HOUSING COMMISSION
Regular Meeting

Monday, September 8th, 2025
City Hall Room 110
11:00 a.m.

- AGENDA –

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: August 4th, 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. Discussion: Housing Policy Session: 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?

VII. OLD BUSINESS

A. Affordable Housing Plan Updates and Next Steps

VIII. PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Next Regular Meeting: Monday, October 6th, 2025 at 11AM

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

CITY OF PEORIA

HOUSING COMMISSION
Regular Meeting

Monday, August 4, 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 11:09 AM

II. ROLL CALL

Present: Commissioner Peterson, Vice Chair Boswell, Commissioner Rivers, Commissioner Morgan, Commissioner Genzel, Commissioner Hayes, Commissioner Muehlbauer.

There were no members attending virtually due to technical difficulties with GoToMeetings.

Staff Present: Staff Liaison Nicole Morrow.

There is currently an opening on the Commission and the Commission is waiting for the Mayor's office to appoint someone new. With that being said, a quorum was established with those present at the start time of the meeting.

III. APPROVAL OF MINUTES: July 7, 2025.

Motion to approve the July 7th minutes made by Commissioner Genzel. 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 reviewed the planning and zoning report for the upcoming August meeting. PZ274-2025 was a request to rezone property from a Class R4 (Single-Family Residential) District to a Class CN (Neighborhood Commercial) District and P1 (Parking) District and to obtain a Special Use in a Class CN (Neighborhood

Commercial) District, for Auto Repair, for the properties located at 1039 W Lincoln Avenue and 1034, 1036 & 1038 W Howett Street (Parcel Identification Nos. 18-08-462-037, 18-08-462-002, 18-08-462-003, 18-08-462-004) Peoria, IL (Council District 1). Members in attendance called to concern the proximity of this location to the old Butternut warehouse facility on Lincoln and Howett. Commissioner Hayes expressed concerns that a junkyard already existed along with the towing facility, and that these were not appropriate for a neighborhood.

Commissioner Boswell and Commissioner Morgan recalled the viability of this area and the property when it was a local neighborhood employer, and that there was less concern with its location amongst residential properties at that time. Commissioner Hayes did express concern if this proposal was another property owned by the same company.

Commissioner Morgan and Commissioner Rivers were concerned that this was not a neighborhood business and that the positive impact on the surrounding communities would be minimal, therefore not meeting the definition of neighborhood commercial. Additional observations were made that a portion of the parcel requesting the special use was a parking lot, and that this would be to store vehicles needing repaired. Staff Liaison Morrow did call to attention the requirements for landscaping within the zoning packet that might help mitigate this.

More information was requested related to the owner of the property and any other businesses that he owned and the level of compliance maintained with other parcels in his name. Commissioner Peterson pointed out that there had been other proposals that had come before Council that were not approved due to the history of the business within the City and their compliance and cooperation with needed permits.

Commissioner Genzel also commented that the photos provided in the zoning packet as well as visible on GIS mapping indicated that the business already existed at the location requesting approval. The property was purchased in 2022.

Staff Liaison redirected the discussion towards next steps and requests for information. Commissioners in attendance were interested in more information on the property and its history, and its relation if any to the owners of the nearby tow yard and old Butternut facilities. Commissioner Genzel volunteered to reach out to Planning and Zoning to determine more information about the nature of the request. Commissioner Muehlbauer was willing to attend the upcoming Planning and Zoning meeting if a written statement from the Housing Commission was to be presented.

Staff Liaison Morrow committed to following up with the Commission on information related to the request and its relationship to the nearby businesses on Lincon and Howett. Commissioner Genzel and Staff Liaison Morrow agreed to communicate before the end of business the following day on any new information for the Housing Commission to make an informed decision regarding its desire to produce a statement.

Staff Liaison Morrow did state that she would follow up regarding information in the Planning and Zoning reports and the best way for the Housing Commission to respond when concerns such as those brought up in this discussion arise. Additional information will be provided to the Commission at the September meeting.

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

B. City Council Update

Councilman Riggenbach was not in attendance at the Housing Commission meeting. The request for information on tiny homes will be presented by City Staff at the 8/12/25 council meeting.

C. Staff Department Update

Staff Liaison Morrow reported that the Racial Justice Equity Housing Quality Subcommittee did not meet in the month of July due to the resignation of the co-chairs. The August meeting anticipates to be held to gauge further interest in the subcommittee by its existing members and to reestablish goals for the remainder of 2025 as well as future goals and strategies. The hotel project housing individuals experiencing unsheltered homelessness concluded on 7/31/2025. Thirty-three (33) individuals exited the project, with the majority exiting to places not meant for habitation and not existing homeless care shelters. Many individuals are in the queue for permanent supportive and income-based housing opportunities but are pending paperwork or unit turnover. The Flexible Rent Program at the end of Q2 (6/30/25) has leveraged housing opportunities for 45 households.

VI. NEW BUSINESS

A. Discussion: Housing Policy Session: 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?

Staff Liaison Morrow provided context around this question as an agenda item. The policy session held in June related to housing posed questions for City Council to consider for next steps in the role that City Staff would play related to service provision. American Rescue Plan funding has been earmarked for housing related projects and proposals, and to date has been utilized to pay for storage of items for those within encampments, assist with payments to the Dream Center Peoria for their couples' shelter expansion during the winter months, and to reimburse LULA NFP for the costs incurred for supplies and hotel during 4 months of the hotel project (January through March 2025, July 2025). Current staff capacity for these projects lies solely with the Housing Coordinator, and additional resources would be needed to continue to provide more direct services to those experiencing homelessness or to expand other housing-related services offered.

In the interest of time, Staff Liaison Morrow requested initial feedback from Commissioners in attendance regarding the examples provided. Information on housing trust funds included other cities that had established housing trust funds as well as how those funds were utilized. An accompanying chart demonstrated municipalities that had been surveyed and responded regarding eligible uses for their housing fund money.

Commissioner Muehlbauer requested additional time to review the material.

Commissioner Genzel was interested in the cities of a similar size to Peoria that had funding or opportunities such as this. She referenced Iowa City, Evansville, and Columbia Missouri as cities that she references as comparisons in size and demographics.

Staff Liaison Morrow will prepare additional information regarding these examples to be discussed at the September meeting.

VII. OLD BUSINESS

A. Affordable Housing Plan Updates and Next Steps

VIII. PUBLIC COMMENT PERIOD

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

IX. ADJOURNMENT

Staff Liaison will provide all requested report backs to the Commission.
Staff Liaison also drew mention to the modification for the September meeting due to the Labor Day holiday.

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

Next Regular Meeting: Monday, September 8th 2025 at 11:00 AM.

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

Summary- Planning and Zoning

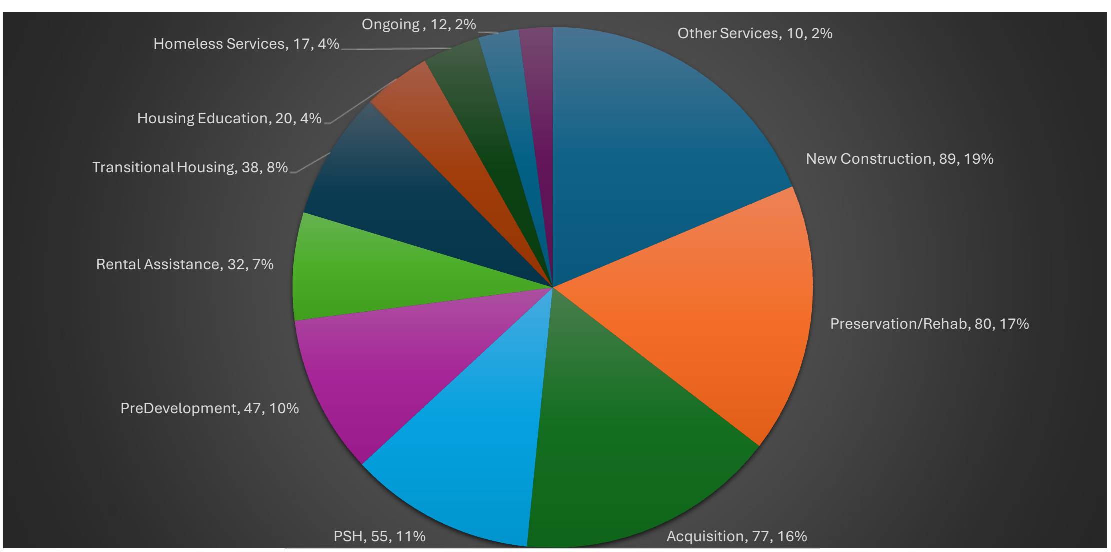
Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
SUBD-000320-2025	Javiar and Christina Murillo	Approve the preliminary subdivision plat	To approve the Preliminary Subdivision Plat of Hacienda Murillo Subdivision with waivers for the property located at 9810 N Garden Lane (Parcel ID 09-31-276-019)	District 5	
PZ-000345-2025	Pauline Agbodjan-Prince	Short Term Rental	To obtain a Special Use in a Class R3 District for a Short-Term Rental for the property located at 2935 N Village Drive (Parcel ID 14-31-204-024)	District 1	
PZ-000339-2025	SRP Capital on behalf of Tri-Jen Inc.	Special Use for Multi-Family Apartments	To obtain a Special Use in a Class O1 (Arterial Office District) for Multi-Family Apartments for the property located at 7211 N Knoxville Avenue (Parcel ID 14-08-427-004)	District 5	This is the Knoxville Professional Building.
PZ 000335-2025	Meredith Popp/Painted Lion Holdings LLC	Short Term Rental	To obtain a Special Use in a Class R4 District for a Short-Term Rental for the property located at 1803 W Main Street (Parcel ID 18-05-302-018)	District 1	
PZ 000318-2025	Andres Maldonado and Maria Rodriguez	Short Term Rental	To obtain a Special Use in a Class R3 District for a Short-Term Rental for the property located at 4607 N Edgebrook Dr. (Parcel ID 14-21-301-036)	District 3	

Housing Trust Fund

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?

1

Examples of What a Housing Trust Fund can be utilized for:



2

Peoria- Housing Demographics and Population

Population 111,696

The city's median mortgage payment is $990, while the median monthly rent is $1,133

Median age of homes were built in 1971.

# of Renters (38%)

# of Homeowners (62%)

68% of housing stock are single family homes

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Example Cities

- Smallest town with a fund: Juneau, AK. This is likely due to lack of development and to generate funds to make housing resources possible due to high cost of living.
- Large cities and metro areas have this to spur development and ensure affordability.
- Many programs/regulations in each of these example cities were done during the pandemic

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Chicago IL
Population: 2.7 million
https://www.chicago.gov/city/en/sites/affordable-requirements-ordinance/home.html

- **Funded by:** Chicago Housing Trust (funded by HUD-utilization of HOME Funds), fees paid by developers in lieu of providing units

• When developers that receive city assistance (through land, financing, zoning) develop new residential projects, they are required to provide affordable housing units.

o Set aside 10% as affordable

o Either build affordable units or contribute to the city's Affordable Housing Opportunity Fund

- "Pilot Zones" have different requirements, usually a higher percentage of affordable units and/or no payout option

- Increased opportunities for homeownership affordability through down payment assistance

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Juneau, Alaska
Population: 31,572
https://juneau.org/community-development/grants-juneau-affordable-housing-fund

- **Funded by:** $4 million from state and federal funds available for the creation of affordable and middle-income housing

o Affordable housing requirement: 20% of units at 80% or below AMI

• Encourages for profits and nonprofits, housing authorities, and tribal governments to apply for funding, applicants are reviewed by City and Borough of Juneau

• Funding can be awarded in a few ways:

o Grants for nonprofits or housing authorities

o Low interest loans for private developers

o Acquisition, construction, rehab, and preservation of affordable housing

o Purchase of real estate, fees for contractors, demolitions, cost of labor and materials

o Costs for nonprofit organizations to build/enact projects

o Administrative costs such as training, legal, technical assistance

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St. Paul, MN
Population: 307,465

https://www.wspmn.gov/AgendaCenter/ViewFile/Item/14924?fileID=21500

- **Funded by:** state of Minnesota started .25% metro area sales tax is dedicated to affordable housing for cities over 10k (WSP estimated $275k-340k)
- To be used for emergency rental assistance, development or rehabilitation of affordable housing, and affordable homeownership

o **Requirements:** for households paying over 30% of their gross income for housing

• Funding options considered include loans and grants for rehab of affordable housing, development of affordable housing, deposits and first month rental assistance, ongoing rental support, nonprofit support, and emergency rental support

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Denver, Colorado
Population: 729,019

https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Department-of-Housing-Stability/Partner-Resources/Dedicated-Affordable-Housing-Fund

- **Funded by:** a balance of property tax revenue and a one-time fee for new developments (est. 2016)

- Support permanent housing (development and preservation) and related services/case management
- Development of workforce rental housing
- Homeownership down payment assistance

- **Requirements:** People experiencing homelessness to families of four at 100% AMI, or homeownership opportunities for households up to 120% AMI

o Small percent set aside for administration

o Managed by an advisory council

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Oakland County, MI
Population: 1,297,000
https://www.oakgov.com/community/neighborhood-housing-development/grants-funding/housing-trust-fund

- **Funded by:** using $18 million in ARPA, $2 million annually in general funds, and HOME funds
- **Requirements:** Eligible applicants include nonprofit and for-profit developers, CHDOs, local governmental entities, local housing authorities
  - Nonrefundable application fee of $2,500 (contributes to fund)
- Funding can be used for acquisition, demolition, new building, renovation, rental and owner-occupied housing, permanent supportive housing, infrastructure improvements, multifamily, townhomes, single family, and any activities promoting creating and protecting affordable housing

