Neighborhood Advisory Committee

Anti-Displacement and Affordable Housing Project Overview and Engagement

June 2, 2026

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Key Takeaways

- The proposed project aims to pair new housing production with anti-displacement protections.
- Project success depends on authentic community engagement and cross-departmental coordination.
- The project strategy draws from Missing Middle Housing Study & Displacement Risk Assessment recommendations, Affordable Housing Plan strategies, and Legacy Neighborhoods Coalition (LNC) priorities.
- The project is action-oriented and includes multiple initiatives and efforts that can start now and all be accomplished within a one-year timeline.

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Project Overview

The Anti-Displacement and Affordable Housing (ADAH) Project's overarching goal is to ***develop community-driven policies, tools, and processes*** that strategically pair necessary ***housing production*** with clear, concrete ***anti-displacement protections*** for the most at-risk neighborhoods.

- The project approach and actions are drawn from:
  - Missing Middle Housing Study & Displacement Risk Assessment Recommendations
  - Affordable Housing Plan: Anti-Displacement Strategies
  - LNC Six Priority Action Areas

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Project Approach

Project Objective:

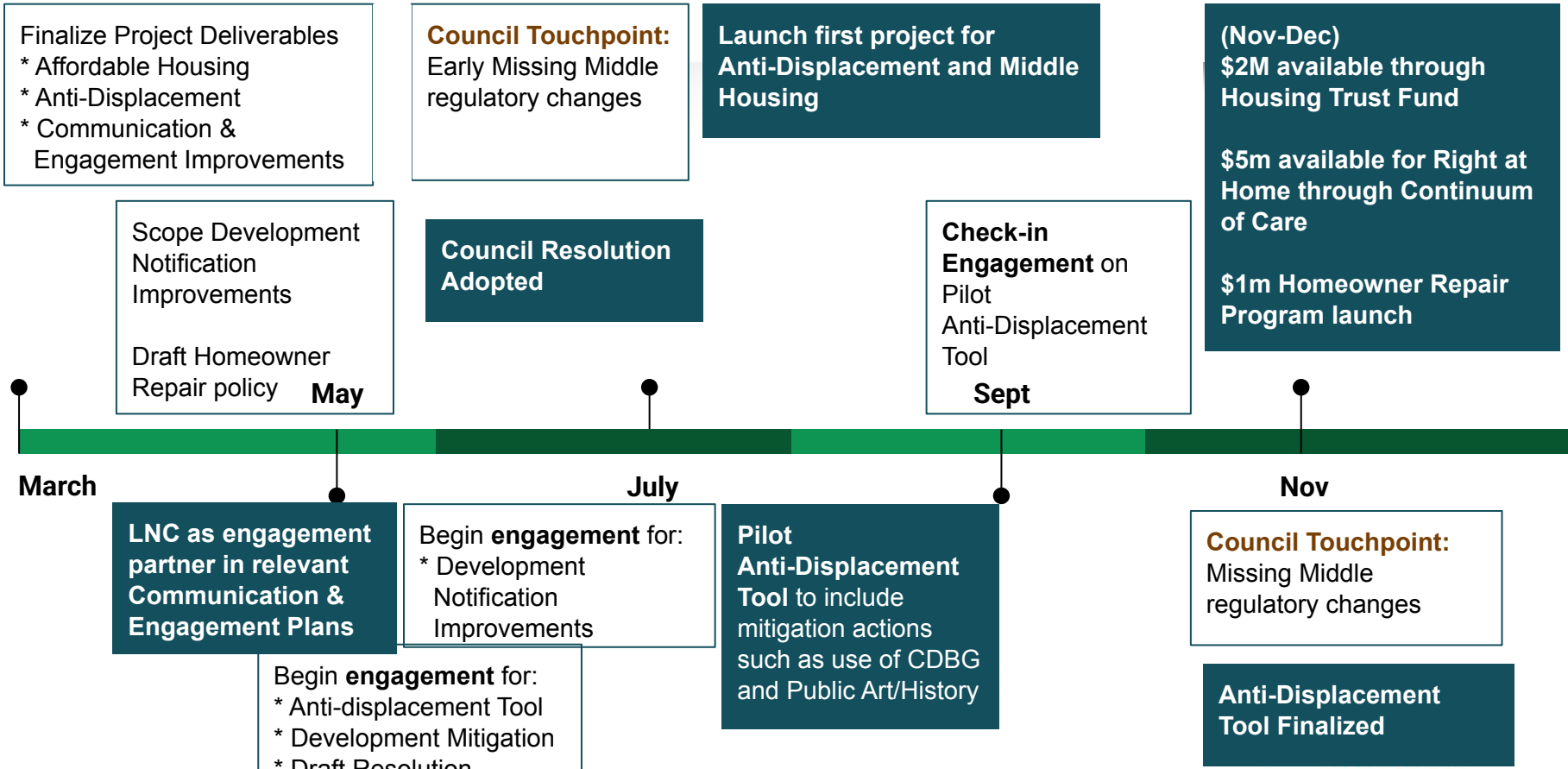
Through best-practice engagement, identify and implement actions to address affordable housing challenges and minimize displacement

