



**HOUSING COMMISSION
Regular Meeting**

Monday, July 7, 2025
City Hall Room 110
11:00 a.m.

- AGENDA -

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: April 7th, 2025, and June 2nd 2025

IV. PUBLIC COMMENT PERIOD

V. REGULAR BUSINESS

- A. Planning and Zoning Monthly Summary Report
- B. City Council Update
- C. Staff Department Update

VI. NEW BUSINESS

- A. Homeless Discussion: Policy Session Recap

VII. OLD BUSINESS

- A. Affordable Housing Plan Updates and Next Steps

VIII. PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Next Regular Meeting: Monday, August 4th, 2025 at 11AM

The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>



HOUSING COMMISSION Regular Meeting

Monday, June 2nd, 2025
City Hall Room 110
11:00 a.m.

- MINUTES -

I. CALL TO ORDER

The meeting was called to order by Staff Liaison Nicole at 11:08 AM.

II. ROLL CALL

Present: Commissioner Peterson, Commissioner Rivers, Commissioner Genzel, Commissioner Hayes, and Chair Shah.

There are two members of the Commission attending remotely, Commissioner Morgan and Commissioner Sanders, who are attending via GoToMeetings. The Open Meetings Act accounts for limited circumstances electronic attendance is allowed under (5 ILCS 120/7). Sec. 7. Attendance by a means other than physical presence. (a) If a quorum of the members of the public body is physically present as required by Section 2.01, a majority of the public body may allow a member of that body to attend the meeting by other means if the member is prevented from physically attending because of: (i) personal illness or disability; (ii) employment purposes or the business of the public body; or (iii) a family or other emergency. "Other means" is by video or audio conference.

Today the Commission has 5 members that are physically present, which makes a quorum for this Commission.

Commissioner Sanders stated that she is attending remotely due to employment purposes. Chair Shah motioned to allow Commissioner Sanders remote attendance. Seconded by Commissioner Peterson. All in Favor.

Commissioner Morgan stated that she is attending remotely due to employment purposes. Chair Shah motioned to allow Commissioner Morgan remote attendance. Seconded by Commissioner Peterson. All in Favor. Staff Present: Staff Liaison Nicole Morrow and Attorney Masum Perkins.

III. APPROVAL OF MINUTES: April 7, 2025

Approval of the for the April minutes will be moved to the July Meeting.

IV. PUBLIC COMMENT PERIOD

The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>

There were no members present from the public at this time that wished to comment.

Commissioner Muehlbauer entered the room at 11:19 AM.

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

Commissioner Genzel asked what the definition of Short-term rental in terms of the length of stay. Mas Perkins stated it's for 30 days or less. Commissioner Genzel asked what usually the main reason for objection/denial is. Mas Perkins stated that the applicant usually doesn't meet the requirements of the Unified Development Code. Though the special use process, which goes to the Unified Development Code, there are additional requirements of distance etc.. The reason that staff usually recommends denial is because it doesn't meet the requirements of the Unified Development Code. Commissioner Genzel stated that she believes short-term rentals are the way of the future and can be an economic development driver. The short-term rentals would be money coming into the community. Commissioner Genzel asked how these guidelines are established and if other communities are taken into account. Staff Liaison Nicole stated that Council heard at least two presentations from City staff to reset the guidelines. Mas Perkins stated that the distance was set to prevent an oversaturation of short term rentals. Additionally, Mas Perkins stated that Council can consider an application for a short-term rental that was recommended to be denied by the Planning and Zoning Commission, it just depends on the totality of circumstances involved. Not all short term rentals have to go through the special use process. Some are permitted uses, for example, when someone is renting out a room in their home and in that circumstance the homeowner does not have to go through the special use process but they do need a license.

B. City Council Update

Councilman Riggerbach was unable to attend the meeting but wanted Nicole to let the Commissioners know that on June 17th at 5 PM there will be a policy session that will relate very specifically to the ordinance on encampments that passed last October. Specifically, the policy session will be on housing policy to assist City staff on housing moving forward as it relates specifically to the unhoused population. There is some funding that has been allocated that could be extended as well as a few projects that have been in the research phase.

C. Staff Department Update

Community Development is still co-hosting the Racial Justice Equity Housing Subcommittee who is very interested in Community Land Trusts and the City's Land Bank activity. The Subcommittee has been meeting with a Community Land Trust that was established in Normal and just reviewing what Normal's Land Trust did to get started and the blueprint on what that would look like here in Peoria which could then be potentially passed along to a non-profit.

The City's Rehousing Program has rehoused three households this year and does not have any current rehousing cases open currently. The goal is to always mitigate circumstances prior to escalating to rehousing, which has been successful after clearing the winter months.

The hotel project that's currently located at Motel 6 is slated to end around June 15th or so, but there is funding that could extend all the way through June 30th. As far as expenditures are concerned, June 15th will be the

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moving target date for the project to end unless additional guidance is received from Council. This will also include the Dream Center extension project, which is specifically for couples who usually cannot be housed together in any of the existing shelter. The 100 day challenge is a continuum of care project with many different service providers, and they are looking at June through August and building a peer support network that would include a couple of peer staff employees that would support individuals once they're housed and facilitate maintaining that housing.

There are 39 households that have been housed to date from the Flexible Rent Program's inception last January, and one that was being leased up at the time of the meeting.

VI. NEW BUSINESS

- A. Speaker: Nuisance Abatement- Resident Officer Suelter
- B. Speaker: Nuisance Abatement- Resident Officer Bradford
- C. Hope Fair Housing Lawsuit- Presented by Mas Perkins, Assistant City Attorney II

In 2017, Hope Fair Housing filed a complaint against the City alleging housing discrimination on the basis of race and sex in violation of the Fair Housing Act and the Civil Rights Act. The City denies wrongdoing in the matter. Negotiations resulted in settlement that eliminated the need for additional litigation expenses, expert fees, trial costs.. On August 25, 2020, Council approved a settlement with Hope Fair Housing under the following terms: the court will obtain jurisdiction of the settlement for a five-year period, the City will pay Hope Fair Housing \$25,000 for material regarding housing, the City will enact policies at the Police Department detailing the enforcement of the nuisance ordinance consistent with the terms agreed upon with Hope Fair Housing, the City will amend the nuisance ordinance consistent with the terms agreed upon with Hope Fair Housing. All of the items were completed. The only item that is outstanding is the five-year consent decree still in effect until the end of this year. Part of the settlement was that the Fair Housing Commission, now just deemed the Housing Commission, will conduct an annual review of the ordinance and enforcement statistics and make recommendations to the City Manager and Council based on the data.

- i. Reporting Period: February 28, 2024- March 1, 2025
 - 1. No warning letters issued

Attorney Perkins stated that the City has pursued alternative means of enforcement rather than going through the ordinance. The alternative process includes cooperation with the Police Department, and Legal. There were zero letters issued by the Police Department for the most recent reporting period. Officer Suelter is the NSU Officer and Sergeant Watkins is in charge of NSU. Part of NSU is also the Resident Officers who are essentially enforcing or trying to prevent nuisance issues by living in the neighborhood and trying to be part of the neighborhood. For the previous process, the Police Department would run any chronic nuisance rental property letters they wanted to issue by legal. Legal would review to see if it qualifies with the ordinance, if it didn't, legal would try to find other solutions to be pursued that will help address the Police Department's issues. Commissioner Genzel asked what kind of things get reported and what's considered a nuisance. Mas shared that if it qualifies under the City's chronic nuisance rental ordinance it could be considered a chronic nuisance rental property nuisance event. . There is a list that's within the City ordinance that was modified pursuant to the Hope Fair Housing lawsuit.

