



HOUSING COMMISSION Regular Meeting

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

- AGENDA -

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 La Rue, Commissioner Genzel, Councilman Riggerbach.

Commissioner Sanders attended the meeting virtually via GoTo Meetings, but due to lack of quorum was not able to be approved to attend remotely.

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.

There was not a quorum established with those present.

III. APPROVAL OF MINUTES: August 4th, 2025

Minutes for August 4th meeting will be moved to be approved at the October meeting.

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

Staff Liaison Nicole wanted to update the Commission on where they left off last month with PZ-000274-2025 which is the property at 1039 W Lincoln Ave and the property that was adjacent to that looking into being rezoned to neighborhood commercial. The discussion last month with the Housing Commission was on whether or not someone from the Housing Commission wanted to attend the Planning and Zoning Meeting just ***The agenda and meeting minutes will be available online at <https://www.peoriagov.org/572/Housing-Commission>***

to formalize a statement on thoughts towards the project. Some of the concerns from the Housing Commission was the proximity to the Hostess and Butternut facility that is now a towing/junkyard and then the dilapidated facility and whether this was going to be a service that would truly benefit the neighborhood along with what it would look like as far as landscaping. Commissioner Genzel had a conversation with Councilwoman Denise Jackson and Denise was able to have that case taken off the agenda. The case has not resurfaced as of yet.

Commissioner La Rue asked if the Planning and Zoning Commission voted to approve items SUBD-000320-2025 and PZ-000339-2025 at their meeting in September. Staff Liaison Nicole shared that she believes everything was approved. There weren't any staff concerns with PZ-000339-2025; it's an unutilized professional building and there is a church, other residential, and other businesses nearby.

Commissioner Peterson asked if there is a maximum that the City allows on short-term rentals. Staff Liaison shared that she isn't sure whether it's based city-wide or if it's just proximity to one another.

B. City Council Update

Councilman Riggerbach shared that Tiny Homes is still at the top of his mind. Council had asked staff at the policy session back in June to come back with some changes that would need to be made to the building code and offer some suggestions on zoning. When this came to Council, the policy session had been so far in the past that it seemed some people forgot it even took place, and a lot of the same questions were brought up. Dream Center came up with an idea for a tiny home village that would house about 30 people. Andy King has been working on this personally for a couple years, so it isn't something that popped up after the ordinance was passed last year. Pallet Shelter is the organization they work with. The tiny home village is just bedrooms with HVAC heating and cooling, but no running water and the homes would be clustered around a central building which would have the shower/bath and dining area. This process has been utilized by a number of cities across the country. The overriding concern with Council is where these homes would go. Dream Center was originally looking at a parking lot along Fayette that they don't own. The parking lot is right across the street from the Dream Center. The Dream Center is also in the process of buying an old house that would square up to their current campus and make into a day center so that the people who are unsheltered would have someplace to go during the day and not just walking the streets. Councilman Riggerbach stated this would be an innovative way to do it, but admittedly if you're coming down Knoxville, it would be unsettling for some people to see this as their entrance into downtown Peoria. The Mayor has made it clear that she will not support a tiny home village in downtown. Phoenix has some property around Phoenix Manor that Andy's trying to talk to Chris Call about who is currently out on medical, so that's not going anywhere for the time being, but there's a parking lot there that would be a possibility it just wouldn't be as close to the Dream Center so there would need to be some modifications. Council wants somebody to say, "we want to put a tiny home village here" and Dream Center is the only person that's offering any alternatives to emergency shelters, but Dream Center would also like to be told where it would be allowed before they spend a lot of time and energy on it.

Commissioner La Rue asked if maybe there could be an analysis done to look along the bus routes of where buses run more regularly that could easily get someone from the location. Commissioner Genzel mentioned maybe if there's a gate around the tiny home village so that others don't have to see it from the outside it wouldn't be such an issue. Councilman Riggerbach shared that some other locations of successful tiny home villages is near a residential area in suburban LA. Commissioner La Rue asked if the issue is that a special permit is needed for the tiny home village concept. Staff Liaison Morrow shared there aren't a lot of issues on the permitting side, that staff has taken a look at the building code and permits, and what zoning would be recommended for the projects. Commissioner La Rue asked if there are any places where the project could be accepted by right. Staff Liaison Nicole shared that the only place that may be accepted is if religious properties are exempt, but right now code as it exists would need to be modified. This project would either need to be an exception, or the City builds it into codification so that it can be used for future projects as well. Staff wanted a

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little more guidance from Council on whether this needs to be solely for this project or if the code needs to be changed for any other project coming forward.

