



**HOUSING COMMISSION
Regular Meeting**

Monday, December 1st, 2025
City Hall Room 110
11:00 a.m.

- AGENDA -

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: November 3rd, 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. Affordable Housing Plan

VII. OLD BUSINESS

VIII. PUBLIC COMMENT PERIOD

IX. ADJOURNMENT

Next Regular Meeting: TBD. We will not meet in the month of January.



HOUSING COMMISSION Regular Meeting

Monday, November 3rd, 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 11:12 AM.

II. ROLL CALL

Present: Commissioner Peterson, Vice Chair Boswell, Commissioner La Rue, Commissioner Hayes, and Commissioner Carroll.

At 11:32 Staff Liaison circled back to attendance once another member of the public body was present to meet quorum, which would then allow the Commission to count those appearing via online attendance as present due to Open Meetings Act allowances for remote attendance.

There are three members of the Commission attending remotely, Commissioner Genzel, Commissioner Sanders, and Chair Shah, 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 a video or audio conference.

Commissioner Genzel stated that she is attending remotely due to other emergencies. Vice Chair Shah motioned to allow Commissioner Genzel remote attendance. Seconded by Commissioner Carroll. All in Favor.

Chair Shah stated that he was attending remotely due to employment purposes. Commissioner La Rue motioned to allow Char Shah remote attendance. Seconded by Commissioner Carroll. All in Favor.

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

Under the Open Meetings Act, these would all be a limited circumstance in which electronic attendance is allowed under 5 ILCS 120/7.

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

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.

III. APPROVAL OF MINUTES: September 8th, 2025

Motion to approve the September 8th minutes made by Commissioner Muehlbauer. 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.

The Commissioners went around and introduced themselves to the new Commissioner.

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

Commissioner La Rue asked if there was any pushback against the special use permit for the group home. Staff Liaison shared that there weren't any that she was aware of. The property was originally zoned for the Adams Street Living Center, and it was owned by the Human Service Center, and the property has been vacant for a little over two years.

B. City Council Update

Councilman Riggensbach was unable to be in attendance today, but Staff Liaison shared that Councilman Riggensbach is still very interested in staff pursuing locations for Tiny Homes as well as a potential location for winter sheltering options. The current shelter capacity is already at its maximum, but they will always find rooms for individuals to be in lobbies, vestibules, as well as the faith-based shelters open chapels. City staff will continue to explore if there's an opportunity to get individuals indoors. There are currently 50-60 individuals that are unsheltered and are engaged in outreach but not any services through the formal shelter care system.

Commissioner Carroll asked how many tiny homes are being built. Staff Liaison shared that it would depend on Dream Center Peoria, which is the nonprofit that has been working with a company called Palette who's currently doing the consulting and then would be assisting with the construction. The amount of tiny homes being built would ultimately depend on the size of the lot, but the hope is about 30 tiny homes. Staff have found that the code makes it allowable for the tiny homes not to have actual facilities. There is another company that has a similar tiny home model that does have a small restroom facility, which would make the tiny homes a little more self-sufficient, but there would still be larger showering and community use rooms. Staff are leaning a little more towards this model because it also has a front and a back door for the safety. The structure that Palette is proposing is typically able to be popped up quickly without any water, whereas this other company would not be looking to do that. Palette has been used historically in disaster zones as a response to hurricanes, when running water isn't an option.

Vice Chair Boswell asked if these tiny homes will be a location where these individuals will now have an address or if they will be housed there temporarily. Staff Liaison shared that the goal of the tiny homes is that

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

they would be transitional, so mainly for individuals that cannot or won't engage with the existing shelter congregate settings, but this would not be a permanent address. These individuals would still be utilizing the address of one of the service providers, but the goal would be to have their stay be extremely temporary and lead directly to permanent housing, but it will be up to the service provider on how they structure it. There are communities where they actually do tiny homes that are a little larger with more square footage, have all utilities, and it's almost like a rent-to-own option after they've been a resident for so long and paid faithful rent. Vice Chair Boswell shared her concern for how these tiny homes will look in five years' time. Staff Liaison shared that the shelf life for these homes is typically ten years or less, and knowing these tiny homes are transitional will mean that there will probably be a lot of foot traffic.

Commissioner Muehlbauer entered the room at 11:32 AM.

The only action steps that have been taken thus far was during the June policy session that staff had specifically around housing where there was a presentation by Dream Center where they showed what they're envisioning with Palette and the tiny home community, but since then staff has put together some recommendations for Council and is awaiting additional guidance. Council's concern right now is location.

C. Staff Department Update

i. Flex Rent Expenditures

This program works specifically with individuals that are in the homeless care system that have income and assists them with lifting them up and out into new housing opportunities. These are individuals that don't qualify for any of the other existing permanent housing programs due to the nature of their self-sufficiency. Most of the programs target individuals that are at a higher risk and have a need for ongoing staff and financial guidance. These funds come from the American Rescue Plan that came through during COVID and have to be used by December 2026 and so far, only 50% of the one-million dollars that was allocated has been utilized. Fifty-six families have been housed with these funds, but the Commission will probably see in the next couple of months some potential utilization of those funds as still relating to housing and likely still relating to the homeless care system to weigh in on because the ARPA funding is use it or lose it. Staff is looking to utilize the funds to be contributed to either get individuals into housing or making some housing stability and potentially looping landlords into that as well.

Commissioner Carroll asked if getting landlords involved would be having landlords accept homeless people if they have space available. Staff Liaison Nicole shared that it could possibly be. Bloomington-Normal has a landlord incentive program where if landlords are willing to work with housing agencies/non-profits who assist with housing, then the landlords would have access to risk mitigation.

ii. RJE Update

The Subcommittee will be focusing on a Community Land Trust and on a landlord report card in 2026.

VI. NEW BUSINESS

A. Code Enforcement Discussion

Rental registration is about to be renewed, so notices are going out to the registered properties. The focus is on life and safety and ultimately a big picture asking what code enforcement is doing that is helpful and also what could be harmful. The City is always thinking of ways to improve rental registration and the current code enforcement processes. There will be a service report coming to the Commission early next year regarding

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

targeted enforcement with properties that had ongoing violations and then other properties owned by the same owner or management company.

Commissioner Hayes shared that he thinks through code enforcement and Peoria Cares that the City is basically performing the duties of a Homeowners Association. Commissioner Hayes shared that the code is too much and there is no way to apply the code equally. Commissioner Hayes shared thoughts that there should be a whole house inspection every three years, provide the landlord with something showing the inspection, and then it's an equal application of the code. Commissioner La Rue stated that she is a strong proponent of life, health, and safety. She stated that she isn't sure if three years is the right interval and thinks there's an opportunity for an accelerated interval for properties that are having a lot of violations. La Rue stated she thinks this is really important from a tenant's rights perspective because it can be difficult for just cause of evictions. La Rue stated that Peoria has a very affordable housing stock, which is great, but there is also a lot of deferred maintenance. There are individuals who are essentially just extracting all the money that they can from a property until it's nothing and there are others that are interested in investing in their communities who might take on a property that has some deferred maintenance, understanding that it's going to be a long road to getting it fixed. La Rue would like to make sure that the slumlords are being held to account, but also that the code enforcement is working with property owners and homeowners to remedy violations on properties that are taken on.

Commissioner La Rue had received a violation notice when she was 40 weeks pregnant for her old garage that had peeling paint on it. A neighbor had anonymously reported it which led code enforcement to the area to inspect, but the same inspections weren't applied universally to everyone else on the street. La Rue knew it was a violation, but there was also a hole in the deck floorboards that she wanted to address prior to fixing the peeling paint issue. La Rue thinks that if the code was more standardized in its application that it would be fairer.

Vice Chair Boswell shared that if she has to call Peoria Cares to place a complaint, that's fine with her considering the amount of money that she's paying in property taxes.

B. Affordable Housing Plan Updates

About a year ago, the Commission did some focus groups looking at what housing plan recommendations would be. There is a one-page document that discusses some of the limitations of the housing plan as it exists and the next steps on what needs to continue to be updated. At the next meeting, the Commission will be looking to tie the affordable housing plan as it relates to the City's strategic plan. There are multiple components in the City's strategic plan that don't specifically address housing but fall underneath the different challenges and goals of each of those six improvement areas that the strategic plan is focusing on from 2024 through 2029.

VII. OLD BUSINESS

A. Housing Trust Fund presentation

From the last meeting, the Commission requested more in depth information on two cities that were similar in size to Peoria. Also attached is the Community Foundation's impact investing flyer, which is very specific to housing. The Commission is exploring a trust fund and where the funding would come from. Part of the discussion was related to whether there was a fund that could be started so that people could donate to. Commissioner Peterson asked where the landlord registration money goes once collected. Staff Liaison shared that the money goes back into code enforcement staffing; some of code enforcement staff is funded through the Community Development Block Grant which is federal and is allowed to be for neighborhood improvement,

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

and then remaining funding comes from general funds. Commissioner Peterson stated that maybe if the code enforcement policies were able to be reworked, then maybe some of that money can be used to start the trust fund.

VIII. PUBLIC COMMENT PERIOD

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

IX. ADJOURNMENT

Commissioner Carroll made a motion to adjourn at 12:27 PM and this was seconded by Commissioner Hayes. All in Favor, meeting adjourned.

Next Regular Meeting: Monday, December 1st, 2025 at 11AM

Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ 482-2025	Maureen Durnin of Art and Craft Properties LLC	Short Term Rental	To obtain a Special Use in a Class R4 for a Short-Term Rental for the property located at 1521 N Bigelow Street (Parcel ID 18-04-176-034)	District 2	
PZ 495-2025	Nathan Dotson	Short Term Rental	To obtain a Special Use in a Class R4 for a Short-Term Rental for the property located at 1417 W Main Street (Parcel ID 18-05-327-052)	District 1	
ZBA 499-2025	Tony Pham and Thuy Tran	Major Variance for Parking of Vehicles	To obtain a major variance from the City of Peoria Unified Development Code Section 8.1.7 Parking of Vehicles in Residential Districts to allow unenclosed parking for a Class II vehicle in a Class R3 for the property located at 6511 N Post Oak Road (Parcel ID 13-14-201-009).	District 4	

Next Steps:

- Tie in with City Strategic Planning Goals- tie these into each recommendation
- Case Examples from other cities
- Update Statistics and Infographics
- Do we add a focus area around development?
- Action Items and Performance Measures

The focus areas and programs recommended by this Commission must include community participation and feedback to be successful. In addition, nonprofit partners, investors, and existing businesses will be crucial to the success of leveraging funds and resources to ensure that projects and programs best serve the community. In addition, it is recommended that an outside consultant or research group conduct an analysis of the current housing conditions in Peoria that can add framework and statistics to this set of recommendations. Additional limitations are listed below:

Limitations for this Affordable Housing Plan:

- The statistics we have on the gap in the number of housing units needed is outdated
- Aging stock and preservation needs to be statistically based
- The City does not have a recent assessment of existing housing stock
- This plan and its recommendations were not completed by a consultant. The plan is limited to the progress made since the 2000 Housing Plan and recommendations from the perspectives of the Housing Commission (Chapter 17-2, [Ord. No. 17884](#), § 1, 9-28-21).
 - The composition of the Housing Commission members and their experience do provide the needed expertise to bring these recommendations forward: Lending and Finance, Development and Construction, Nonprofit, Property Management, tenant interests, and representation from various neighborhoods and zip codes.

1. Households and Household Income Trends

A new report by Housing Action Illinois and the National Low Income Housing Coalition (NLIHC), *The Gap: A Shortage of Affordable Homes*, finds that **451,737** extremely low-income renter households live in Illinois, but only **162,318** affordable rental homes are available to them, resulting in a shortage of **289,419** affordable rental homes for those with the lowest incomes. In other words, there are only **36** affordable and available rental homes for every 100 extremely low-income renter households in the state.

The Housing Commission, via Chapter 17 in the Code of Ordinances, is tasked with creating a comprehensive housing plan that includes; increasing the supply of decent housing, increasing the supply of housing that is affordable to all income groups, improving the rental housing supply, ensuring access to housing for the elderly and those disabilities, specialized housing opportunities for those experiencing homelessness, and fair housing strategic planning, community outreach and issue management.

The Commission began this work in March 2022, hearing from various staff departments and community organizations about the local housing landscape. There have been numerous trends and issues identified.

- Housing stock is aging in the neighborhoods south of War Memorial, making it naturally affordable;
- The average age of homeowners is older than in 1999; (**Find stats on homeownership average age**)
- Individuals and families are traveling to Peoria from other parts of the state and the country for affordable living opportunities;
- **The average income of HoHs (middle aged household estimated to grow and stabilize- total of 17,900 in 1999-2000.**
- **The age of those moving into Peoria, are they more likely to be owners or renters**
- **28% of households in the Peoria Metropolitan area, and 34% in the County (2018-2021) rent their home.**
- **Low Income Family demographics are predominantly younger (35 or younger) or elderly (over age 65)- these groups are the most likely to be impacted by housing affordability and other issues pertaining to housing.**
- **Population of Peoria now vs. 2000** (Total number of residents, number of households. This was 45,000 in 1999)

The purpose of this housing plan is to both preserve the existing housing stock and assist those occupying it in making it decent, safe and desirable for their families while also ensuring that Peoria has housing stock available for new families moving to town and City amenities that can be accessed by all. This plan is an attempt to address development, preservation, and housing opportunity as a basic right. There are opportunities to leverage the resources we already have and to make changes to what the City of Peoria has always done.

2. Affordability and Occupancy

Homeownership Rates

Current Issues
Progress from 2000 Plan
Proposed Changes

Homeownership rates in Peoria **(INSERT STATS)** have become stagnant due to the lack of affordable housing stock available for sale for middle-income households. As aging populations and their families begin to sell their homes, the ages of the properties and amount of deferred maintenance are becoming visible at a higher rate, and are likely to be undesirable investments.

- **Number of owner occupied units**
- **Number of units for sale in Peoria**
- **Average price range and associated salary for affordability**

The Commission recognizes that there needs to be housing stock available for purchase that meets the needs for all income levels. Those with more wealth will gravitate to neighborhoods north of War Memorial or to housing communities with amenities such as sidewalks, parks and nearby schools. With annexes by the City of outlying municipalities, new housing development is attracting high-income buyers and families to areas outside of the current public school system.

- **Vacancy Rate for Owner-Occupied housing**

Affordability of Housing for Renters

To assess the potential gap in the market for rental housing, the total number of affordable rental units was compared to the number of households (based upon income) who would likely be renters **(find this stat)**. According to the Department of Housing and Urban Development (HUD) and the Illinois Department of Housing Association (IDHA) there are a sufficient number of units available in the Peoria area for those seeking housing. Statistically this might appear accurate, but due to the age and condition of the properties available this is a false statement.

The increase in Housing Choice Voucher subsidy is impacting the affordability of the rental market for those who do not have a housing voucher. The price of rental homes is increasing to accommodate the increased value of the voucher, the number of housing seekers with a voucher, and to absorb some of the loss faced by landlords during the COVID-19 pandemic.

There is a shortage of available housing for special populations referenced in the Housing Commission's charter ordinance. Permanent supportive housing units do not meet the current need as seen within the shelter care systems, and rental opportunities within the community are either not affordable or are not able to accommodate the needs of those with physical disabilities. **Provide statistic of number within shelter at PIT Count 1/2024.**

Landlords within the rental housing industry are seeking means to mitigate their losses, and many are selling their homes in 'as is' condition to new owners. The influx of new ownership interests and lack of investment in current rental stock needed due to infrastructure age are decreasing the amount of viable units available to rent without a subsidy.

- **Update statistic- number of rental housing units and vacancy rate. 2000 was 10% vacancy of 18,000 units at that time.**
- **Include statistics on the number of PHA units available (owned) and number of Section 8 vouchers utilized, along with their vacancy rates**

Current Issues
Progress from 2000 Plan
Proposed Changes

- **Number of affordable housing units compared with the number of households who would need to be renting them**
 - **There are 490 households that are experiencing homelessness according to the HMIS data-sharing tool, with a need of both fair market and affordable housing units for rent.**

3. **Housing Quality**

Housing quality continue to be a significant issue within Peoria. The quality of housing mirrors the age of the housing stock in relation to its location within the City. Code Enforcement continues to address issues within rental homes primarily that relate to structural age, sewer infrastructure and aging home systems such as furnace, water heater, and electrical.

Housing quality issues impact primarily the North Valley, South Side, and East Bluff neighborhoods. This has not changed significantly or improved since the 1999 Affordable Housing Plan was produced. Quality issues relate to both environmental concerns as well as the housing condition of the property. These include homes in need of repairs externally, efficiency and environmental related issues, and other life-safety upgrades such as plumbing and electrical.

Concerns still exist with homes built before 1978 and the existence of lead paint and other lead-based hazards within the homes and units. A risk mitigation program through the Peoria City/County Health Department can address these issues with both owner-occupied and non-owner occupied units to bring them into compliance, hiring contractors to complete the work effectively after an issue has been identified. The primary identification source has been school-age children and health screenings conducted within the educational setting.

The average **value of homes for sale** is attractive to families looking to move into the City of Peoria.

Code Enforcement staff have divided the City into districts that each have an Environmental and Housing Inspector. Staff reactively respond to cases that are reported through the Peoria CARES hotline and also to visual inspections of their district on a weekly basis. Housing complaints are also received from current tenants related to their living conditions and improvements that are needed for the home to be habitable. In addition, a specialized code enforcement team is focusing on landlords that have multiple offenses in a calendar year including the amount of housing fines that they may owe, and also created a Rehousing Program to address homes that could not be brought into compliance.

4. **Neighborhood Competitiveness**

Housing quality is also impacted by Neighborhood Competitiveness and amenities in each neighborhood where housing opportunity is located. Amenities include housing value, built environment including parks, seating spaces, and sidewalks, crime rate, accessibility by bus, car, or walkability, school quality, investment activity and the concentration of poverty.

Sales prices for homes overall in the Qualified Census Tract are below that of the rest of Peoria. Interest rates are comparable to other areas across the nation, with purchase rate interest being its highest since the before the housing market crash of 2008. **Insert data trends**

Current Issues

Progress from 2000 Plan

Proposed Changes

New development has occurred since the plan of 1999 was created in the QCTs as well as within the annexation of the Dunlap area. The development that is within the QCT's has been highly subsidized or was completed by the Peoria Housing Authority.

- Include East Bluff Housing states with POF
- Include new Taft Homes
- Include newer units at Harrison

Crime

Crime rates impact the desirability of a neighborhood and the home values for those looking to purchase a home. Rent prices can also be impacted by crime rates, with property owners pricing units accordingly with the areas that they are located in. The level of investment on homes in areas with high crime is less, and investments corporations buy homes that are for tax sale at a higher rate in the QCT's, which statistically report the majority of violent crimes.

The police department has established neighborhood officers that live within the area that they are assigned to, with the purpose to establish trust within those neighborhoods as well as have a more rapid response to crime in the area. A resident officer is located within both the South Side and East Bluff neighborhoods within Peoria.

The co-response model of intervention for non-violent matters is being piloted within Peoria. Teams of social workers will be available 24-7 and respond to crimes and calls to police that do not necessarily require police intervention. The purpose of this pilot is to appropriately handle the calls received and provide appropriate and comprehensive interventions that may include crisis response, mental health, or resource provision.

The perception of crime within certain neighborhoods has impacted home sales and values, and the lack of investment in certain neighborhoods correlates with the crime rates within Peoria.

Location of public housing units and vouchers

Schools

The place that a person determines to live and raise their family or future family is significantly impacted not only by the home itself but also the school district that the home is associated with. Peoria Public Schools continues to reaffirm their supportive programs including Skyward for parent-teacher connectivity, an all-year school schedule, STEM programming and bilingual services, and a personal technology devices for e-learning for every child. With the exception of Chicago Public Schools, Peoria Public Schools is the only large K-12 school district in Illinois that serves a student population with a low-income rate exceeding 75% and a mobility rate exceeding 20%. 13,000 students are enrolled within Peoria Public Schools compared to 4,600 in Dunlap Community Unified District 323, with a mobility rate of 8%. The mobility rate is particularly telling of the housing conditions in the district- as these percentages are determined by the number of students that transfer to a different school within the district throughout the school year. The Illinois State Board of Education evaluates attendance, graduation, mobility, poverty rate/percentage of students eligible for free-reduced lunch, spending amount (\$\$) per student, and academics/testing.

It is not simply the statistics of the schools themselves that drive enrollment and student placement, but also the perception. The perception that Dunlap School District is a more supportive and conducive learning environment has persisted since the 2000 Affordable Housing Plan, evidenced by the continued development within the eligible boundaries, advertisement in rental housing that emphasizes attendance in certain

Current Issues
Progress from 2000 Plan
Proposed Changes

schools, and the continued expansion of school buildings to add additional classrooms within Dunlap 323 since 2000 and particularly since 2010.

Conclusions

Without improvements to the perception and the realities of the neighborhoods and their amenities, QCT zones will not be competitive with the remainder of the City and surrounding areas of the county. For these areas to be attractive not only to renters and homeowners, but also to developers and businesses, there needs to be increased investment in not only housing but also neighborhood qualities including parks, sidewalks, and roads. Additional investment will be needed to improve the quality of existing income-based housing as well as existing housing stock within these areas.

5. Progress Points 2000 to Present

The 2000 Affordable Housing Plan referenced recommendations and potential strategies within three categories. A summary of those recommendations is below, in addition a demonstration of existing programming as it reflects the plan documents.

<u>Neighborhood Stabilization 2000 Recommendations</u>	<u>Now</u>
1. Support Neighborhood Organizations 2. Employer-Assisted Housing 3. Homeownership Support; emergency repairs and infrastructure, down payment, homebuyer education 4. Value Insurance (implemented by foundation or local nonprofit) 5. Infrastructure Investment 6. High-Quality Services in Target Areas including parks, libraries and afterschool programming	1. Neighborhood Association Coordinator and Co-Coordinator 2. Mini-Grants for projects for neighborhoods available 3. Emergency repairs program available year-round 4. Down Payment Assistance through ARPA funding 5. Rehabilitation funding through ARPA 6. IDHA grants for rehabilitation, demolition and roofing

Current Issues
 Progress from 2000 Plan
 Proposed Changes

<u>Total Quality Management of Existing Homes 2000</u>	<u>Now</u>
1. Comprehensive Review of Codes Impacting Housing Quality -Rehab, Sale, Change of Occupancy 2. Enforcement of housing standards through occupancy permits or every so often for renewals 3. Rehab loan programs 4. Housing advocacy program initiation from neighborhood associations through legal or admin review, or at hearings 5. Landlord-Tenant Ordinance establishing the rights and responsibilities of both 6. Expand home maintenance and improvement fairs 7. Support and expand neighborhood clean ups	1. Neighborhood Clean Ups conducted by staff as well as twice annually through Great American Clean Up and Great Neighborhood Week 2. Code Encouragement- placards for well-maintained yards and good job door hangers for remaining in compliance 3. Peoria Cares- allows for reporting of neighborhood issues 4. City of Peoria attends the annual Home Show 5. Home Rehabilitation grant funding through ARPA 6. Established referral network with Prairie State Legal for advocacy and other issues

<u>Leverage Existing Resources for Affordable Housing Development 2000</u>	<u>Now</u>
1. Lender Based Rehab Financing 2. New Infill Housing Development or Acquisition Rehab 3. New Rental Housing Development -build relationships with developers 4. Creation of CHDO's and Other NFP Housing Organizations 5. Shallow Rental Assistance 6. Continued Support for Home Ownership Made Easy, etc. 7. Emergency Homeowner Assistance	1. River Valley Foundation to offer bonds, etc. 2. Utilization of HOME to leverage funding for development and HOME assisted units at Riverwest, Phoenix Manor and Pivotal Projects 3. Emergency Homeownership Repair Program 4. Landbank- demolition, selling of viable properties 5. Relationships with Nonprofits such as METEC Resource Center and Peoria Opportunities Foundation 6. Utility Assistance made possible through ARPA Funds

7. Focus Areas and Programs

The focus areas and programs recommended by this Commission must include community participation and feedback to be successful. In addition, nonprofit partners, investors, and existing businesses will be crucial to the success of leveraging funds and resources to ensure that projects and programs best serve the community and require of them the same level of accountability. In addition, it is recommended that an outside consultant or research group conduct an analysis of the current housing conditions in Peoria that can add framework and statistics to this set of recommendations. Finally, review of the current procedures that guide the publicity of new programs and available assistance to ensure that all neighborhoods and people of all abilities and communication styles are able to receive and engage with their City government and the application process.

Preserve Existing Housing Stock in All Neighborhoods, Specifically QCT's

1. Rehabilitation programs and programs for adding accessibility features to existing homes must be accessible and understandable to any citizen in Peoria that is income or geographically eligible for programming. Allowing current homeowners to age in place through the maintenance of their home and ability to utilize their space will stabilize neighborhoods as new rental and owner-occupied properties are available.
2. Leveraging existing partnerships and working relationships from completed City contracts, the RFP process, CDBG contractors, and the Peoria Equity Accountability Program (PeAp) to ensure that rehabilitation projects are executed smoothly. Additional support will need to be available for new-to-the-city contractors as well as applicants to successfully ensure access to grant dollars.
3. Reform code enforcement procedures to focus upon best practices and life-safety-code issues, and conduct point-of-sale inspections for properties that will be non-owner occupied. Provide a

business license for registered property owners that can be revoked or incentivized based upon performance of properties.

Stabilize Neighborhoods

1. Hazard reduction focuses upon health and safety in existing homes, including lead-based paint and removal of environmental hazards such as overgrown shrubbery and boarded up homes.
2. Regain access to housing stock that is tied up in the tax sale process or owned by investors that have no plans to rehabilitate the units or bring them up to code for exterior or systems upgrades to plumbing and electrical.
3. Develop a landbank strategy to include utilization of currently owned lots and their maintenance, upcoming demolition properties or properties being obtained for repurposing or demolition, and future project ideas. Consideration of the development of a community land trust and neighborhood ownership.
4. Utilize current entitlement funding for housing stabilization and administer tenant-based rental assistance, homeless prevention, and relocation assistance to prevent displacement of families and support property owners through direct funds.