Staff Liaison Nicole asked both Officer Suelter and Officer Bradford if they could talk about how they feel the nuisance ordinance is a tool that could be used while working through situations that they encounter, and how to determine if it needs to be utilized or not needed to be utilized. Officer Suelter stated that he's still new to

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the nuisance abatement, but he thinks it's a good tool. Out of the three cases that have been brought to Officer Suelter, they have been able to resolve them without having to send letters out. The biggest challenge is properties that are actually owned by the people living there. If it's a property that is being rented out, it's easier to get in contact with the landlord and the landlord can resolve issues in a pretty good turnaround.

Commissioner Hayes asked how NSU is resolving the issues now that there aren't orders being sent out. Mas stated that NSU will contact the landlord and have a conversation with them about what's going on, then it's up to the landlord to act. The Police Department doesn't recommend any action but shares the ongoing issues and that there might be fines if it does escalate. Officer Bradford shared that Code Enforcement also helps with some issues since Code Enforcement deals more directly with the owners of the property. There are often times corporations that hold properties that are hard to locate a specific person. Also, there is nothing to prevent a person from selling a property without title insurance and just leading it to a fake corporation. The City has run issues with corporations that have a registered agent that cannot be located or anyone in relation to a property or is an anon-registered corporation. This happens a lot because the County Clerks don't verify corporate status before filing. Staff Liaison Nicole asked what Mas's thoughts on solutions to that issue are. Mas stated there is a legal method to try and fix the issue in title. A lot of properties are sold on Facebook or alternative means and a lot of times to people out-of-state purchasing a property that they have not seen. Sellers will list the property for \$10,000 or under and people may think it's a great investment. Commissioner Hayes asked if a lot of the out-of-state ownership will be helped by the Land Bank or if it's not related to that because people will just continue buying homes on Facebook/ other online sources for \$10,000. Mas stated that they're two separate issues. The Land Bank's goals are broader and are trying to address on multiple levels. The Land Bank aims to revamp communities instead of going through the demolition process, working in conjunction with inspectors to try to get property owners to take care of their properties. If the situation does escalate outside of Administrative court, it may get to a point where demolition is necessary. The Land Bank is fully involved in purchasing properties as well as trying to rehab properties now. If someone is not paying the property taxes, then the County can essentially take the property through auction. Commissioner Hayes was under the assumption that the Land Bank was able to acquire these homes based on them being vacant and not having utilities, so the process didn't get as far as demolition. Masum shared that there's a process in the demolition statute where, if the property qualifies as vacant or abandoned, it can be put within the demolition complaint a second count or a third count. Once there's a demolition order entered, if there is a separate count after the demolition order is given after 30 days, you can ask for a judicial deed for the property. However, there was a recent case regarding property taxes, and the County and Matt Smith, the Land Bank Manager, have had talks about how the case plays into the City purchasing properties at auction.

Officer Bradford deals more with building a partnership between the community and the City as a resident officer, acting basically a liaison. Officer Bradford goes out and talks to a lot of people who may have long term issues, and a lot of times he's able to resolve the issues just by going out and making his presence/introducing himself and talking through the problems. He does this to get through it rather than taking the enforcement side with fines and possible arrests. Co-response is new and something that the police have been utilizing. The police need to create a police report documenting whatever services were provided and then the police will call co-response out to assist with more, such as mental wellness, and the co-response can provide the services that a lot of the time the police can't do. Callers report these issues by either calling the non-emergency police number or 9-1-1. If a call comes in while Officer Bradford is working and it's in his neighborhood, he will go out to the call and see if he can assist. Other times if patrol goes out for a call and they think it's something that needs a little more time than what they could give, they will inform Officer Bradford so that he can revisit. There are a total of four homes devoted to the Resident Officers, and there are currently 3 Resident Officers.

Officer Suelter has found himself addressing panhandlers that are standing on the roadway. The Police Department is also currently doing a nightly detail at the Westlake Shopping Center due to the project at the

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Motel 6. A lot of the stores in the shopping center have been complaining about the individuals defecating in the parking lot, stealing, aggressive panhandling in the parking lot, running into cars, pounding on people's windows, etc. These stores threatened to close/move out of the City, so the Police Department got involved. The First Amendment is the right to express yourself. The way the protections were extended were to all panhandlers, so as a municipality, if you were to limit who can collect money, you would have to do it across the board. Masstated there have been a few municipalities that have implemented a permit that would be needed to panhandle, though the City has not considered it at this point.

VII. PUBLIC COMMENT PERIOD

Officer Suelter asked what the plan is for the residents currently being housed at the Motel 6 on June 15 and if there's a plan for the remaining individuals to be re-housed. Staff Liaison Nicole shared that there are 50 residents currently at Motel 6, with permanent housing plans for about half of them. Of those that do not have a housing plan or will not be housed before June 15th, the City will have to start the enforcement process of the ordinance unless Council moves to either extend funding or approves an additional project. Masu asked if there was additional funding that's being sought to extend the program because there was funding through United Way that was funneled through the City for the project. Staff Liaison Nicole stated that the City had \$800,000 in ARPA funding and there is money remaining from that, but it is at Council's discretion. ARPA funding is flexible. The state of Illinois has granted the City through United Way another one million dollars that will go through July 1, 2025 through June 30, 2026. Of that one million dollars, there is \$324,000 allocated to non-congregate shelters, but it has not been determined if that will extend the Motel 6 project or if it will be for a different project. Commissioner Genzel asked if anyone is looking at the overall problem and what the solutions can be implemented since the Motel 6 project had started out with 50 individuals, a lot of them being placed in permanent housing, but the number still remaining at 50 since it's an ongoing problem. Staff Liaison Nicole shared that a lot of those questions will come up in the Policy Session. Nicole shared that there have been other projects proposed and a lot of crunching numbers, looking at locations, what kind of zoning modifications would be needed to allow either a special use of an existing property or any sort of creative new builds, and what kind of building modifications would need to be made to allow it to work in the current Code that exists. Officer Suelter asked if there would need to be an eviction process. Mas stated that Motel 6 participants did sign an agreement that indicated that it was temporary housing in order to facilitate them to semi-permanent housing. Staff liaison Nicole stated that the building was not deemed as a shelter, so they didn't have to do any zoning modifications.

Commissioner Peterson is on the Fair Housing Committee at PAR, and the chairperson and Peterson went to a Bloomington function called "A Fair Housing Affair" and there were a lot of community partners that came and set up tables and people came out to see what was offered through their services. Commissioner Peterson made a list and sent it to Staff Liaison Nicole and asked for her assistance because Peterson thought it was the perfect place for the City of Peoria to get involved and inform residents of all the community projects and programs that are available. Commissioner Peterson said the date for the event to be held in Peoria would be in October, either the 5th or the 12th. The Fair Housing Committee at PAR is trying to see if CityLink would get a bus service for people that can't make it down but could if there was a bus service. Commissioner Peterson just wanted to put it on the Housing Commission's radar and will be asking for volunteers for the event.

Commissioner Genzel shared that Peoria Opportunities purchased their first house for their project to rehab houses and then sell them. Part of the biggest challenge is finding houses that are still in good enough shape to renovate. Southside Community Center is working on some outreach to people in the neighborhood about finding people to buy and finding people that are interested in selling their house. Another challenge that they're facing is a lot of the properties are very small. Commissioner Genzel's hope is that as the project starts, there is more word-of-mouth about the project to possibly get more people interested. Commissioner Morgan is

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a Family Care Coordinator for Southside Community Center, and she takes care of the families. There are currently 5 families that are enrolled in a home-ownership club with METEC. These classes are once a month to learn how to obtain a house for first-time homeowners, and at the completion of the class, those enrolled will be able to get some money for down payment assistance. Commissioner Genzel shared that with the project, they will fix up the homes whether it's gutting the kitchen and bathroom, repainting, taking care of exterior issues etc. With each house it's estimated that around \$80,000-\$100,000 is put into the house and then appraised for around \$65,000-\$70,000. There's still \$10,000 down payment and IDA has down payment assistance. When it gets to the point of someone needing a mortgage, the project should be able to help find payment assistance.

VIII. OLD BUSINESS

A. Affordable Housing Plan Updates and Next Steps

IX. ADJOURNMENT

Commissioner Hayes made a motion to adjourn at 12:15 PM and this was seconded by Commissioner Rivers. All in Favor, meeting adjourned.

Next Regular Meeting: Monday, July 7th, 2025 at 11AM



**HOUSING COMMISSION
Regular Meeting**

Monday, April 7th, 2025
City Hall Room 110
11:00 a.m.

- MINUTES -

I. CALL TO ORDER

The meeting was called to order by Staff Liaison Nicole at 11:04 AM.

II. ROLL CALL

Present: Commissioner Peterson, Commissioner Rivers, Commissioner Morgan, Vice Chair Boswell, Commissioner Hayes, and Commissioner Muehlbauer. Commissioner La Rue and Commissioner Sanders via virtual attendance.

Staff Present: Staff Liaison Nicole Morrow.

A quorum was established with those present at the start time of the meeting.

III. APPROVAL OF MINUTES: March 3, 2025

Motion to approve the minutes made by Vice Chair Boswell. Seconded by Commissioner Peterson. All in Favor.

IV. PUBLIC COMMENT PERIOD

There were no members present from the public at this time that wished to comment.

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

The Commission met the prior Thursday and there was only one item up for review.

B. City Council Update

No City Council update at this time.

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C. Staff Department Update

The East Village TIF did have their Commission meeting. The main thing that Commission is looking at is how to do some publicity around the changes that were made at the end of 2024 with the sliding scale versus the straight 50-50 match and then that program being free for senior homeowners that are in the TIF district. The Commission is talking through some different outreach activities that can be done by the City as well as with community partners just to get the word out about the changes and make sure the money is well utilized during the remaining years of the TIF. Matt Smith, Land Bank Manager and Chair of the East Village TIF Committee, stated that it's important to understand from the housing side of things that the TIF is creating quite a bit of increment, so the City needs to be spending a significant amount of money, which is part of the change to the program. Getting a spend of even up to half a million dollars a year is what needs to be used so that it isn't put into different projects. Sidewalks and things are great, but considering the TIF was created to be a housing rehab policy or TIF district in and of itself, it's important to be able to utilize that on the housing rehab. There has been an uptick of applications and even pushing for people that may contact the City wanting to expand some of their ideas on exterior improvements to greater utilize the value in using the TIF money. To make the level of entry as low as possible, there is an interest form through the City website related to East Village TIF. The form is filled out stating the applicant is interested and from there the Project Coordinator contacts the applicant directly to find out where the applicant is in the process and helps them through the application to the point that the applicant is ready for construction.

As far as promotion of the program, the City is working internally to develop specific mailers to the owners of the properties as well as the residents. If a property is owner-occupied, there will be a different mailer used than those that are rental. The intention is to continue expanding the use of the program. The program is limited to just exterior improvements, but there are quite a few older windows and such out there and these types of things are extremely important for energy efficiency as well as the look of the home. The program is capped at \$30,000.

There is some additional grant funds from IDA designed for homeowners for up to \$60,000 that includes interior. The target area is 61603 or the Southside west of Western.

VI. NEW BUSINESS

i. Presentation: Landbank and Code Enforcement Updates

Presenters Matt Smith, Landbank Manager, and Ashley Elias, Code Enforcement Manager

Ashley Elias, Code Enforcement Manager, gave a presentation on the transition the Division has recently made. The Code Enforcement Division handles housing issues, environmental issues, demolition cases, unfit cases, and a myriad of different things. There is a tiered system with inspectors at the very top that do the most, followed by code enforcement aides, followed by some summer temps that the City brings on during the summer. There have been Code Enforcement aides since 2017. Since then, the primary focus for them has just been environmental and it's been fairly successful but now their focus will be shifting to be split between both environmental and housing. With recent changes in enforcement capacity, there can be a sharper focus on addressing housing compliance. This also falls in line with the division mission statement: "Striving to educate, encourage, and serve community members to create a healthier and more positive Peoria". By strengthening housing enforcement, the division hopes to maintain safe, clean, and livable neighborhoods through strategic code enforcement. Code Enforcement has seen steady compliance on the environmental side. To go along with that, the division has also seen an increase in work orders and citations, evidence of sustained enforcement practices. Looking at housing and board ups, specifically housing and housing warnings, they have increased since 2021. Housing violations remain high but stable and board ups are

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leveling off, suggesting stabilization in vacant or dangerous properties. Housing case volume has remained consistently high, averaging 760 cases annually over the past four years, with approximately 860 cases currently open. Out of the 862 cases, the division expects about half of those to come into compliance. Environmental enforcement has been a success through Code Aides and has proven that the model works.

The focus is now being shifted to more housing compliance. Exterior property maintenance issues often precede more serious violations. By focusing on housing, it will create cleaner and safer neighborhoods, encourage responsible, continued property management, and reduce long-term costs by catching issues early. This change will expand the Code Aide role by adding exterior housing enforcement, housing notices, housing warnings, and maintenance reminders. Housing notices are issued for multiple exterior and/or interior code violations and serve as formal notice requiring a court appearance in administrative hearings. Housing warnings are issued for 1-2 minor exterior violations via a written warning with a 60-90 day compliance window with no court appearance required. There are currently two reminders that can be sent out with housing cases, which are the Housing Maintenance Reminder and the Gravel Driveway Reminder. The Housing Maintenance Reminder is used for one very minor exterior violation, providing a 180-day compliance period and no court appearance required. The Gravel Driveway Maintenance is reserved for driveways that are not fully deteriorated and can be maintained with supplemental gravel rather than full resurfacing, providing a 180-day compliance period and no court appearance required. These tools are designed to offer more appropriate enforcement responses for minor issues, reduce unnecessary court cases, and encourage early compliance through education and engagement. If the division will potentially be doubling housing caseload, some other strategies will need to be in place to try and push for greater compliance. There will be follow-up systems, repair assistance and compliance discussions, and public education campaigns.

