

Housing Stability In Wilmington



H.O.M.E.S. Campaign

HOUSING | OPPORTUNITY | MOBILITY | EQUITY | STABILITY

What is the H.O.M.E.S Campaign?

The H.O.M.E.S campaign firmly believes **Housing is a Human Right.**

We are local residents, unhoused community members, educators, and advocates working to develop a housing policy agenda that is focused on:

- Creating high quality affordable renter-ship opportunities;
- Creating fair opportunities for home ownership;
- Ending homelessness; and
- Ensuring accessible housing options for returning residents.



H.O.M.E.S. Goals/Objectives

- Community driven policies
- Community engagement
- Asset-based and solution driven
- Positive narrative
- Comprehensive plan broken down into phases
- Develop relationships with landlords, property owners, and tenants
- Work with city officials and organizations to provide housing stability



THE BIG PICTURE

We're proposing a comprehensive plan that aims to develop and/or revise ordinances, policies and practices with multiple stakeholders in order to increase neighborhood/community stabilization and reduce harm caused to vulnerable residents by the lack of affordable, sufficient and safe housing in Wilmington.

Model of Change

Policy advocacy is necessary to sustain change.

Community Organizing is the best avenue for policy advocacy.

We need *everyone* to advocate for policy change. Renters, unhoused people, homeowners, landlords, returning residents non-profit service providers and advocacy organizations.

We have to build policy from the ground up-- with renters, unhoused people, homeowners, landlords, returning residents, and non-profit organizations.

Comprehensive Housing Solutions

Create fair opportunities for homeownership

- Homeowner Repair Grants and Loans
- Down-payment Settlement Assistance
- Moratorium on water bill foreclosures
- Create goals & performance measures for Dept. of Real Estate and Housing

Create high quality rentership opportunities

- Right to Counsel for Evictions
- Eviction Arrear Minimum
- Get all properties licensed and inspected
- Enhance code enforcement on problem properties and landlords
- Create goals and performance measures for L&I

Restore Vacant Properties

- Revise Vacant Property Registration Program and get all vacant properties registered
- Identify problem vacant properties and problem owners
- Create incentives to buy and renovate vacants
- Create goals and performance measures and reporting requirements for Wilmington Housing Partnership and Wilmington Land Bank

Comprehensive Housing Solutions

End Homelessness

- Repeal ordinances that criminalize and/or fine the unhoused
- Provide public storage lockers
- Assessment of and development of housing for unaccompanied youth

Create opportunities for returning citizens to access quality affordable housing

- Ensure access to public housing
- DOC provide 12-month housing plan
- Remove criminal history questions from housing applications

Phase 1: Housing Advocacy Priorities

- Enforce Rental Properties Registration and Business Licensing
- Enforce Vacant Properties Registration
- Implement Housing Action Program
- Stop Fees and Fines for Homelessness
- Moratorium on Water Bill Foreclosures

Phase 1: Regulate Rental Properties

Problems: 1. The city does not know how many rental or vacant properties there truly are; 2. The city does not have a fair, straightforward process to hold landlords/property owners accountable.

Solutions: The City needs an organized mandated system that clearly outlines how to register and/or operate as a landlord/property owner for all properties in Wilmington

- Enforce Rental Properties Registration and Business License
- Enforce Vacant Properties Registration

Phase 1: Promote Tenant Rights

Problems: 1. The city does not have a method of informing and educating people about housing. 2. The city does not have a process to help people avoid going to court over housing issues.

Solution: City of Wilmington will partner with a housing-focused organization(s) to start a Housing Action Program to mediate situations and provide education to residents.

- Housing Action Program

Phase 1: End Unfair Fines and Fees

Problems: Residents are further disenfranchised due to the fines and fees structure.

Solutions:

- Stop Fees and Fines for Homelessness
- Moratorium on Water Bill foreclosures

GET INVOLVED!

<https://forms.gle/6KrVCMTFpnd1N3H96>

- Let's work together to create comprehensive policy
- Let's collaborate to educate the community and policy-makers
- Connect your clients interested in advocacy and sharing their experiences to the H.O.M.E.S. campaign.
- Join together to advocate for policy change

What is the process for “signing-on” to this housing movement?

How can we collaborate with you to engage and organize your clients around housing advocacy?

H.O.M.E.S CAMPAIGN

THANK YOU!