Keys to Project Success:

- Mindful sequencing
- Cross-departmental coordination and collaboration
- Authentic engagement

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TIMELINE


Finalize Project Deliverables
* Affordable Housing
* Anti-Displacement
* Communication & Engagement Improvements
Council Touchpoint: Early Missing Middle regulatory changes
Launch first project for Anti-Displacement and Middle Housing
(Nov-Dec) $2M available through Housing Trust Fund
$5m available for Right at Home through Continuum of Care
$1m Homeowner Repair Program launch
Scope Development Notification Improvements
Draft Homeowner Repair policy
May
Council Resolution Adopted
Check-in Engagement on Pilot Anti-Displacement Tool
Sept
March
July
Nov
LNC as engagement partner in relevant Communication & Engagement Plans
Begin engagement for:
* Development Notification Improvements
Pilot Anti-Displacement Tool to include mitigation actions such as use of CDBG and Public Art/History
Council Touchpoint: Missing Middle regulatory changes
Begin engagement for:
* Anti-displacement Tool
* Development Mitigation
* Draft Resolution
Anti-Displacement Tool Finalized

Project Workshop - May 20, 2026

Staff brought together neighborhood representatives, builders/developers and policy advocates to have small group discussions on:

1. Early Affordable Housing amendments that will go to the Planning and Zoning Commission (PZC) and City Council later this summer

2. The desired outcomes for a displacement risk analysis tool

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NAC Engagement

Of these three early affordable housing amendment, which gives you the least heartburn? Why?

- **Elimination of parking minimums**
- **Allowing duplexes in all zoning districts by-right**
- **Increasing the allowable size of ADUs**

Which of the three are you most concerned about in terms of negative impacts?

What if any benefits could your neighbors see from these changes?

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NAC Engagement

(Notes)

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What we will do with the input received today

- Input will be shared with the Planning and Zoning Commission (PZC) at their meeting tomorrow.
- Staff will then use the input to ensure concerns and aspirations are reflected, to the fullest extent possible, in staff's recommendations.
- PZC will vote on staff's proposal for **Early Affordable Housing Amendments** later this summer.
- Community input, NAC input and PZC input will all be shared with City Council before they vote on staff's proposal for **Early Affordable Housing Amendments** later this summer.

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Background

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Middle Housing Study- Key Recommendations

Middle Housing Goal	Status
* Modify project level thresholds to allow by-right approvals for affordable housing	Enacted
* Eliminate minimum parking standards & increase bldg sizes along transit corridors	Enacted
* Update cottage development and flag lot regulations	Partially Enacted
Eliminate minimum parking standards for all districts	*Ready to Update*
Expand ADU regulations to allow larger ADU sizes	*Ready to Update*
Enable duplex development in all districts	*Ready to Update*
Use displacement vulnerability risk to implement displacement mitigation strategies	*Ready to Develop*
Enable triplex and quadplex development in all districts	UDO Rewrite
Enable small backyard lots	UDO Rewrite