
COMMUNITY DEVELOPMENT & URBAN PLANNING COMMITTEE STRATEGIC PRIORITIES



What we are trying to accomplish today



Review

Walk through the priorities raised during Councilmember 1:1 discussions.



Compare

Show how the Chair's priorities align with themes raised by other committee members.



Discuss

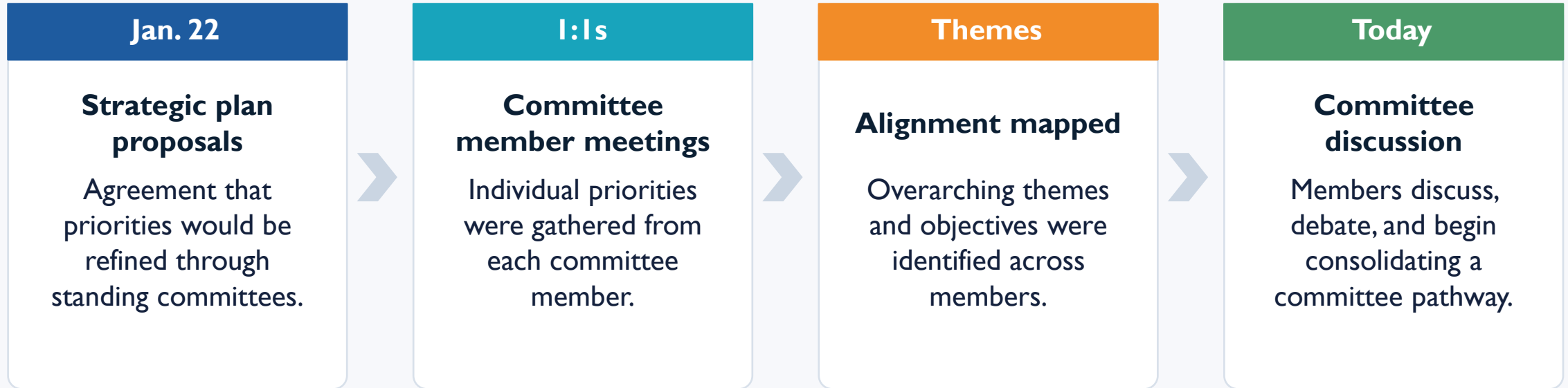
Open the floor for feedback, questions, debate, and points of agreement.



Choose a pathway

Begin narrowing toward projects, legislation, or initiatives the committee can work on.

How we got here



Open discussion guide

Consensus

Where do we already agree?

Action

What project, initiative, or legislation could move forward?

Clarify

Which priority needs more definition before action?

Accountability

What data or reporting should Council request?

Next steps after today

- 1 Capture feedback** Document where you are aligned, where you disagreed, and what needs more work.
- 2 Refine priorities** Consolidate the discussion into a clearer committee priority statement for the strategic plan.
- 3 Identify actions** Name potential projects, legislation, initiatives, or reporting requests.
- 4 End Goal** Compile these finalized and approved priorities into the final strategic plan document

NEIGHBORHOOD STABILIZATION

Chair

- Reducing vacant and nuisance properties that contribute to crime and disinvestment.
- Support the Wilmington Land Bank as a tool to return vacant properties to productive use, expand homeownership, and reduce crime.
- Improve neighborhood appearance through cleaner and greener corridors, beautification, gateway street maintenance, and block-by-block quality of life concerns.
- Evaluate traffic and curbside management strategies, including designated loading or pickup spaces for rideshare and food delivery activity in high-traffic business areas.**
- Preserve neighborhood identity and community legacy through initiatives such as "legacy homes."

Committee Members

- Explore strategic rezoning opportunities that promote mixed-use development and encourage commercial space such as grocery access to strengthen neighborhood amenities.

HOUSING STABILITY & SUPPORT

Chair

- Prioritize local residents and owner-occupants in redevelopment efforts rather than out-of-town investors seeking to acquire low-cost properties.
- Explore better homeowner support programs, including targeted repair assistance, forgivable grants for lower-income residents, and low-interest loan options instead of purely lottery-based aid models.

Committee Members

- Provide educational resources for tenants and landlords regarding housing standards, responsibilities, and available resources.
- Develop and expand rental assistance programs for residents who do not qualify for housing subsidies.
- Advance creation of a housing trust fund to establish a more stable funding stream for housing programs and long-term affordability strategies.
- Create a small landlord support fund for property owners with fewer than 15 units to help stabilize rents while maintaining property quality.
- Develop a clearer understanding of Wilmington's housing challenges, including affordability, housing supply, and overall housing conditions.
 - Request a baseline analysis from the Administration and relevant departments on housing needs, rental conditions, available units, affordability gaps, and neighborhood level trends.

CODE ENFORCEMENT & ACCOUNTABILITY

Chair

- Strengthen enforcement against disorderly properties, problematic corner and liquor stores, and absentee landlords creating safety and quality of life concerns.
- Advance stronger regulation of short-term rentals through codification, registration, and enforcement.

Committee Members

- Reform and modernize the Licenses and Inspections (L&I) processes related to rental housing, including improvements to the structure and enforcement of rental inspection programs that improve the habitability and safety of rental properties.
- Develop an integrated online platform for landlords, tenants, and L&I staff to track inspections, compliance, and communication.
- Strengthen reporting and accountability from departments such as Real Estate and Housing and L&I, including the use of data, dashboards, and progress reporting to better assess strategies, performance, policy impacts, and remaining gaps.
- Reevaluate vacant property enforcement strategies and fees to determine whether they are effectively returning properties to productive use.