City of Asheville Staff Report

City Council Meeting Date: July 28, 2026

Staff Resources: Ben Woody, Assistant City Manager; Dawa Hitch Communication & Public Engagement Director

Action Requested: Adoption of a resolution supporting a comprehensive approach to minimizing displacement, supporting stability in neighborhoods adversely affected by and sensitive to local government action, private development, gentrification, and housing affordability.

Background:

- The City completed the Missing Middle Housing Study and Displacement Risk Assessment in November 2023 and the Affordable Housing Plan in September 2024. Both documents include recommendations to increase housing supply and affordability while protecting against displacement.
- In response to Legacy Neighborhood Coalition (LNC) concerns about zoning amendments intended to promote housing on commercial property along transit corridors, City staff began meeting with representatives of the LNC in late 2025 to explore strategies to provide residents more opportunities to remain in the neighborhoods where they live and withstand social and economic change resulting from development pressures.
- These initial meetings resulted in the development of six LNC Priority Action Areas and the Anti-Displacement and Affordable Housing (ADAH) Project. The LNC also recommended the City consider the development and adoption of an anti-displacement resolution.
- The draft resolution was developed based on ADAH stakeholder engagement, best practices and adopted resolutions/ordinances from benchmarked cities, and the review of the City's missing middle and affordable housing plans.
- Since the resolution was Initiated by community request, staff provided City Council an opportunity to review and share feedback on the draft resolution. Staff will present a final version for Council consideration at the July 28 meeting.

Vendor Outreach:

- N/A

Council Vision 2036 Focus Area(s):

- Quality Affordable Housing
- A Well-Planned and Liveable Community

Council Priority Recovery Area(s):

- Housing
- People

Committee(s):

- N/A

Fiscal Impact:

- N/A

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.

Attachment(s):

- Resolution

City of Asheville Resolution Number 26-_____

Resolution supporting a comprehensive approach to minimizing displacement, supporting stability in neighborhoods adversely affected by and sensitive to local government action, private development, gentrification, and housing affordability

Whereas, the Asheville City Council recognizes the importance of protecting existing neighborhoods from displacement, and is committed to supporting residents who wish to stay in their homes and communities; and

Whereas, the Asheville City Council is committed to addressing the affordable housing crisis through policies and actions that preserve naturally occurring affordable housing, create safe and affordable housing options, and reduce the cost burden experienced by the most vulnerable; and

Whereas, the Asheville City Council recognizes the substantial harm caused to some individuals and neighborhoods by past government and private sector actions such as urban renewal, redlining, harmful zoning actions, and a lack of protective measures in the face of new development and reinvestment that results in gentrification and the displacement of existing residents; and

Whereas, the Asheville City Council finds it to be imperative to the wellbeing of its neighborhoods and residents to take affirmative steps to help protect those areas within the City that have been most adversely affected and are at greatest risk of experiencing displacement; and

Whereas, the Asheville City Council finds it essential that the enactment of city policies or use of city funds minimizes the involuntary displacement of residents, especially those of low and very low incomes, renters, and homeowners on fixed incomes; and

Whereas, the Asheville City Council wishes to take steps to properly balance the need for the provision of additional housing options and increasing affordability, while also proactively preserving the long-standing neighborhood identity and history of those communities most at risk of displacement; and

Whereas, the Asheville City Council recognizes the necessity of utilizing objective, data-informed tools to measure vulnerability and guide mitigating solutions toward neighborhoods facing the greatest risk of displacement; and

Whereas, the Asheville City Council recognizes plain language is important, affordability thresholds may differ between neighborhoods, opportunities for wealth-building can minimize displacement risks, and neighborhood resilience is critical to a high quality of life;

Now, therefore, be it resolved by the City Council of the City of Asheville that:

The City Manager is directed to develop a framework to identify those areas within the city which are particularly sensitive to displacement and loss of neighborhood identity as a result of past harms, new development and redevelopment, or real estate market pressures, including but not limited to those most impacted by previous local government or private sector action as described herein.

The City Manager is then directed to design strategy and operational improvements which shall at a minimum:

1. Assess existing City tools, programs, and policies currently related to housing stability, affordability, and displacement prevention.

2. Identify additional strategies, incentives, funding mechanisms, and policy based tools that can be explored to strengthen anti-displacement protections.

3. Incorporate new measures into the City's planning, zoning, and development review processes to provide heightened protections for the identified communities and neighborhoods.

4. To the extent possible, demonstrate that the Unified Development Ordinance (UDO) updates are consistent with this resolution, and neighborhood plans are considered.

5. Deliver a community engagement and evaluation approach with particular attention to populations most vulnerable to displacement.

These measures shall be conscious of past harms, tailored to assess displacement risk, mitigate such displacement and loss of neighborhood identity, and repair these areas consistent with adopted City plans.

Read, approved and adopted this 28th day of July, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk