CITY OF PEORIA

HOUSING COMMISSION
Regular Meeting

Monday, November 3rd, 2025
City Hall Room 110
11:00 a.m.

- AGENDA –

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: September 8th, 2025

IV. PUBLIC COMMENT PERIOD

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report
B. City Council Update
C. Staff Department Update
   i. Flex Rent Expenditures
   ii. RJE Update

VI. NEW BUSINESS

A. Code Enforcement Discussion
B. Affordable Housing Plan Updates

VII. OLD BUSINESS

A. Housing Trust Fund presentation

VIII. PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Next Regular Meeting: Monday, December 1st, 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, 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 Riggenbach.

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 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 Riggenbach 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 Riggenbach 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 Riggenbach 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 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 Riggenbach 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 he City's median mortgage payments at $990 include taxes and insurance. Staff Liaison Nicole shared that this was based off the American

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

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
ZBA 423-2025	Ivy Branden, 825 Adams LLC	Major variance for required street wall	To replace the required street wall with a wood fence , to remove the required masonry columns from the required street wall and to amend the previously approved site plan (Parcel ID 18-09-313-021)	District 1	
PZ 455-2025	Farnsworth Group/ GRO Community	Special Use for a group home	To obtain a Special Use in a Class CN (Neighborhood Commercial) to establish a halfway house for the property located at 1924 SW Adams (Parcel ID 18-17-256-001)	District 1	This property was formerly owned by Trillium and Human Service Center, known as the Adams Street Living Center. https://grocommunity.org/peoria
PZ 471-2025	Talisman Development Group on behalf of Sterling Assets	Arterial Office to Large Scale Commercial with special use.	To rezone property form a Class O1 to a Class C2 and to obtain a special use for a Research, Testing and Development Laboratory for the property located at 2601 W Richwoods Ave (Parcel ID 14-30-378-022)	District 1	

Improving Quality of Life and Neighborliness

Code Enforcement Other Examples:

- Springfield MO: Focus on nuisance abatement and external conditions including construction or demolition projects that have stalled, crumbling foundation, deterioration that could attract pests or mosquitos, extra enforcement for summer with overgrown weeds
    - Pilot Program for a targeted neighborhood based on concentration of rental properties- inspection is included as part of the rental registration fee
- Springfield IL: Nuisance Ordinance and Problem Properties are separate
    - 3 offenses and then you are required to register all of your property
    - no rental registration or fee otherwise
- West Peoria: violations are resource-based
- Peoria Heights: Response based via complaint, and proactive rental inspections

Points of Discussion:

1. Move resources to inspections for non-owner occupied with a focus on life/health/safety
2. Devote more resources to landbank and home demolition
3. Peoria CARES- can we remove the anonymous or only have 1-2 officers to respond

a. Where do we see most of our litter complaints or tire dumping? Empower those neighborhood associations to keep an eye out for your neighborhoods.

Questions for the Commission Discussion:

1. What services would landlords like to receive as a part of the rental registration fee?
2. Would providing tenant resources to assist with rent and utilities be helpful to landlords?
3. What information is not transparent or visible that would assist property managers with being prepared/avoiding code violations?
4. Big Picture: What is code enforcement doing that is helpful? What is harmful?

Better service to the community by being proactive with rental inspections.

- can we call it a license instead of a registration fee
- Inspections should focus on life, health, safety

Post the standards for inspection for landlords.

-Inspection no less than once every three years

-Make it clear who the mail should go to (make that very clear on the registration form)

- No receipts for rental registration is an issue

Updates on targeted inspections for 2025.

HOUSING AFFORDABILITY STRATEGIES: ECONOMIC RESOURCES

Housing Trust Funds

The need for affordable housing in the Grand Traverse region is great, but financial resources available to meet that need are limited.

Many housing programs are dependent on a highly competitive, political, and unpredictable budgeting process. Without guaranteed funding from year to year, it's difficult to plan comprehensive, innovative housing programs. And traditional funding sources may restrict the types of projects that can be funded, which limits the flexibility that housing providers need to respond efficiently to changing needs.

