Legacy Neighborhoods Coalition

NOVEMBER 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.

A Map Is a Start

BY SEKOU COLEMAN

Protecting residents is the test.

Losing a home is one form of displacement. Losing the businesses, churches, gathering places, and relationships that make a neighborhood home is another. People can remain at the same address while the community that supported them disappears. Disasters can force people out, too.

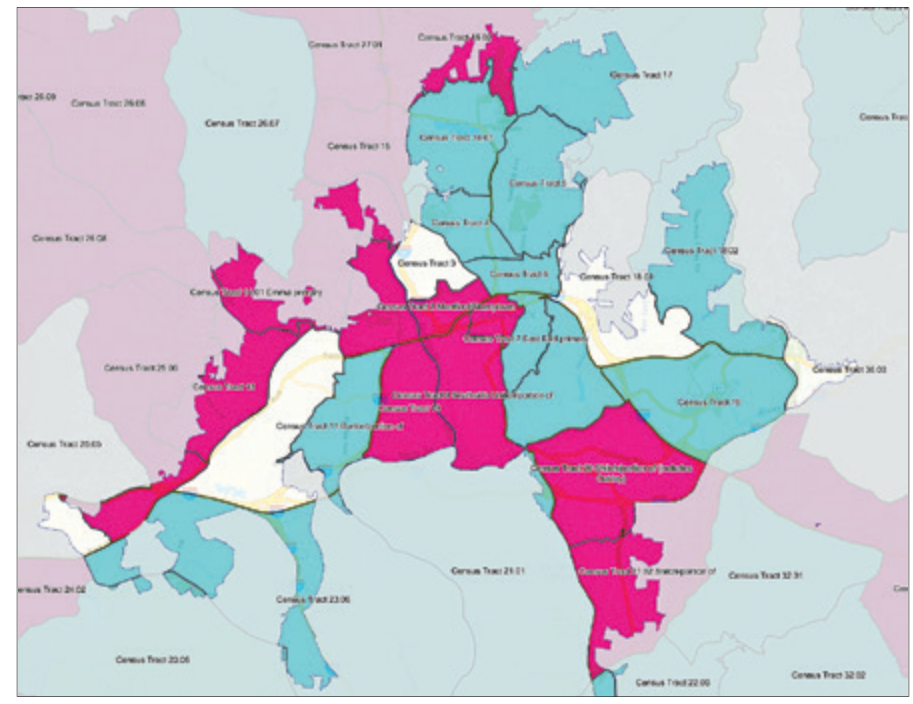
In September, we described City planning processes that will shape Asheville's future. One of those efforts is now taking shape: a Displacement Risk Assessment Tool. Asheville needs more housing, and development does not automatically cause displacement. The question is how growth can also support longtime residents' ability to remain rooted.

For the Legacy Neighborhoods Coalition (LNC), that concern has guided years of advocacy, from the Urban Centers rezoning discussions in 2020 to the housing and displacement recommendations we presented to City Council on December 9, 2025.

The City's March 2026 Anti-Displacement and Affordable Housing presentation included priorities we had advocated: displacement review, earlier notification, neighborhood engagement and protections, public investment, and cultural preservation. The City has also named LNC as a required engagement partner in relevant communication and engagement plans. These are concrete steps toward bringing neighborhood experience into decisions that affect residents.

The Displacement Risk Assessment Working Group began meeting April 24. It brings neighborhood knowledge, housing advocacy, development perspectives, and City expertise together to develop an assessment tool. The work includes choosing indicators, comparing approaches used elsewhere, and considering how findings could inform decisions and reduce harm.

A draft tool has been created that examines housing costs, household income, renting, changes in rents and home values, and shifts in who lives in an area. A household already spending a large share of its income on housing may have little room to absorb another increase. Looking at several pressures together can help identify where residents may be especially vulnerable.



Asheville's draft Displacement Risk Assessment tool maps neighborhood conditions to help inform development and anti-displacement decisions. Colors indicate Neighborhood Vulnerability: Red 5-8; Tan 4; Blue 1-3. Explore the map at arcg.is/1G1fKq.

Asheville's draft Displacement Risk Assessment maps neighborhood conditions by census tract to help inform development and anti-displacement decisions. The tool remains under development, and census tract boundaries do not precisely match neighborhood boundaries. Residents can explore the live draft map at arcg.is/1G1fKq.

The tool could help show where additional housing may carry lower displacement risk and where development calls for closer scrutiny and protections. But statistics cannot capture everything residents have experienced.

A lower vulnerability score may reflect people already displaced, not an absence of harm. The assessment also cannot predict the impact of a particular project or decide which developments should be approved.

The assessment tool can inform staff recommendations, development discussions, public engagement, and future policy. By itself, it does not change zoning, prevent demolition, require affordable housing, or create enforceable anti-displacement protections. Its value will depend on how City leaders use the findings when weighing development proposals and deciding what protections residents need.

Council's July 28, 2026 anti-displacement and affordable-housing resolution directed further work, rather than adopting a completed assessment. It also called for measurable milestones, expected outcomes, and reporting through the City's strategic plan. Those requirements give residents a basis for judging whether public commitments lead to action.

LNC will continue to advocate for stronger anti-displacement language and commitments in the Comprehensive Plan update and Unified Development Ordinance rewrite. The assessment tool should help inform these broader choices about the city's growth and development rules.

Residents can compare the draft assessment with what they know about their neighborhoods. Local knowledge can reveal pressures, losses, and community strengths that numbers alone may miss. For project information and updates, visit publicinput.com/k58348. People interested in the assessment working group can contact adah@publicinput.com.

A map cannot tell the whole story of a neighborhood, and it cannot protect anyone by itself. Look at the draft, share what it misses about your community, and ask City leaders what protections will follow when risks are identified. LNC will keep pressing those questions as Asheville updates its plans and development rules. The measure of this work will not be the map the City produces, but whether longtime residents can remain rooted in the communities they call home.

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.