Commissioner Peterson asked if the interior housing violations are complaint driven. Ashley stated that a lot of the interior stuff is tenant-based, and the City is solely relying on tenants to reach out and not be afraid if they are having issues with their home. The division tries to hit the major life-safety issues in a home and go from there. Vice Chair Boswell asked with the interior violations the City is being asked to look at, is there a way to tag the information with funding. When there's rehab funding, it's for the exterior of homes. Vice Chair Boswell asked if the City is seeing these violations, can the violations be a cause or a reason to increase or provide funding for interior funding with the data. Matt Smith stated that the City is really locked in for the grants that the City gets. The City has more of an ability to get people on the track with saving with programs such as the East-Village TIF because it's local dollars, but when it comes to most of the other rehab programs, they are based on either federal funding or state funding through IDA, which often means that the funding is so limited that the City doesn't have the ability to transfer stuff straight into the rehab program. The City knows that the need is great, and the City is always putting in these grant applications that the City has housing violations that far outstrip the availability of the grant funding and the City always asks for the maximum amount. The grants often state that the funding can be utilized for exterior work.

Matt Smith stated that what the Land Bank does is help promote safe and affordable housing for the residents of the City of Peoria. The safety factor tends to come from if a property is fully abandoned and the house itself is in a condition that is dangerous, then it needs to be removed and then starts the demolition process. The Land Bank also pushes out properties that come into the City's ownership that are maybe not unsafe and can be revitalized. There have been instances that the City has given over properties that are rehabbed and then put back to use. Matt shared a map of the City that shows where the City has demolished homes. In Census Tract 50, there have been almost 200 demolitions over the last 10 years. This was a large need due to those homes and also starts to explain why the assessed value for the area continues to decline. The Land Bank owns a lot of vacant lots where redevelopments have started. The former McKinley school is going to be redeveloped into new single-family housing through Habitat for Humanity. Having the density of vacant lots available for redevelopment has been the thing that has allowed the City to be successful in redevelopment in an area that has not seen new development in over 20 years. A lot of Code information is pulled in finding

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properties that have a high degree of not just abate notices but also work orders. When the taxes get behind, it also ticks a box that the property is possibly abandoned. Since the adoption of the Land Bank in the middle of 2021, the City has demolished over 500 properties that were strictly because they were unsafe. When possible, the City tries to find properties that are okay, but that was not the starting point because there were so many unsafe homes. The mission of the Land Bank is much more focused on residential than commercial buildings. The eventual goal of the Land Bank is to continue pushing out properties for redevelopment. The Churchview Homes that are being built, some of the lots in there the City has owned since the 1980s.

ii. Fair Housing Month- April 2025

1. City Council Proclamation-Tuesday April 8th 2025 at 6PM in Council Chambers

City Council will be presenting a Fair Housing Proclamation. Vice Chair Boswell is going to accept the proclamation and just say a few words on behalf of the Housing Commission.

2. Upcoming Education Opportunities offered by Prairie State Legal Services

Staff Liaison Nicole sent over some upcoming educational opportunities offered by Prairie State Legal which are a mix for homeowners, renters, property owners, and landlords all around fair housing.

iii. Annual Report- Illinois Department of Human Rights

VII. OLD BUSINESS

A. Affordable Housing Plan Updates and Next Steps

No new updates at this time.

VIII. ADJOURNMENT

Vice Chair Boswell made a motion to adjourn at 12:40 PM and this was seconded by Commissioner Rivers. All in Favor, meeting adjourned.

Next Regular Meeting: Monday, May 5th 2025 at 11AM

Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ-221-2025	Big Picture Peoria	Special Use for a mural that is taller than 30 feet	To obtain a Special use in a Class B1 (Central Business) District to establish a mural above the maximum height of 30 feet for the Jefferson Parking Deck (Parcel ID 18-09-255-011)	District 2	
PZ-222-2025	Big Picture Peoria	Special Use for a mural that is taller than 30 feet	To obtain a Special use in a Class B1 (Central Business) District to establish a mural above the maximum height of 30 feet for the 401 SW Water Street Parking Deck (Parcel ID 18-09-406-007)	District 2	
PZ-236-2025	Prairie Lakes Crossing/Civil Digital Displays	Local Sign Regulations to add an off-premises free standing sign	To amend with waiver the existing Special Use Ordinance 16,211 in a Class C2 District for a shopping center with local sign regulations to add an off-premises freestanding sign for the property located at 9901-9915 N Knoxville Avenue (Parcel ID 09-32-151-007,008,009)	District 5	
PZ 247-2025	Thomas Wisher	Rezone from R4 to CN (Neighborhood Commercial)	To rezone from a Class R4 (Single Family Residential) to CN for the properties located at 318 SW New Street (Parcel IDs 18-08-480-003, 18-08-480-010)	District 1	Vachon Brake Service. The parcel is adjacent to CN and the recommendation is for approval.



Policy Session Peoria City Council

Update on Homelessness in the City of Peoria

Agenda

- **Updates on current projects in the City of Peoria**
- **Brief presentations by:**
 - ▣ **Continuum of Care**
 - ▣ **Trillium Place**
 - ▣ **Dream Center**
- **Policy Questions for Council**

Phoenix Manor

- **55-unit Permanent Supportive Housing program for families and individuals experiencing homelessness (floors 2-6)**
- **Healthcare Clinic – collaborative partnership with Heartland Health Services, 6 healthcare providers, College of Medicine, City/County Health Department, and Bradley University that will provide comprehensive prevention and healthcare, including access to specialty care via telemedicine**

Phoenix Manor

- **Family Living Center – collaborative partnership with YMCA, Salvation Army, and Bradley University to provide daycare and youth programs birth through 8th grade**
- **20-unit Medical Respite program for individuals experiencing homelessness with acute and/or chronic health conditions needing recuperative care**
- **City is providing approximately \$2 million in HOME Funds**

Phoenix Manor

Timeline

- **September – October 2025: Closing on 7 capital funding sources**
- **October 2025 – December 2026: Construction**
- **January 2027 – March 2027: Lease-up to 100% occupancy**

Development Costs

- **\$32.9 million – 55- unit PSH development**
- **\$6.3 million – 20-unit Medical Respite development**

Salvation Army Shelter Construction

- **New construction of emergency shelter on the current Salvation Army campus**
- **Shelter capacity will increase from 45 individuals each night to 72**
- **Working with DCEO on \$2 million state grant towards the \$12 million project for this phase**
- **Expected to go out to bid in July with construction starting this fall and concluding by December 2026**

Flexible Rental Program Update

- **Flexible Rental Program is funded with ARPA funds the City and County allocated to the Health Equity Fund.**
- **Uses CoC Coordinated Entry list to pull eligible households not eligible for other programs that have sustainable income.**
- **The program provides rent, deposit, and landlord bonus plus up to \$5,000 per household for additional needs of each household.**