Local governments throughout the country are responding to these problems in part by creating housing trust funds. A housing trust fund is a very flexible tool that communities can use to address their most pressing housing needs. These funds use public revenue, which is committed by local governments, to finance programs such as new affordable housing construction, down payment assistance, and homelessness prevention. They've been used in small towns, large cities, counties, states, and in combinations thereof throughout the country.

Housing trust funds are created locally, which means they can be designed to meet the specific needs and circumstances of the community. Programs may provide grants, loans, forgivable or deferred loans, rental assistance, or any combination thereof. And depending on the program, money may be awarded to nonprofits or

Solutions to Fit Your Community's Needs

Programs financed by housing trust funds are driven by a community's needs and priorities, and may include:

- New home construction
- Property purchases
- Renovation of existing homes
- Rental conversion
- Pre-development activities
- Down payment assistance
- Homeowner education/credit counseling
- Emergency repairs
- Homelessness prevention activities

Housing Programs You Can Count On

What sets housing trust funds apart from other funding sources is that they support local housing programs with a stable, on-going public revenue source – instead of using grants obtained through an often unpredictable fundraising process. The predictability inherent in a housing trust fund ensures that resources will be available over the long term to meet a community's goals and needs.

Most housing trust fund revenue is new income, such as a newly adopted tax or fee, so it doesn't take funding away from other programs. Many trust funds use fees from inclusionary zoning ordinances, while others use such diverse funding sources as general fund dollars, property taxes, proceeds from the sale of land, and interest from accounts held.

HOUSING TRUST FUNDS
In Practice

- **The City of Ann Arbor** created a housing trust fund in 1999. Revenues for the fund come from fees from developers that take advantage of density bonuses offered by the City's planned unit development (PUD) process. Through this process, developers are allowed additional density, but are required to either 1) build a certain amount of affordable housing in return for this density; or 2) make a financial contribution to the City's housing trust fund. This fund, which is administered by the City's community development department, has created a significant amount of revenue that is used to finance low-income housing projects, typically new construction.

- **In 2003, the City of Kalamazoo** committed $250,000 to begin a housing trust fund, asking for participation from other jurisdictions as well. In 2006, Kalamazoo County matched the City's donation, and the Michigan State Housing Development Authority committed $500,000 in matching funds from a state program. The fund is administered by the Kalamazoo County Public Housing Commission (KCPHC), and can be used for activities including the new permanent affordable housing; the purchase or rehabilitation of property; seeding of a long-term endowment; and homelessness prevention. The KCPHC is working with the community to secure additional long-term funding sources.

developers or income-eligible individuals through an application process; or the funds might be channeled through existing programs in order to expand capacity. Most programs are administered by a local government agency, like a community development department, but there are some trust funds that work across jurisdictional boundaries, in partnership with various agencies. How the programs are organized depends on the fund's scope, revenues, objectives, and the capacity of existing housing agencies.

Because of the flexibility inherent in a housing trust fund, revenue sources, program objectives, and organizational structures vary from place to place, but however they're organized, they've been proven to be flexible, efficient, and productive, often leveraging additional funding through grants or loans.

To learn more about how housing trust funds could work in your community, contact Community Housing Choices or visit the Center for Community Change website at www.cccfiles.org/issues/housing/trustfundproject/.

Housing Policy & Outreach in Antrim-Benzie-Grand Traverse–Kalkaska-Leelanau Counties

communityhousingchoices

Community Housing Choices is a New Designs for Growth program intended to further the housing policies of the *New Designs for Growth Guidebook*, and is administered by the Northwest Michigan Council of Governments (NWMCOG). The goal of Community Housing Choices is to ensure sufficient housing choices for the region's workforce, using education, collaboration, and advocacy to promote the adoption of land use and economic tools that will contribute to livable, vibrant communities. Community Housing Choices is designed to assist governments, nonprofits, developers, businesses, and citizens initiate proactive housing strategies in our communities.

This series of best practice resources serves as an extension of housing policies identified in the *New Designs for Growth Guidebook*. For more information on the *Guidebook*, please visit the website at www.newdesignsforgrowth.com, or call (231) 929-5000.

www.communityhousingchoices.org