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San Antonio, Texas
Population: 1,527,000
https://sahousingtrust.org/what-we-do/

- **Funded by:** “Earns interest from an established corpus, revenue generated from prior loan repayments, funds sourced from the other Trust entities, funds sourced from the City, and donations”
- Purpose is to create and preserve affordable housing options, and provide resources to the community
- Provides grants and low interest loans, property tax and sales tax exemptions
- **Requirements:** Works with for profit and nonprofit housing providers
  - Issues a NOFA or RFP to outline whatever project/engagement they’re looking to fund/support

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Cincinnati, Ohio
Population: 314,915

https://nlihc.org/resource/cincinnatis-affordable-housing-trust-fund-available-use-four-years-after-being-established

- **Funded by:** loans, grants, or allocations from city/state

o Affordable Housing Advocates advocate for the trust to be funded by payments in exchange for property tax abatement, entertainment tax, hotel tax allocation from general fund, and proceeds from public land sales

- Developers get subsides (50k-60k) for each unit of affordable housing (60% or below AMI), with smaller amounts for incomes up to 100% AMI

o Funds can be used for acquiring, constructing, and soft costs

o Funds given in form of forgivable loan or low interest repayable loan

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Fort Meyers, Florida
Population: 99,918

https://fortmyers.gov/2134/Affordable-Housing-Trust-Fund

- **Funded by:** city funds, interest earnings, FEMA funds

- Rental assistance program

o **Requirements:** helping people with 120% AMI or less (paying more than 30% of income to housing)

o Subsidy for a one-year period, can be renewed 2 times for a max of 3 years, maximum of $600 monthly

- Other programs have included homeownership down payment and home rehabilitation

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Ann Arbor, MI

Population: 122,925
https://www.a2gov.org/housing-commission/#AffordableHousing

- **Funded by:** A new tax to allow for construction, acquisition, maintenance and rehab for properties serving 60% AMI or lower. Implemented in 2021. Tax is levied on real and personal property within the City.
- **Requirements:** Allowable social services on projects to support residents (no more than 20% of the annual total revenue can be used this way, and must be built into the City's annual budget).
  - Must be for residents at 60% AMI or lower
  - Can be used for demolition
  - Focus on leveraging this fund for other projects as well as utilization of city owned property

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Fort Hood, OR

Population: 8,350
https://cityofhoodriver.gov/planning/affordable-housing-strategy/#

- **Funded by:** Voter-approved property tax increase that provides a dedicated revenue source, a 1% Construction Excise Tax (CET) on commercial/industrial development to support affordable housing and incentives, and the use of General Obligation (GO) bonds to fund construction and improvements
- **Requirements:**
  - Task force was formed that included City Council with 6 months of meetings to determine an affordable housing production plan and engage stakeholders
  - 120%AMI or below
  - Missing middle housing, density requirement waivers, and ability to build smaller homes

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McClean County
Population: 172,069

- McLean County Housing Recovery Plan that included stakeholder engagement and a multi-year strategy adopted by Council in March 2024
- Strategic areas include: Coordinate on Regional Resources, Zoning and Land Use Adjustments, Expand and Maximize Funding Opportunities, Support Permanent Supportive Housing (PSH) and LIHTC, and landlord and employer engagement
- Funding opportunities being explored for housing trust fund to support the preservation of income-based housing

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Des Moines, IA

Population: 101,439

https://www.dsm.city/departments/neighborhood_services/property_improvement/ion.php

- **Funded by**: Sales Tax Revenue
- **Requirements:**
  - 80% AMI, homeowner, within City limits, (ION- Improving Our Neighborhoods)
  - External repairs eligible; applications accepted in January and February and then first come first serve basis for up to $40,000
  - Down payment assistance and also available for mixed-use development
  - Part of a city-wide housing plan that analyzed aging housing stock and affordability, and the need to remain competitive with surrounding suburbs https://www.dsm.city/government/strategic_efforts/citywide_housing_strategy.php

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Evansville, Indiana
Population: 115, 395
https://www.evansvillegov.org/city/department/board.php?structureid=288

- **Funded by:** recording fees for property transactions, donations to the fund, payments in lieu of taxes (if a property was developed for income-based housing or other agreed upon terms), and HUD allocations for ESG and CDBG
- **Requirements:**
  - 50% of funds must be utilized for production and preservation of housing either homeownership or rental for low-income persons
  - Funds can be used for direct assistance to households, to provide technical assistance to developers, and administer grants and loans for projects

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Thoughts?

Are there jurisdictions you would like more information on?

What priorities would funds be directed towards?

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