Program Success as of 3/31/2025

- **31 families housed**
 - **Varying housing composition and housing types**
- **14 families currently searching for housing or on appropriate housing waiting lists**
- **8 households currently being screened for eligibility**
- **Over 100 households overall screened for eligibility, including those listed as housed above**
- **Program will extend into 2026 until all funding is exhausted**

Hotel Project

- **Over 100 individuals have participated in the hotel project**
- **51 individuals have been placed in permanent housing with 22 in other shelter locations**
- **29 individuals have housing applications submitted or housing appointments scheduled**
- **22 individuals do not have a housing solution in place**

Potential Federal Budget Cuts

- **If the proposed federal budget is passed, current federal programs will be cut, reduced, or eliminated.**
 - **Housing Choice Vouchers (Section 8) funding cut and combined with other programs to be new State Rental Assistance Block Grant program**
 - **CoC funding also moved to the States**
 - **City and State ESG funding cut**
 - **CDBG and HOME Investment Partnerships funding eliminated**

HOME FOR ALL

CONTINUUM OF CARE

Kate Green, Executive Director
homeforallcoc.org



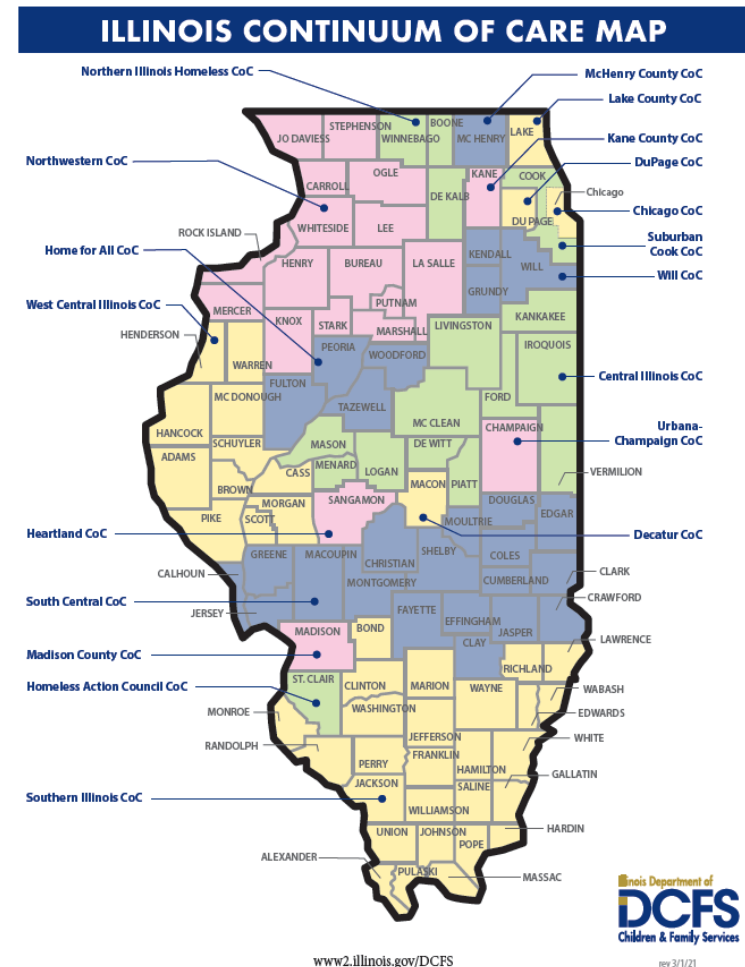


Home for All Continuum of Care

- What is a Continuum of Care (CoC)?
- Putting Homelessness into Perspective
 - Point in Time Count
 - Coordinated Entry
 - Housing Inventory
 - System Performance
- Strategic Initiatives

Home for All CoC

- Mandated by the Department of Housing and Urban Development
- Leverage funding authority to develop strategy and drive system-wide change
- Service area: Peoria, Tazewell, Woodford and Fulton Counties
- Over 50 community partners
 - Direct Service Providers
 - School Systems
 - Health Care
 - Criminal Justice
 - Faith Based Organizations
 - Cities
 - Advocates



Point in Time Count 2009 to 2025



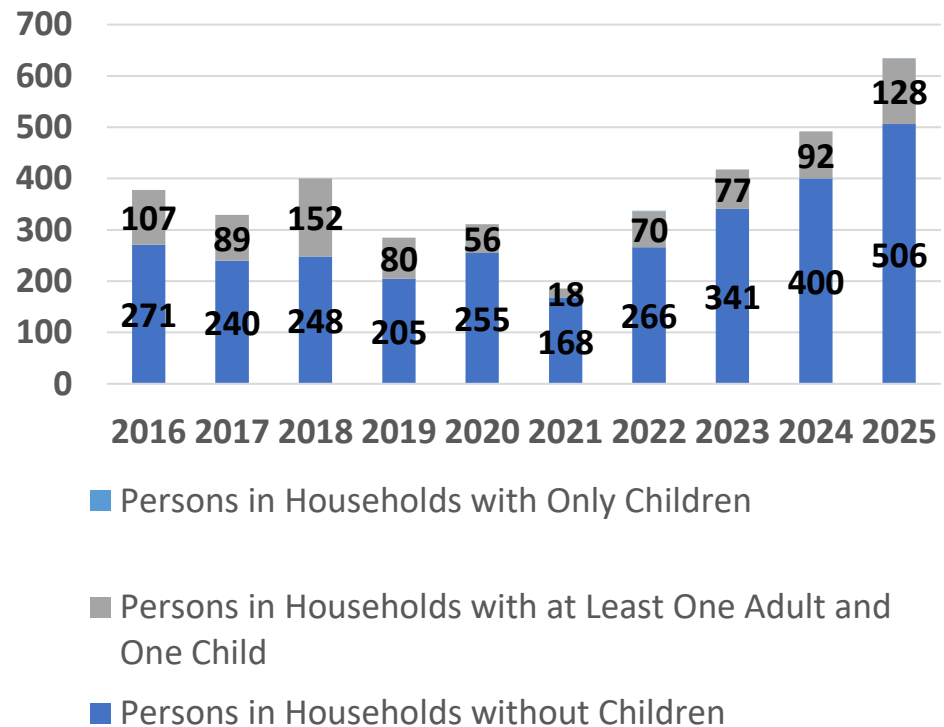
Point in Time Count

Each year, the CoC conducts a full census of sheltered and unsheltered homelessness across the four-county service area of Peoria, Tazewell, Woodford, and Fulton Counties.

