

Legacy Neighborhoods Coalition

OCTOBER 2026

GET INVOLVED

Connect with one of the following organizations. LNC meetings are by invitation only. Go online to AshevilleLegacyNeighborhoods.org to send us a message.



Burton Street Community Association (BCSA)

Meets the 3rd Tuesday of every month at Burton Street Community Center, 134 Burton Street in Asheville. Call (828) 259-8020, go to burtonstreet.org, or email burtonstreetinfo@gmail.com.



East End Valley Street Neighborhood Association (EEVS)

Meets the 2nd Thursday of every month at Stephens-Lee Community Center, 30 George Washington Carver Avenue in Asheville. Go to eastendvalleystreet.org, or email EastEndValleyStreet@gmail.com.



PODER Emma Community Ownership

Meets the 2nd Monday of every month at 17 Westside Drive in Asheville. Call (828) 276-3544, go to poderemma.org, or email info@poderemma.org.



Shiloh Community Association (SCA)

Meets the 1st Monday of every month at Linwood Crump Shiloh Center, 121 Shiloh Road in Asheville. Call Mrs. Norma Baynes, (828) 277-9654, Go to shilohnc.org, or email shilohgarden59@gmail.com.



Southside United Neighborhood Association (SUNA)

Meets the 3rd Thursday of every month at Wesley Grant Southside Center, 285 Livingston Street in Asheville. Call (828) 259-5483, go to www.southsideunitedavl.org, or email unitedsouthsideavl@gmail.com.

Beyond Election Day: Know Who Holds the Power

BY SEKOU COLEMAN

September's column connected city planning and anti-displacement work to decisions elected officials make after Election Day.

On November 3, 2026, candidate races share the ballot with three proposed state constitutional amendments and two Buncombe County bonds. Voters decide whether to approve them; lawmakers and county officials make many decisions afterward.

Five Separate Choices

The constitution sets basic government rules. Separate laws put those rules into practice.

Photo ID

FOR/YES extends the constitution's requirement from in-person voters to all voters. Lawmakers still set requirements and exceptions.

AGAINST/NO keeps the in-person wording. Current law already requires photo ID or a permitted exception for in-person and mail voting. Neither result automatically removes those laws or exceptions.

Income Tax

FOR/YES lowers the constitutional ceiling from 7% to 3.5% starting with 2027 tax years, covering personal and corporate income. A ceiling is the highest allowable rate.

AGAINST/NO keeps the 7% ceiling without imposing a 7% tax.

Current law already sets individual rates at 3.99% for 2026 and 3.49% for 2027–2029. A yes vote will lower future rate increases and the state's flexibility to raise income-tax revenue for education, health, transportation, and other needs.

Property Tax

FOR/YES requires the General Assembly to limit growth in local property-tax levies, meaning the total amount taxed. If approved, lawmakers must set the limit, formula, and any exceptions. The proposal specifies no percentage cap, assessment freeze, bill reduction, or fixed saving.

AGAINST/NO leaves out this mandate and existing state oversight remains.

Limits could restrict local flexibility as costs rise. Buncombe's property-

tax revenue supports schools, fire and emergency services, libraries, and other priorities.

Neither tax amendment guarantees household savings or service cuts. Revenue limits do not decide which services are protected, reduced, or funded another way.

Future laws, economic conditions, and budgets could lead officials to change priorities, find efficiencies, use reserves or other revenue, delay projects, or change services.

Open Space

FOR/YES authorizes up to \$30 million in borrowing for conservation, farms, natural resources, parks, greenways, and trails.

AGAINST/NO denies this additional borrowing. The county estimates an \$18 increase annually for the current median homeowner.

Housing

FOR/YES authorizes up to \$40 million in borrowing for low- and moderate-income housing and related investments.

AGAINST/NO denies this additional borrowing. The county estimates a \$25 increase annually for the current median homeowner.

Bonds are long-term debt, repaid with interest through county taxes. Approval adds funding capacity and repayment obligations. Rejection avoids authorizing these debts and forgoes that capacity.

Together, the estimates would total \$43 annually, although actual bills depend on property values, exemptions, financing, and future tax decisions. Renters receive no separate property-tax bill but may experience increases in rental rates if rental property owners choose to pass tax hikes forward.

Although commissioners decide bond issuance, allocations, and projects, approval guarantees no particular neighborhood or family funding.

Who Makes Which Decisions?

US senators represent the state; US representatives serve districts. They

make federal laws, budgets, and oversight decisions. The General Assembly makes state laws, taxes, budgets, and district maps. City Council controls municipal planning, development rules, and budgets.

The NC Supreme Court is the highest state court. The Court of Appeals reviews lower-court legal and procedural errors. Neither makes budgets or approves project but their rulings can impact your lives regardless.

For example, maps can split communities or concentrate voters, which can weaken influence. North Carolina adopted maps in 2023, then revised congressional Districts 1 and 3 in 2025. The new maps resulted in unfair electoral representation.

Moore v. Harper affirmed state constitutional review of federal election rules. Separately, NC's 2023 *Harper v. Hall* ruling held that courts cannot decide partisan-gerrymandering claims under the state constitution. Racial-discrimination claims remain subject to court review.

After the Votes

Whatever you voted for, stay informed about what follows. Track the General Assembly's tax rules, exceptions, and budgets.

If bonds pass, public engagement and feedback can help shape how and where dollars are spent. Commissioners make the decisions; residents can attend meetings, name neighborhood needs, and track spending and results.

Fair Maps bills proposing independent redistricting remain in committee. Legislators elected under the current maps still control district lines and whether reform advances.

Who benefits? Will housing reach residents facing displacement? What public records show promises were kept?

Visit buncombenc.gov/vote for your sample ballot. Afterward, stay vigilant: question decisions and hold elected officials accountable, whether you supported them or not.

ABOUT THE LEGACY NEIGHBORHOODS COALITION

The Legacy Neighborhoods Coalition protects historic communities most impacted by displacement, honors the legacy and culture of historically under-resourced residents, and builds collective power that strengthens community voices, expands civic participation, and stewards opportunities where future generations can thrive.