Housing Opportunities for All Households

1. Provide a resource center or informational hub that includes information on tenant and landlord rights, resource links to outside help including legal referrals or home repair programs, and model leases and contract for deeds, and certified HUD counseling for homeownership preparation.
2. Allow for grants for housing repairs, improvements and upgrades to be accessed by both homeowners and non-owner occupied properties to increase the quality of available housing stock and opportunities for all families to live in decent, safe and affordable housing. Reduction of match requirements for low to moderate income homeowners, and liens on non-owner occupied properties to guarantee affordability for a set period of years after improvements are made.
3. Additional support and collaboration for the Peoria Housing Authority to increase affordable housing choice voucher utilization and support housing supply for voucher holders and special populations.
4. Increase public participation and transparency for landbank properties, grants for individuals and neighborhoods, and upcoming development plans. Diversify publicity efforts to include social media and a list of partner organizations, departments and businesses as well as targeted program outreach when appropriate and timely.
5. Identify populations and appropriate programming and partners to stabilize housing opportunities for at-risk populations including youth, LGBTQ+, nontraditional/chosen families, individuals experiencing homelessness, and those at or below 80% Area Median Income (AMI). This could also include workforce housing for Peoria-based corporations such as CAT, OSF and Carle Health, and municipal services (City, AMT, Fire, Police).

Zoning Reform and Ordinance Modernization

1. Require attendance at One-Stop for all new contractors, permits issues, and rehabilitation or placemaking grants being completed. Leveraging this already existing resource can give new projects access to City staff from multiple departments to ask questions and gain clarification on an application process.
2. Zoning Reform to allow for gentler increases in density in all neighborhoods and infill lots to provide a variety of housing types for different family structures. Additional zoning reform to evaluate parking requirements in downtown and residential development and rezoning.
3. Ordinance modernization for building material requirements and specifications for the utilization of environmentally friendly and sustainable materials, and ADA accessibility/low-barrier development at the time of development.
4. Include tenant and landlord rights into ordinance to ensure legal protections and eviction decisions are codified throughout the City.

It is our recommendation that the City's affordable housing plan be used to fill gaps in existing services and strategically frame issues in the City that directly relate to housing and the neighborhood factors that drive desirability. City funds should be linked to new construction, rehabilitation, homeowners and rental property owners. To the extent possible, services and funding should be coordinated and leverage the resources of local nonprofit and for profit entities.

The Housing Commission recommends the following goals and strategies to implement the four identified focus areas (Preserve Existing Housing Stock, Stabilize Neighborhoods, Create Housing Opportunities, Zoning and Ordinance Reform). Based upon these recommendations we can then develop goals, create action items, and determine partners in the work. Some of this has been outlined below.

Recommendation 1: Review of current policies, code enforcement, and planning and zoning.

- Conduct a housing analysis to determine existing housing stock, its age, rental market concentrations and housing availability
- Determine existing departments and policies impacted by study results

Goal 1.1: Improve existing rental housing.

Strategy 1.1a: Reform code enforcement to focus on life, health and safety standards

Strategy 1.1b: Focus code enforcement to neighborhoods and rental housing with the most identified stress and age

Current Issues
Progress from 2000 Plan
Proposed Changes

Goal 1.2: Increase the available supply of housing

Strategy 1.2a: Modify existing zoning requirements to allow for variances in density, parking requirements, and other identified gaps

Strategy 1.2b: Collaborate with strategic partners to identify gaps in housing for special populations impacted by special use requirements (rehabilitation, reentry, youth, seniors)

Goal 1.3: Increase utilization of TIF funds

Strategy 1.3a: Revise TIF District Policies to align with study results

Strategy 1.3b: Evaluate equity and accessibility of TIF District funds

Recommendation 2: Determine additional funds and partnerships to continue current housing programming and expand existing capacity.

- Review of existing strategic plan goals, consolidated plan, action plan, and existing programming
- Analyze current programs and determine demographics of those utilizing programs

Goal 2.1: Determine if current funding opportunities and utilization reflect the identified needs from community engagement surveys and housing analysis completed.

Strategy 2.1a: Utilize housing analysis data to determine recommendations of target populations and areas/zip codes

Strategy 2.1b: Analyze results from previous community engagement requirements and feedback

Strategy 2.1c: Identify programs and specific recommendations per program to correlate with findings

Goal 2.2: Determine housing needs.

Strategy 2.2a: Host city-wide listening sessions to engage the public

Strategy 2.2b: Develop target populations for marketing materials

Strategy 2.2c: Redesign marketing materials, applications, flyers and website

Goal 2.3: Establish an ongoing housing fund

Current Issues
Progress from 2000 Plan
Proposed Changes

Strategy 2.3a: Conduct a nexus study to determine market analysis for developer fees

Strategy 2.3b: Determine source or sources of funding

Strategy 2.3c: Set monitoring standards and goals for fund utilization

Recommendation 3: Establish opportunities to gain City-owned lots for neighborhood enhancement including passive parks, community gardens, and green spaces to create walkable destinations and assist public safety.

