vice Mayor
Cecil Bothwell
Brian Haynes
Julie Mayfield
Gordon Smith
Keith Young

City Manager, Gary Jackson