



Legislation Details (With Text)

**File #:** 22-142      **Version:** 1      **Name:** RESOLUTION - Amending COMPREHENSIVE PLAN to Include the EAST BLUFF HOUSING NEEDS ASSESSMENT AND COMMUNITY REVITALIZATION PLAN

**Type:** Resolution      **Status:** Approved

**File created:** 4/11/2022      **In control:** City Council

**On agenda:** 4/26/2022      **Final action:** 4/26/2022

**Title:** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to APPROVE a RESOLUTION Amending the COMPREHENSIVE PLAN to Include the East Bluff Housing Needs Assessment and the Community Revitalization Plan.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution for PZ 713-2022.pdf, 2. City of Peoria Community Revitalization Plan\_East Bluff-2, 3. Staff Memo for PZ 713-2022, 4. PZ 713-2022 Minutes

Date	Ver.	Action By	Action	Result
4/26/2022	1	City Council	approved	Pass

**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning and Zoning Commission and Staff to APPROVE a RESOLUTION Amending the COMPREHENSIVE PLAN to Include the East Bluff Housing Needs Assessment and the Community Revitalization Plan.

**BACKGROUND:** The City of Peoria facilitated a planning process that resulted in a completed Housing Needs Assessment and Community Revitalization Plan for two neighborhoods. Last month, Council adopted the results for the Near Southside neighborhood. This request is to adopt the results of the planning process for the East Bluff neighborhood into the official Comprehensive Plan. The plan focuses on housing, community, and economic development needs and opportunities in the East Bluff. As a part of the Comprehensive Plan, it becomes a tool to guide policy and development initiatives.

The planning process and document are made possible through the technical assistance provided by partnership between the City of Peoria and the Illinois Housing Development Authority (IHDA). As such, the plan has a distinct housing assessment focus. However, as is the objective of community revitalization planning, the plan also extends into areas of economic and community development. The plan includes an assessment of demographic, economic, and housing conditions, an analysis of the area’s market as viewed from a housing finance authority, results of neighborhood engagement, and a summary of resources. Outreach consisted of a Community Needs Assessment Survey in which 163 survey responses were collected, and high participation in two community meetings specific to the East Bluff. Outreach activities were designed to generate discussion on needs, assets, opportunities, and goals. The outcome of the assessment and outreach is consolidated into eight goals on page 79 of the plan.

Sections of the plan include:

- Background of previous planning initiatives
- Demographic, economic, and housing data profiles

- Primary market analysis
- Results of the Community Needs Assessment Survey and neighborhood meetings
- 8 Goals
- Local, state, federal programs and resources

The Planning and Zoning Commission voted 5 - 0 to recommend approval of the amendment.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS:** The planning process was met with great neighborhood turn-out. Neighborhood participation included 163 surveys and two neighborhood meetings. The goals in the plan are directly pulled from input received from surveys or meetings.

**IMPACT IF APPROVED:** The amendment will be approved and provide direction for revitalization in the East Bluff.

**IMPACT IF DENIED:** No new amendments will be adopted.

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Safe Peoria
2. Beautiful Peoria
3. Grow Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Grow employers and jobs.
2. Reinvest in neighborhoods.

**DEPARTMENT:** Community Development