

# 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

## Stability | Investment | Protection

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

Advocacy  
works!



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.

BE AN  
ADVOCATE



# 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

**HOUSING  
FOR ALL**



# Housing Burden and Impact

- In New Castle County, only **32** available and affordable rental homes exist for every **100** Extremely Low Income renter households.
- **62% of Latinx** renters are "cost-burdened" by their rents; **60% of Black** renters are cost-burdened, and **48% of White** renters are cost-burdened. (Prosperity Now Report, The People's Report, Pace of Progress 2020)
- Based on the 2019 PIT Count, **Black Delawareans experience homelessness** at a rate that is **4.3 times higher** than White Delawareans.
- **Black Delawareans** make up **60% of the prison population** in Delaware, but only **21% of the state** population.





# Wilmingtonians Speak

- Fonta' Stokes (Artist, unhoused)
- India Hall (Mother, Renter)
- Nugi "Tali" Nichols (Returning Resident)
- Dartanya Murray (Mother, CNA, Renter)
- Hakeem Coates (Father, Case Manager, Returning Resident)
- Don Farrell (Community Advocate, Landlord)
- Iris O'Neal (Renter)



# 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
- Housing Support for Returning Residents



**Housing + Health:**  
Building Blocks of Equity and Opportunity

# 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

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

## **Solutions:**

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



# Phase 1: Housing Assistance/Support for Returning Residents

**Problem:** Returning residents are further disenfranchised due to lack of housing support programs and housing applications that penalize them for past actions.

**Solutions:** More supportive, safe and adequate housing programs and “ban the box” on housing applications.



# GET INVOLVED!



- **Legislators:** Let's work together to create comprehensive policies!
- **Nonprofits and community-based organizations:** Let's collaborate to educate the community and policy-makers
  - Connect your clients interested in advocacy to the H.O.M.E.S. campaign!
- **Residents:** Join our Neighborhood Core Teams and talk to your legislators!
- **ALL:** Join together to advocate for housing justice!

**Volunteer with H.O.M.E.S. Campaign at**

<https://actionnetwork.org/forms/volunteer-building-people-power-campaig>

# H.O.M.E.S CAMPAIGN

**THANK YOU!**

<https://dehomescampaign.wixsite.com/housing>

