



Agenda

Housing Commission Meeting
Monday, August 3, 2026 - 11:00 AM
City Hall, 419 Fulton Street - Room 110

Call to Order

Roll Call

Approval of Minutes

- A. Minutes from 6/01/2026 Meeting

Public Comment

Regular Business

- A. Planning and Zoning Monthly Summary Report
- B. City Council Update
- C. Staff Department Update

New Business

- A. Presentation: Reclaiming Vacant Property - Nicole Morrow

Old Business

- A. Moving Housing Forward Survey Results

Next Scheduled Meeting

Adjournment



HOUSING COMMISSION Regular Meeting

Monday, June 1st, 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 11:04 AM.

II. ROLL CALL

Present: Commissioner Peterson, Vice Chair Boswell, Commissioner Hayes, Chair Shah, Commissioner Carroll, and Commissioner Rivers. Councilman Riggensbach present via Zoom Meetings.

There was one member of the Commission attending remotely, Commissioner Genzel, who is attending via Zoom Meetings. 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 Genzel stated that she is attending remotely due to illness. Commissioner Hayes motioned to allow Commissioner Genzel 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.

III. APPROVAL OF MINUTES: May 4, 2026

Motion to approve May 4th minutes made by Vice Chair Boswell. Seconded by Commissioner Hayes. All in Favor.

IV. PUBLIC COMMENT PERIOD

Lou Weber came to clarify a comment that was made at the May Commission Meeting. The Dream Center Peoria and the Center for Prevention of Abuse do not offer deposit or rental assistance to trafficking victims even when they have an income.

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

V. REGULAR BUSINESS

A. Planning and Zoning Monthly Summary Report

Staff Liaison wanted to provide some context about PZ 104-2026. The case request is to hold a Public Hearing and forward a recommendation to City Council on request of the City of Peoria to amend Appendix A, the Unified Development Code, relating to Home-Based Food, Clothing, Household Item Distribution. This item is coming before Planning and Zoning after some concerns expressed by the neighborhood related to a community-based distribution project. The concerns include the amount of traffic that is often on the street because the service is available to the public. The goal is to make sure that there's a more uniform standard that can be applied for both Code Enforcement and neighborhood concerns.

B. City Council Update

Councilman Riggerbach shared that the RFQ for the Expo Gardens has gone out and is due later in June for developers and proposals to come in. There has been considerable interest in the RFQ, and the City is hopeful of getting a couple of different developers to work together on this. This area would be used to create homes in the \$300,000 range, which is pretty modest for a new home. These will not be high-end homes and close to entry-level homes that the City needs so desperately.

Riggerbach said whenever the first Monday rolls around, he always thinks about the individuals that are unsheltered. Even though this problem isn't as obvious right now, it has not gone away. Dream Center has continued to express interest in the Tiny Homes, but finding the right location in the City has been a problem because there would need to be zoning changes made and that would require a vote from the Council. There have been no new proposals for this. If anyone has any ideas for a location for the Tiny Homes, please share with Councilman Riggerbach or Staff Liaison Nicole.

Commissioner Carroll asked Councilman Riggerbach if the back entrance for Expo Gardens off of University will still be open for the public to utilize to get access to the soccer and football fields. Councilman Riggerbach said there won't be any changes until actual construction and when the development takes place, which will probably be a couple of years.

Commissioner Hayes asked Councilman Riggerbach if the Council has anything now or thinking of having anything for large commercial properties in the City that have been vacant for several years. There are mechanisms for residential properties to tear them down, but not for commercial properties. Councilman Riggerbach shared that there hasn't been talk around the horseshoe but there's been talk as to what can be done or should be done. Corporation Counsel has been looped in and hasn't given any feedback on this yet. Councilman Riggerbach asked if Commissioner Hayes had any experience with vacant commercial properties in other communities that could be helpful. Commissioner Hayes stated that he hasn't but fees, fines, increased property taxes could be added to the properties. Staff Liaison Nicole will look into other communities and see what they have done to help with this issue.

Commissioner Muehlbauer arrived at 11:27 AM.

