



Report Back on Affordable Housing in Peoria

February 28, 2023

1

What does affordable housing mean in Peoria?

2

What is affordable housing?

Housing is affordable when the household spends less than 30% of gross monthly income on housing.

- Market rate affordability
- Housing Choice Vouchers (Section 8)
- Project-based housing vouchers
- Public housing

3

Peoria Data

Affordability Calculation

Number of Persons	Annual Income	Gross Monthly Income	30% of Gross Monthly Income
One (ELI)	\$17,950	\$1,495	\$449
Four (ELI)	\$27,750	\$2,312	\$694
One (LI)	\$47,800	\$3,983	\$1,195
Four (LI)	\$68,750	\$5,729	\$1,718

4

Peoria Data

Fair Market Rents Peoria 2023

Rent Limits	1 Bedroom	2 Bedroom	3 Bedroom
Fair Market Rent	\$707	\$896	\$1,164

The Fair Market Rent is the maximum rate allowed for rent and utilities by housing unit size.

The rate is established by the Department of Housing and Urban Development (HUD) on a yearly basis.

5

Main Focus areas

- **Improving Housing in Peoria**
- **Individuals and Families Experiencing Homelessness**
- **Affordable Housing Project Support**

6

Improving Housing in Peoria

**Staff's efforts to improve housing in Peoria
for all residents**

7

Code Enforcement

Code Enforcement works to:

- Ensure local housing stock is safe and habitable to improve neighborhood conditions and property values.

Housing Cases Since 2018

In compliance	Defaulted	Open	Compliance %	Total
2,911	1,201	484	60.9%	4,779

8

Land Bank

The City Land Bank works to:

- Support reinvestment in housing through demolishing abandoned, dangerous homes and holding land for redevelopment.
- Revive abandoned houses that are salvageable and transfer for rehabilitation.

2018-2022 Land Management Statistics

Demolitions	Acquisitions	Lot Transfers	Rehab & New Build Transfers
308	335	117	33

9

Grants

- Direct support to residents with housing improvements (Since 2018):
 - Roof Program – 108
 - Emergency Repair Program – 66
 - Ramp Program – 18
 - East Village Growth Cell - 36
- Down payment Assistance Program (Since 2022):
 - 28 grants provided

10

Grants

- Provided Direct Household Assistance Programs:
 - 2020 – Provided 58 households Rental Assistance
 - 2021 – Provided 133 households Utility Assistance
 - 2022/2023 – Provide 279 households Utility Assistance
- Rehousing Program assists eligible tenants with relocation when landlords refuse to make required repairs.

11

Grants

- Provided funding for additional housing rehabilitation projects:
 - Lead Match Program with Health Department
 - Provided TIF funds to PCCEO for Federal Home Loan Bank Program
 - Provided funds for Phoenix Community Development Services for Federal Home Loan Bank Program
 - Provided funding for Rebuilding Together

12

Individuals & Families Experiencing Homelessness

City's role/efforts/support

13

City's Role

- The City receives about \$150,000 per year in Emergency Solutions Grant (ESG) funds that are targeted for individuals experiencing homelessness.
- Grants are provided to nonprofit agencies to provide services for this population.
- City staff sit as a nonvoting member on the Home For All Continuum of Care Board.
- Community Development Department hired a Housing Coordinator position to focus on Housing Issues and serve as a resource for residents.

14

City's Past and Current Efforts

- Dream Center Renovations
- ESG-CV renovations
 - Dream Center
 - Salvation Army
 - Center for Prevention of Abuse
- Annual ESG funding
 - Shelter Operations
 - HMIS
 - Rapid Rehousing

15

Affordable Housing Projects

City's role/efforts/support

16

City's Role

- The City of Peoria is an entitlement community and receives HOME funds to support Affordable Housing Projects.
- The City waives all building permit fees for affordable housing projects that serve residents at 80% of AMI.
- The City provides acquired vacant property for affordable housing development.

17

City's Past and Current Efforts

- East Bluff Housing – Peoria Opportunities Foundation
- Habitat for Humanity
- Parkwood Commons – Wallick Communities
- Madison III – Phoenix Community Development Services
- Phoenix Manor - Phoenix Community Development Services
- 2 Planned POF/Pivotal Housing Projects

18

Housing Commission

City's role/efforts/support

19

City's Role

- Housing Commission commenced meetings in April 2022
- Role of the Commission is to develop comprehensive housing strategy
 - Reviewing current City plans
 - Reviewing Fair Housing and Affordable Housing needs in the City of Peoria
 - Present plan and policy recommendations to the City Council

20