



HOUSING COMMISSION Regular Meeting

Monday, April 6th, 2026
City Hall Room 110
11:00 a.m.

--MINUTES--

I. CALL TO ORDER

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

II. ROLL CALL

Present: Commissioner Peterson, Vice Chair Boswell, Commissioner Rivers, Commissioner Genzel, Commissioner Hayes, and Commissioner Carroll.

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

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

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

Staff Present: Staff Liaison Nicole Morrow and Jacob Xavier.

III. APPROVAL OF MINUTES: February 2nd, 2026

Motion to approve February 2nd minutes made by Commissioner Carroll. Seconded by Commissioner Hayes. 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

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

A. Planning and Zoning Monthly Summary Report

The Planning and Zoning meeting was held last month and all items on their regular business agenda were approved.

B. City Council Update

There was nothing new from Councilman Riegenbach that needed to come before the Commission at this time.

C. Staff Department Update

Commissioner La Rue is no longer a Commissioner as she is now the Planning and Zoning Manager for the City of Peoria, which would then not allow her to serve as a Commissioner. This leaves a vacancy on the Commission that will come before Council at their April 14th meeting.

On April 22, the City is hosting a Moving Housing Forward Development fair. At this event, the City will be announcing the proposal regarding all the parcels that are currently in the Land Bank and how the City would like to encourage developers to use that land to build new homes, among other things. Vice Chair Boswell asked if this is encouraging local development. Jacob stated that as long as the City can get more housing for first-time home buyers, that's the goal.

VI. NEW BUSINESS

A. Recap: 2025 Housing Coordinator Call Tracking

When the position of Housing Coordinator was created, which is Staff Liaison Nicole's role in Community Development, the objectives were to work with the Commission on an Affordable Housing Plan and maintain the work of the Commission to assist the Code Enforcement Officers with the City's Rehousing Program, provide some community-facing support for housing issues that arise and to liaison and network with nonprofit organizations in the community to assist with any of their needs that might be related to housing. What is found in the position is that there are quite a few calls that come through that relate to housing. The purpose of this report is to provide a summary of some of the things that come through to the Housing Coordinator.

The Housing Coordinator works very closely with Prairie State Legal Services. There are people that when they're experiencing a housing issue will contact the City first to see what resources are available, and if anything is related to legality that is sent directly to Prairie State Legal Services who utilize a partner referral form so that allows the clients that the City is sending over to receive a little bit of an expedited service. There were multiple rehousing cases, which is when a home is deemed uninhabitable and the City cannot encourage compliance with the issues that are in the home therefore the City takes over as far as temporary housing for the individual/household and assists them with their housing search, moving forward for a new property. There were nine cases throughout 2025 for rehousing and twelve additional households where there was an issue that may impact a housing complex or unit, but the City can provide assistance without necessarily providing any financial support for first month rent, deposit, or hotel. The City also works closely with the Equal Opportunity Office in the City. When the Housing Coordinator is working with calls that come through related to fair housing, those calls are redirected to the EOO office for them to assist the person with filing with state or federal depending on what it is. Likewise, if the EOO office receives any calls that are not necessarily eligible to send to the Department of Human Rights, those calls will be sent to the Housing Coordinator.

Commissioner Peterson asked about a bullet point on the form that says, "assistance for code

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enforcement staff: some homes are not uninhabitable, but tenant will still have the desire to relocate” and what it means. Staff Liaison shared that when code enforcement is called to a home where there are issues that need to be corrected, oftentimes staff can encourage a landlord or property owner to make those necessary repairs, but because the tenant and landlord have had friction for a period of time on repairs not being made, the tenant may still be interested in moving even though the property is moving towards compliance. In this case, the City keeps a list of property management companies, a list of apartment complexes, and a list of income-based housing. In these cases, the City does not provide financial resources, just a basic set of resources and information.

Commissioner Muehlbauer arrived at 11:26 AM.

Commissioner Hayes asked Staff Liaison who the agencies are that have funds for tenants that are behind on rent. Staff Liaison shared that to her knowledge it's the typical private sectors like faith-based churches, which funds are quite limited per household. Court-based rental assistance is still available as well, which is if there is a tenant that is being put through the eviction process, there are funds that would help catch them up and then pay a few months forward.

B. Fair Housing Month - Proclamation at City Council 4/14/26 at 6PM

The Housing Commission will be receiving the Fair Housing Month Proclamation at the April 14 City Council meeting, which is held annually.

C. Goal Setting 2026

Staff Liaison Nicole wants to hear from the Commissioners as far as what information the Commission would like to know this year. Previously, there have been several presentations from nonprofits, hearing from different offices/departments within the City, and areas/issues in the community.

Commissioner Peterson stated that she plans to attend the Development fair on the 22nd, and as she listens to the speakers it might give her some ideas of who the Commission might want to talk to more. Commissioner Genzel stated that the goal of the 22nd would be finding developers to build more first-time homes and what the barriers to that are. Also, how can the City participate in mitigating the barriers. Commissioner Peterson shared some about the governor's bill that Illinois relators are trying to get passed. One thing that's in the bill that municipalities will have an issue with is the fact of the zoning changes and the bill allowing a single family home to be built on a 2,500 square foot lot and less. A question that was brought up at a meeting that Commissioner Peterson was a part of was if on a 50x100 lot a builder could put up a four-plex in the middle of an established neighborhood, the answer was yes. Commissioner Peterson wants to find out if the neighborhood restrictions can restrict a building like that in an established neighborhood. Staff Liaison asked the Commission if they had an interest in staying up to date on state legislature that impacts housing, which the Commissioners agreed that they would. The Commissioners also stated that they would like to hear from the Public Works department.

Staff Liaison Nicole asked the Commissioners as a Commission where they would like to see more influence. Commissioner Hayes stated that when it comes to housing affordability, the way to make things more affordable is to have more areas of the City that are desirable for people to move to. Hayes stated that there is a scarcity of nice areas and the problem is that the problems in the non-desirable areas are so big that they're bigger than anything that the Commission can fix. Vice Chair Boswell stated that the Commission needs to have a project or something that the Commission is involved in that's going to move affordable housing forward. Commissioner Genzel shared that Peoria Opportunities Foundation has been having a difficult time with the Churchview Gardens they're building next the St. Ann's Church with the people in the neighborhood who are drug dealers

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and vandalizing the property or even stealing appliances from the property. Genzel's hope is that when the 47 families move into the property, hopefully it will help make the area better with enough positive activity which will drive the drug dealers out. The element of getting rid of the negatives in an area is very challenging.

Commissioner Carroll asked if the City is still looking into Tiny Homes. Staff Liaison shared that she will get an update to the Commission on that project. Dream Center Peoria is the nonprofit driving the project and there are some state funds that have been earmarked for it. Currently Dream Center is working on a drop-in center, which will be a place where individuals can be throughout the daytime. This will also be a resource hub that's open all day long where individuals can do things such as laundry, charge their phone, and have some hot meals. The priority focus has shifted onto this new project because there is already a building that's right next to the shelter.

VII. OLD BUSINESS

VIII. PUBLIC COMMENT PERIOD

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

IX. ADJOURNMENT

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

Next Regular Meeting: Monday, May 4th, 2026