C. Staff Department Update

The Commission had expressed interest in the legislative updates that were happening at a state level. House Bill 4521 passed, which was additional funding to the state board of education. This

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funding is specific for children and families that are experiencing homelessness or might be couch surfing. A lot of the times these kids cross the radar because they are truant from school due to the instability of their housing and this will provide the school's flexible funding to assist with everything from uniforms and laundry, transportation to school, all the way up to potential deposit assistance for families in case management.

There is an Affordable Housing Plan and Appeal Act that's been in existence since 2003 and there have been some proposals to make some changes to it. The current law looks at towns that have less than 10% of housing as affordable and requires them to provide an action plan as to how they would remediate this to assist in housing affordability. The driver behind this is to help ensure people can live near where they work. There is no impact for Peoria with the modifications that are being made. Current legislation does not have a lot of enforcement mechanisms for the cities that are typically impacted by this act, so new legislation may come forward that would add some staff to IDHA that would help in monitoring. IDHA is looking to raise the 10% threshold to 25% of housing needing to be affordable which would then make the exemptions change because currently small towns under 1000 people are exempt and this would be increased to towns of 2000 people.

Commissioner Peterson stated that Peoria may have affordable housing, but they don't take into consideration the taxes and insurance, which costs are rising. Commissioner Peterson also stated that Peoria has affordable housing, it's just not in areas where people want to live. If the neighborhoods can't be improved and made to be desirable, then people won't want to move into those areas. Commissioner Genzel stated that in the past, IDHA has noted that Peoria has a large stock of naturally occurring affordable housing, but they didn't look at the quality of the housing. Commissioner Genzel shared that the Churchview Gardens, which is located by St. Ann's church, have been leased up even though there is still housing in the area that is in rougher shape.

Senate Bill 3084 has been tabled until the fall session because they're waiting on federal guidelines before they enact state legislation. These federal guidelines might require individuals that are receiving housing vouchers and housing assistance to have a work requirement. The state is looking to say that housing authorities in Illinois would not impose this upon their tenants.

House Bill 3564 is the Human Rights Act modification that is looking at rental fee transparency. There has been a lot of discussion about junk fees and lack of clarity in lease agreements, so this legislation requires that all fees be transparent and included on the first page of the lease. This would also require any utilities that are included or being provided to be on the first page of the lease.

The Continuum of Care is waiting on the annual notice of funding agreement to come out, which was supposed to be released on May 31. The local area hosts its own competition to allocate those funds amongst the agencies which are ranked and have the proposed funding amount requested per project and then submit one application for the region. The Continuum of Care is also being moved under the umbrella of the Peoria City/County Health Department.

VI. NEW BUSINESS

A. Review of 2026 Commission Goals

Staff Liaison Morrow provided a summary of the discussion from the March meeting regarding thoughts for the remainder of 2026, as well as the commission's goals moving forward, was provided. The Commission had wanted to hear from the Public Works Department as a guest presenter. The Commission agreed to have a curated list of questions for Public Works so they could be prepared. The Commission talked about some questions that they would like to ask Public Works.

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VII. OLD BUSINESS

A. Recap and Review 'Moving Housing Forward' and DRAFT Framework

The Commission filled out a survey that was at the Moving Housing Forward event.

VIII. PUBLIC COMMENT PERIOD

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

IX. ADJOURNMENT

Vice Chair Boswell made a motion to adjourn at 12:06 PM and this was seconded by Commissioner Hayes. All in Favor, meeting adjourned.

Next Regular Meeting: Monday, July 6th 2026 at 11AM

Summary- Planning and Zoning

Case Number	Applicant	Summary of Request	Request Language	Council District	Additional Notes
PZ 261-2026	Phoenix Community Development Services	Rezone from R4 to CN with a Special Use for Apartments with waivers	To rezone property from a Class R4 (Single Family residential) to a Class CN (Neighborhood Commercial) and to obtain a Special Use for Apartments with waivers to the Unified Development Code for the property located at 2702 W Krause Avenue (Parcel ID 18-19-126-010)	District 1	