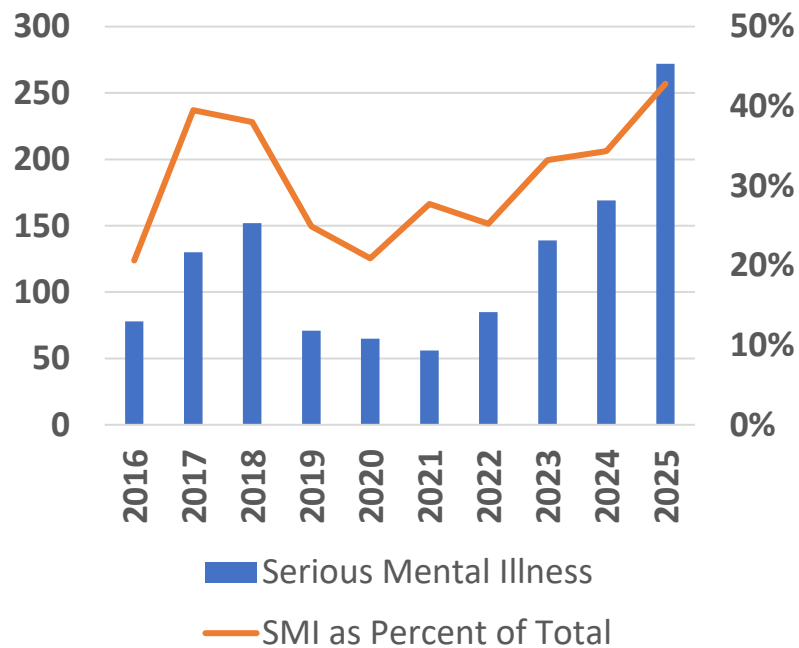
Since the end of pandemic-era relief efforts, the inflow into homelessness continues to grow.

Household Composition

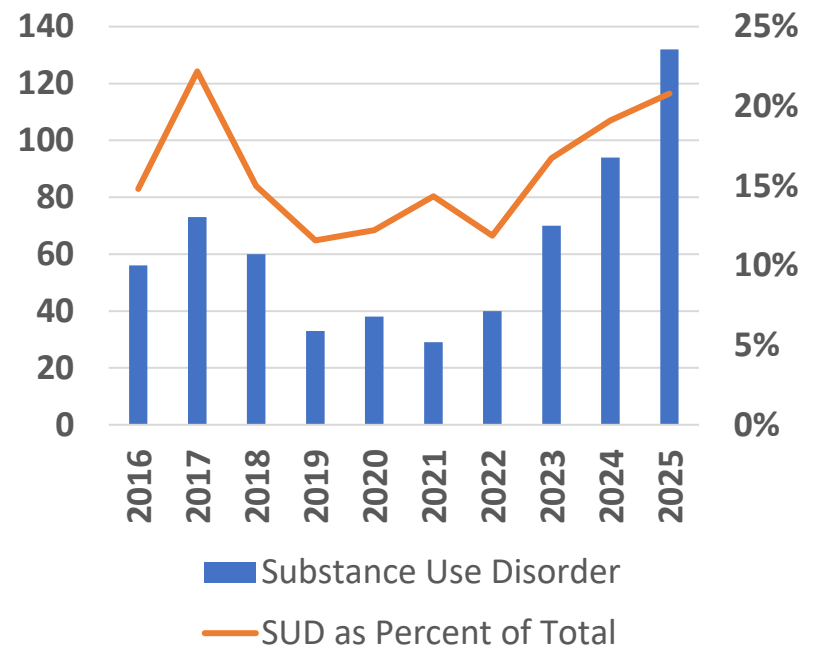
While the majority of households served are adult only, Home for All continues to see a growth in families with children experiencing homelessness.



Serious Mental Illness



Substance Use Disorder



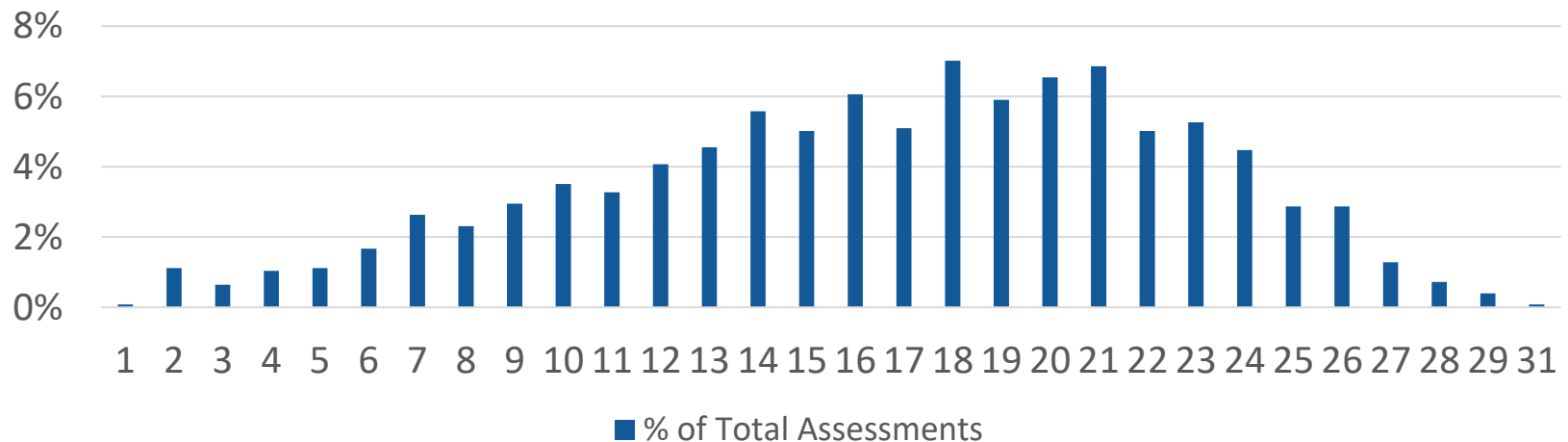
Assessing for Vulnerability and Prioritization

Home for All prioritizes individuals and households based upon a vulnerability assessment through a process called Coordinated Entry. Those who are in most need are prioritized for housing opportunities first.

Coordinated Entry Calendar Year 2024				
Program	Score Range	Total Eligible Households	Households Placed	Gap
Permanent Supportive Housing	18 to 31	618	68	550
Rapid Rehousing	10 to 17	466	64	402
City Flex Rent Program	1 to 14	433	21	412



Distribution of All Assessments by Total Score 2024





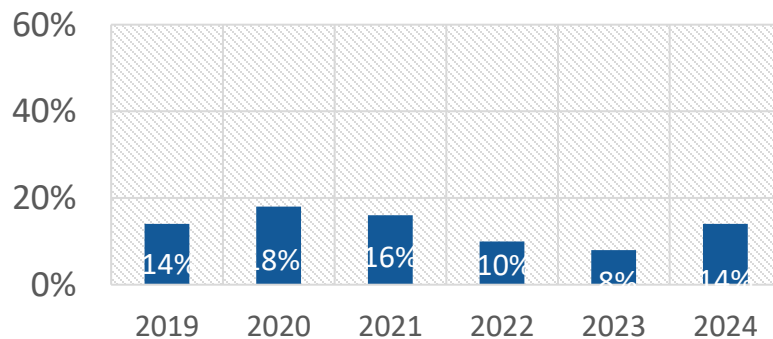
2025 System Capacity

Program	Total Beds
Emergency Shelter	518
Emergency Shelter Expansion (Hotel, DCP, TSA Pekin)	145
Transitional Housing	30
Rapid Rehousing	200
Permanent Supportive Housing	403