Commissioner La Rue shared that when she worked in California, they pitched a project that essentially was disaggregated housing. The bedrooms did not touch the main kitchen, there were different rooms, but it was considered one dwelling because it had one primary kitchen and bathroom areas. This could be considered a group home, but it's separated a little bit. Staff Liaison Nicole asked if that would just be a non-congregate shelter at that point and like a commercial modification versus a building of tiny homes. A vacant building on Main St was pitched as a possibility for this project to take place. The building is a walkable distance from services in the downtown area.

Councilman Rigenbach was surprised at the apprehension to move forward because staff was just asking for some basic changes to the building code and then all of a sudden, the concern is that "the homes are tiny" or "it's inhumane", but what isn't being understood is that the tiny homes is just an emergency shelter, not permanent housing but no longer a tent either.

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?

Commissioner Peterson asked how the Trust Fund would be funded and also with the state of Illinois ending the 1% grocery tax, but Peoria decided to continue with the 1%, where that money is going. Commissioner Peterson stated that if the Trust Fund is going to be presented to Council, they're going to ask where the Housing Commission intends the money to come from. Commissioner Peterson shared that there are already problems with builders committing to building, so there has to be a win-win that will make them want to do it because the impact fees are killing builders. Commissioner La Rue shared that in California when she was doing it, there was an inclusionary zoning policy with an in-lieu fee option for housing units. If the inclusionary unit was less than half a house, then you would pay the fee. Staff Liaison Nicole shared that inclusionary zoning is sometimes set-aside, so there's a certain amount of units and not necessarily a whole complex that is built that's only affordable. There shouldn't be people who live in affordable housing separated, they should be part of the community and mixed in. Commissioner La Rue shared that with the fee, typically when you get established, there is a Nexus study that looks at the market to establish what an appropriate fee would be, and then most political bodies then take a percentage of that percentage. Commissioner La Rue asked if there would be an opportunity to partner with some of the local foundations to help raise money for the Housing Trust Fund, but the Trust Fund would still be operated by the City. Staff Liaison Nicole shared that she wasn't sure if the City could take donations or not. Commissioner La Rue shared that she used to participate in a "funding circle" where all of the local foundations, the County government, the City if it was appropriate, and the Housing Authority would come and pitch to them if someone wanted to do a housing development.

Commissioner Peterson asked what the AMI is and also if the City's median mortgage payments at \$990 include taxes and insurance. Staff Liaison Nicole shared that this was based off the American

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Community Survey, so it probably did not include taxes and insurance.

Commissioner La Rue shared that another idea that her neighborhood is interested in is communally buying and rehabbing some of the homes on Columbia Terrace. Commissioner Genzel shared that Moss-Bradley neighborhood did something similar a number of years ago where they had a revolving fund for the project. Commissioner La Rue asked if the City would ever put money toward a revolving loan fund. Staff Liaison Nicole stated that she doesn't know if that conversation has been had, so she isn't sure. Commissioner Genzel shared that the revolving loan fund would have to be managed. East Bluff Housing Services used to have a revolving loan fund. If interest is going to be charged, a banking designation is required. Commissioner La Rue then asked what about a City based revolving loan fund to help people develop housing. Commissioner Genzel shared that if the source of the revolving fund is not necessarily City money and is being sourced from foundations, then it's another gap because some of the HOME (HUD funding) money is going to go away. Another thing is that there hasn't been a lot of development of affordable housing in Peoria. The City money can only go so far so if there are more sources for that gap funding, it might move faster. Commissioner Peterson shared that in Chillicothe, one of the subdivisions is reducing the taxes so they can finish building there, so they will be in lieu of taxes for so many years. Pekin is doing a project similar to this as well. Commissioner La Rue asked if we could look at establishing an in-lieu fee only for homes where their initial sale price exceeds the threshold.

VII. OLD BUSINESS

A. Affordable Housing Plan Updates and Next Steps

Staff Liaison Nicole shared that last October, the Commission had small group sessions and one-on-ones. This will be brought back because if this can get approved by the Commission and then by Council, that will give the Housing Commission more teeth when it comes to making recommendations.

VIII. PUBLIC COMMENT PERIOD

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

Commissioner Peterson shared information about an event she's hosting on October 12 from 1 PM – 4 PM at the Carver Center. There are several organizations signed up that will be present at the event.

IX. ADJOURNMENT

Meeting was adjourned at 12:28 PM.

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