Goal 3.1: Explore the establishment of a Land Trust in Peoria

Strategy 3.1a: Explore Land Trust opportunities in other communities

Strategy 3.1b: Utilize the Racial Justice Equity Housing Committee and their work on Land Trusts

Strategy 3.1c: Leverage existing resource of the Land Bank

Strategy 3.1d: Partner with a community-based organization to establish the fund and its goals

Goal 3.2: Analyze existing data on public safety and hot spots for crime that could benefit from public land utilization.

Strategy 3.2a: Work with Peoria Landbank to evaluate existing City-owned properties

Strategy 3.2b: Identify desired spaces for investment with community and Council members

Recommendation 4: Leverage existing or needed new programming to partner with energy efficiency and health home evaluations for home rehabilitation, expanding the program to include interior renovations and non-owner-occupied programming.

Goal 4.1: Increase available contractors and PeAp Registered contractors.

Strategy 4.1a: Determine home repairs allowable through new programming or expanding existing programming

Strategy 4.1b: Identify gaps in available and vetted contractors

- Provide training and outreach to new contractors

Goal 4.2: Develop a checklist of items eligible for repair and replacement through the related rehabilitation programs

Current Issues
Progress from 2000 Plan
Proposed Changes

Strategy 4.2a: Incorporate housing accessibility upgrades into the guidelines being developed for allowable building, replacement and repair

Strategy 4.2b: Research existing healthy homes guidelines from IDHA, HUD, the Health Department, and model cities

Strategy 4.3c: Expand allowable guidelines to allow non-owner occupied home improvements

Goal 4.3: Develop marketing materials highlighting existing programs, program changes, and allowable repairs

Strategy 4.3a: Marketing to ensure that community partners, neighborhood leaders, and council are aware of the opportunities

Strategy 4.3b: Create a standard for program evaluation to allow transparent reporting and evaluation of the modifications made to programming

Strategy 4.3c: Track and report out on data including fund utilization, concentration of neighborhood utilization, demographics of applicants, and partners leveraging and promoting the resource

Recommendation 5: Reform rental registration and inspections process to include point-of-sale inspections and targeted code inspections for ongoing non-compliant property owners.

- Report on property-owners with multiple code violations that are unresolved and their other properties
- Partnership development with realtors to determine additional processes for sales with the intention of non-owner occupied to implement new requirements and proofing
- Evaluate existing programs and toolkit resources from National League of Cities Landlord Engagement Lab

Goal 5.1: Update the current rental registration process

Strategy 5.1a: Utilize online registration and automated processes

Strategy 5.1b: Create a business permit for property owners to demonstrate registration to future tenants and allow staff the ability to revoke licenses due to non-compliance in code

Goal 5.2: Implement proactive rental inspections

Strategy 5.2a: Point-of-Sale inspections or at time of transfer for any non-owner occupied properties

Strategy 5.2b: Model inspection schedule from another city for proactive inspection increments

Current Issues
Progress from 2000 Plan
Proposed Changes

Strategy 5.2c: Determine funding for existing code officers that can be utilized for proactive approach

Goal 5.3: Develop a landlord report card with public facing information on rental properties

Strategy 5.3a: Populate data from code enforcement, County Assessor and rental registration for transparency

Strategy 5.3b: Implement interfacing resource for data collection

Strategy 5.3c: Determine public-facing location for report card availability with appropriate marketing

Recommendation 6: Develop an in-person One-Stop-Shop for community resources to increase interactions and trust between the City, its partners and the community.

Goal 6.1: Publicize current and relevant information for the Peoria community through intentional resource sharing

Strategy 6.1a: Define target populations of information seekers including homeowners, landlords, developers and contractors

Strategy 6.1b: Develop partnership agreements with community resources to maintain quality and updated information being made available

Strategy 6.1c: Determine programming and community resources to make available

Strategy 6.1d: Include process guidelines for city programs such as permitting and rehabilitation for transparency in process and timeline

Goal 6.2: Align resources and available materials with equal opportunities office and Department of Human Rights guidelines

Strategy 6.2a: Inclusivity of diverse opportunities, culturally aware services, and non-English speaking resources and materials

Strategy 6.2b: Review legal materials that could be made available including fair housing, know-your-rights brochures, and ways to access affordable legal counsel

Implementation and Next Steps

Current Issues

Progress from 2000 Plan

Proposed Changes