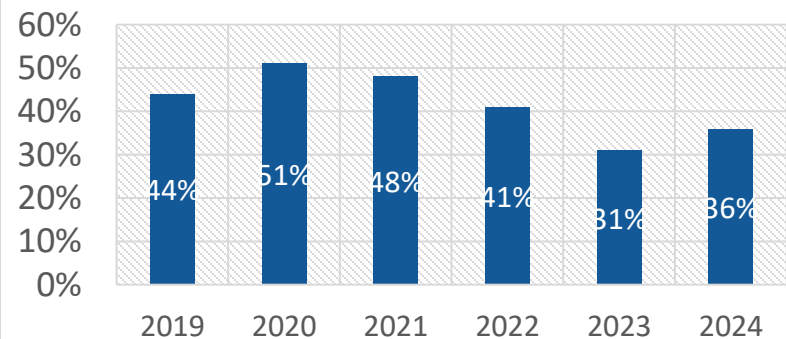


While CoC funded agencies and partners are doing incredible work and maximizing existing resources beyond RRH and PSH, there simply aren't enough housing opportunities to meet inflow demands.

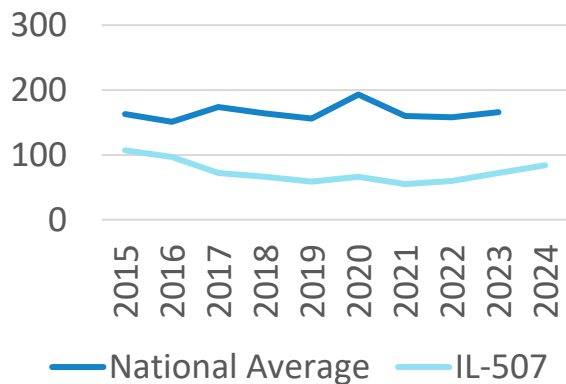
Annual Percentage of Clients in CE Who Exited to RRH or PSH 2019-2024



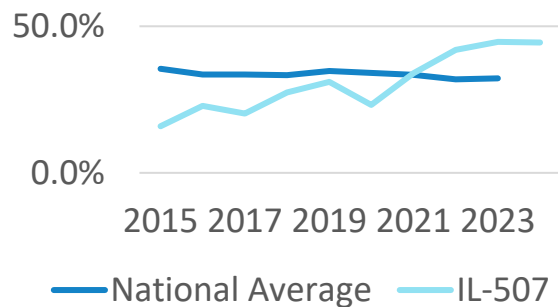
Annual Percentage of CE Exits to Permanent Destinations 2019-2024



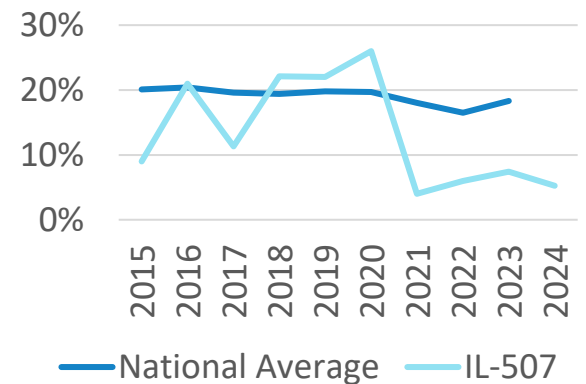
Length of Time Homeless



Increased Total Income for Leavers



Returns in 24 Months



Strategic Initiatives

Healthcare Collaborations

- Medical Respite
- Mobile Mental Health
- Street Medicine
- Data Collaborations

Unsheltered Homelessness

- 100-Day Challenge
- Shelter Expansions and Renovations
- Case Conferencing

Youth Homelessness

- Family Unification Program
- Youth Homelessness Work Group
- Cross Sector Trainings

Increasing Housing Opportunities

- Phoenix Manor Development
- Collaborations with Peoria Housing Authority

Workforce Development

- Pilot with DCEO on Supportive Employment Model

Office to Prevent and End Homelessness

- Guaranteed Income Pilot
- Quality Data Initiative



TrilliumPlace

An affiliate of  CarleHealth



TrilliumPlace

An affiliate of  CarleHealth

100 day Challenge partnership with the City of Peoria



Our goal was to remove as many barriers as possible to get mental health and SUD services to these citizens.

Through the 100 Day partnership, we were able to utilize our own teams for outreach efforts that included both on and offsite coordination with 100 day challenge partners and multiple Trillium Place programs.

Trillium Place programs that participated included our Assertive Community and Community Support teams, Medication Assistance program, Psychiatry services team, Substance Abuse and Mental Health Assessment services, Peer Support Services—Brighter Days Ahead and Living Room Programs, Community Crisis Center Medical Detox and Psychiatric Crisis Stabilization programs, Mobile Crisis Response.

100 day Challenge partnership with the City of Peoria



To bridge the need for services and increase our engagement opportunities, the teams made multiple visits to the hotel project. Door to door engagement with each hotel participant was utilized for program outreach and education. Those not interested at the time or not available, were left information on services available.

- Same day transportation was provided for those wanting immediate access to low barrier programs such as the Living Room Program, Medical Detoxification, and Brighter Days Ahead drop in center

- Coordination with our Medication Assistance Program to enroll clients into the Methadone/Suboxone program (completing applications on site).

- In between outreach visits, transportation was provided for individuals to complete mental health and substance abuse assessments to begin services.

100 day Challenge partnership with the City of Peoria



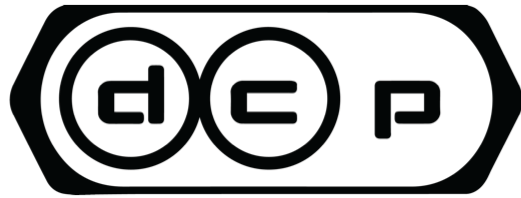
Through our efforts and coordination with program participants, we were able to:

- Make personal connections with 60-80 hotel project residents each outreach visit
- Schedule more than 10 assessment appointments to begin Trillium Place services
- Complete 9 on site applications for methadone initiation
- Educate residents on low barrier mental health and substance abuse services, i.e. Living Room Program, Community Crisis Center, Brighter Days Ahead
- Transportation was provided for more than 10 individuals to assessment appointments, Living Room engagement, psychiatry services, Methadone initiation, and medical detoxification services.

Professionally we were able to build stronger partnerships and support across agencies to meet the complex needs of the unhoused individuals. Those partnerships have continued beyond the program for ongoing service coordination needs.



A COMPREHENSIVE CARE AND TRANSITION PLAN
FOR OUR UNSHELTERED/ HOMELESS GUESTS



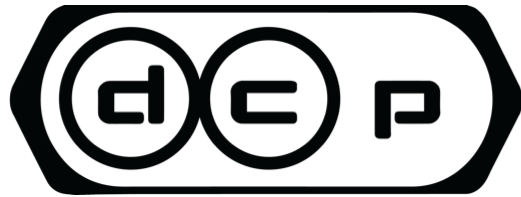
COMPASSION VILLAGE

Encampment/ Unhoused Individuals

Individuals that just don't fit into congregant living shelters have no place to go.

