Anti-Displacement Resolution

Asheville City Council

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ADAH Project Components

Setting the Path

- Resolution

Informed Decision-Making

- Displacement Risk Assessment Tool

Displacement Mitigation Strategies

- Early Housing Amendments
- Affordable Housing Programs & Policies
- LNC as a Required Engagement Partner
- Strengthen Development Notifications



Resolution Timeline

2023 - 2024

Missing Middle Housing Study & Displacement Risk Assessment and Affordable Housing Plan completed

March 2025

Council approves corridor based zoning text amendments

Late 2025

Staff begins meeting with Legacy Neighborhood Coalition (LNC)

Jul 2026

Resolution presented to City Council for adoption.

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Resolution Outline

- **Commitment to neighborhood stability**: protect neighborhoods from displacement and support residents who wish to remain in their homes.
- **Addressing past harms**: acknowledge the substantial harm caused to some individuals and neighborhoods through actions such as redlining, urban renewal, zoning actions, and the lack of protections in the face of development pressures that lead to displacement.
- **Data-drive framework**: use objective data to identify areas most vulnerable to displacement and to guide mitigation solutions.

Resolution Outline

- **Comprehensive policy integration**: assess existing housing tools, explore new policy-based protections, and incorporate anti-displacement measures into planning, zoning, and development review processes.
- **Community focused engagement**: prioritize community engagement and evaluation with particular attention to populations most vulnerable to displacement, including renters, low-income residents, and homeowners on fixed incomes.

Resolution Approach

The draft resolution was developed based on ADAH stakeholder engagement, examples from other cities, and review of the Missing Middle and Affordable Housing plans.

Framework Development:

Identify areas particularly sensitive to displacement and loss of neighborhood identity as a result of past harms and development pressures.

Operational Assessment:

Assess City tools and programs, while identifying additional strategies to strengthen anti-displacement protections.

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Suggested Motion

Motion to adopt a resolution supporting a comprehensive approach to minimizing displacement and supporting stability in neighborhoods and directing the City Manager to develop a framework to identify those areas within the city which are particularly sensitive to displacement and loss of neighborhood identity and to design a strategy and operational improvements to balance the need for additional housing options while protecting those communities most at risk of displacement.