POLICY PRIORITY	DESCRIPTION	SIGNIFICANCE	COMMENTS/OPINIONS	PROGRESS TRACKER	LINK	
Create an On-Line Rental Registry	Create a system for landlords to register rental properties on-line. Include functionality for renters to be able to look up whether or not a unit is a licensed rental property. Have a simple system with electronic notifications. Note: using emails or mailing addresses could allow city to proactively communicate things to landlords (rental assitance programs, lead programs, educational opportunities, etc.)	Example: Baltimore County: https://bc-gis.maps.arcgis.com/apps/webappviewer/index.html?id=40035f16e2dc4f608461dec4429acac7				
Create incentives for landlords to sign up for this program	Create incentives for landlords to register their properties with the city. Examples for incentives: Parking Pass. Reduction in charges to register rentals. Put on a city website as Registered Landlords. Use electronic notification for property complaints/violations. Could also compel participation by requiring all non-owner occupied properties to register in order to receive mail or other city bills at a separate address. Trash.	Increase registration rates and make them feel good about signing up for database.				
Provide Landlord Education on Available Programs and Resources	Create materials, web page, events, trainings to tell Landlords about available programs and resources like DEHAP, etc.					
Create Loan/Grant Programs for Landlords To Address Code Violations	Provide grants/loans to owners of rental properties to address code violations. Tie grants/loans to agreements to keep units affordable.	Repair programs help homeowners make necessary repairs that they can't afford, both to houses they live in, and to ones they rent out to tenants. These repairs can range from relatively minor fixes — weatherization, patching a leaky roof — to major renovations that could keep aging homes inhabitable.			Funding state-wide in DE (pop. 970,000) was $500,000 in 2020, Pennsylvania (pop. 13 million) just committed funding of $125 million this year to a state-wide home-owner repair program. Pennsylvania has a population 13 times the size of Delaware's and its funding commitment to home-repairs is 200 times the size of Delaware's funding for home repairs.	
Register Unlicensed Rental Properties	Create a six-month amnesty period for unlicensed landlords to get rental licenses their properties. Use city data systems to identify possible rental properties that are not licensed. Reach out to every possible unlicensed rental property in the city with information and deadlines for registration. After six months, aggressively enforce new $1000 civil penalty and other penalties already in the code for unlicensed landlords. (L&I Dept.)	Unlicensed rental housing may be in the worst condition and most in need of oversight. In the City of Wilmington's FY2021 Budget, L&I indicated that getting more rental properties registered was a priority.				