For one reason or another whether that's mental health issues, previous convictions, addiction, non-rule followers, private living... they don't feel like congregant living is for them.





COMPASSION VILLAGE

Located close to DCP, We would love to create
TINY HOMES VILLAGE for the unsheltered.

The aim is to give people a sense of independence
within community
**while focusing on transitioning them into
better life situations.**





S2 SLEEPER | (70 sq. ft. | 6.5 m2)

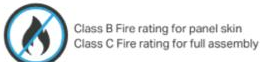
The Pallet® S2 Sleeper is our industry-leading line of safe, dignified, rapid-response shelter solutions. Our industry-leading design features a mono-pitch roof, smooth exterior and interior panels, improved energy efficiency, and protection from the elements. The S2 Sleeper is also designed for rapid deployment and assembly.

The 70 sq. ft. (6.5 m2) model is perfect for one person or a couple.



Technical Specifications

Interior Dimensions	10' W x 7' D x 6'9 1/2" to 7'8" H	304.8 cm W x 213.4 cm D x 207 cm to 233.7 cm H
Square Footage	70 sq. ft.	6.5 m2
Max. Shelter Weight	Approx. 950 lb.	Approx. 435 kg
Wind Rating	Up to 155 mph (Exposure C) Up to 170 mph (Exposure B)	Up to 250 kmh (Exposure C) Up to 274 kmh (Exposure B)
Design Snow Load	Up to 40 lb. per sq. ft. (Standard) Up to 80 lb. per sq. ft. (High Load)	Up to 1.9 kPa (Standard) Up to 3.83 kPa (High Load)
Amperage	120V - 33.8A 208/240V - 27.9/24.2A	



- **Material:** Structural insulated panel
- **Lifespan:** 15 - 20 years
- **Warranty:** Standard manufacturer warranty



Heater Size

2750W	Maintains interior temp. of 70 F 21 C when outside temp. drops to 0 F -17 C
	Maintains interior temp. of 75 F 24 C when outside temp. rises to 120 F 48 C
4500W	Maintains interior temp. of 70 F 21 C when outside temp. drops to -40 F -40 C
	Maintains interior temp. of 75 F 24 C when outside temp. rises to 120 F 48 C



Standard Features

- 1 Residential windows with advanced Low-E insulated glass
- 2 Integrated customizable wire shelving system
- 3 120V convenience plugs
- 4 Interior LED lighting
- 5 Smoke/CO detector combo unit
- 6 Pedestal leveling system
- 7 Heater and A/C units

Optional

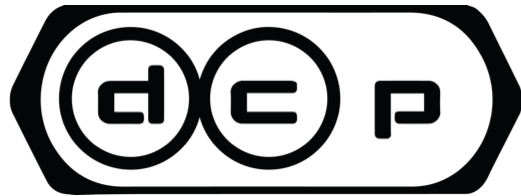
Freestanding Twin XL bed frame and mattress with bedbug-resistant cover
 Freestanding desk
 Programmable digital keypad entry
 Generator Quick-Connect enables compatibility with generator power
 High load beam
 Exterior Light

Rapid: Our patent pending connection system has fewer bolts, bringing installation time down to under an hour. This means an entire village community of interim shelters can be built in a day.

Safe: Each shelter is equipped with a solid core front door with kick plate and peephole; robust fire, snow, and wind ratings; and an egress window and fire extinguisher in case of emergency.

Dignified: Locking doors, residential windows, easily accessed interior lighting, and climate control options offer residents a comfortable and dignified space to plan their next steps.





COMPASSION VILLAGE

Compassion Village would have:

**32 homes (30 singles and 2 doubles) with
keypads**

Bathrooms/ showers

Community space

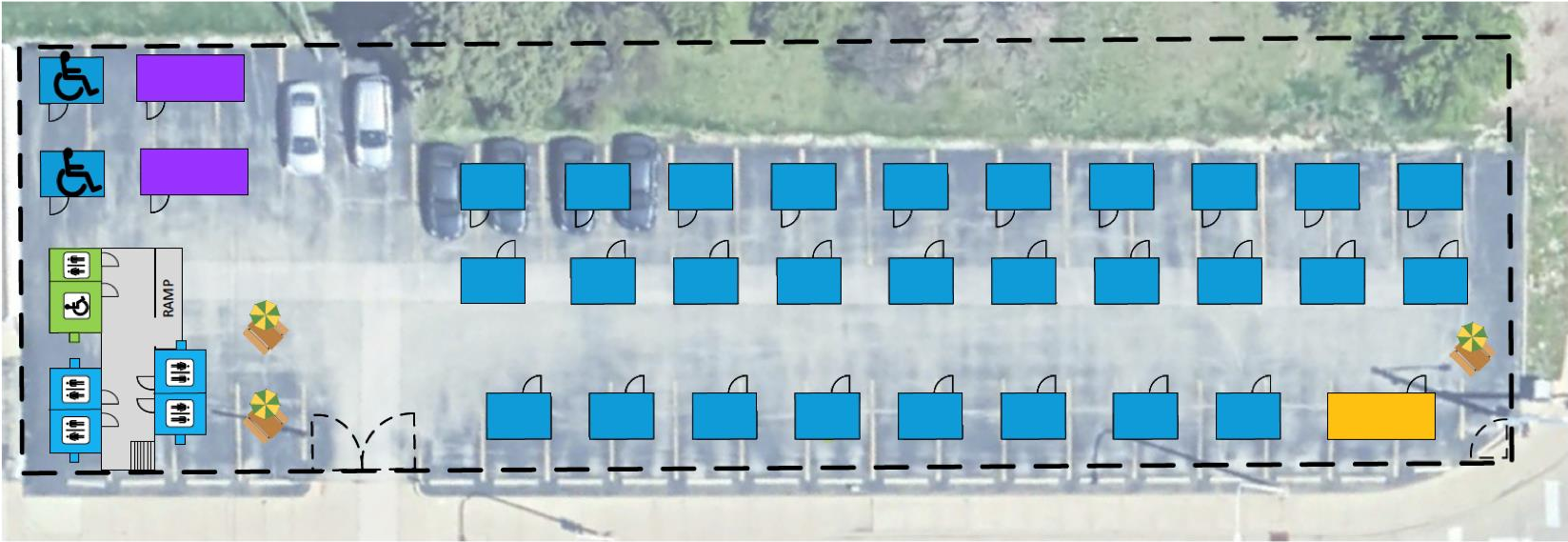
Picnic areas

Checkin/ Security area



250 FT

50 FT



Example of lot size

Policy Question

- Does the Council support the concept of tiny homes for additional emergency shelter capacity?
 - If yes, please provide direction on what type of zoning districts you feel is appropriate?
 - Should this be a special use process?
 - If yes, what level of support should the City provide if any?

Policy Question

- **Does the Council support providing funding to continue the Hotel Project for an additional 30-days? (Approximately \$64,000)**

Policy Question

- **Does the Council wish to allocate additional general fund money or consider other revenue options for the Community Development Department to continue to focus on homelessness?**

Policy Question

- **Are there any other initiative, programs, processes or ordinances changes that the City Council wishes City staff to pursue?**