



**EAST VILLAGE GROWTH CELL TAX INCREMENT FINANCING DISTRICT (TIF)**  
**HOUSING PROGRAM**  
**GUIDELINES & APPLICATION**

**PROGRAM OVERVIEW**

The East Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a grant program which provides up to \$15,000 of assistance to property owners of owner-occupied properties for permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF.

To be considered for the East Village Growth Cell Housing Program, property must be located within the boundary of the East Village Growth Cell TIF and applicant(s) must own and occupy the property. Vacant property qualifies if proposed to be owner-occupied within 90 days from the date of completion of work associated with any approved application.

**Level of Assistance:**

The **East Village Growth Cell Housing Program** will provide up to \$15,000 in assistance to home owners for qualifying residential improvements. The program is a 50/50 matching grant program. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. The property owner can reapply annually, but the maximum grant for a five year period may not exceed \$15,000. Eligible projects include exterior improvements, with the allowance for mechanical upgrades and energy efficiency improvements. The property owner must pay 100% of their cost (50% of the total project cost) to the contractor prior to any work being done. The City of Peoria will pay the remaining 50% directly to the contractor upon an approved final inspection.

If an individual lives in an owner-occupied house and has an income less than 80% of the area median income, the individual may qualify for a 100% grant. Community Development Block Grant (CDBG) funds may be used to pay for the owners match. Please contact City staff to determine if CDBG funds are still available and for income qualification guidelines.

**Grant Award:**

The following items are eligible for funding through this Program:

1. Exterior Improvements
2. Mechanical Systems Upgrades
3. Energy Efficiency Improvements

**Application Window:**

Applications will be available beginning in January 2016. Applications will be received by City Staff beginning February 15, 2016 and will be reviewed and approved on a first-come, first-serve basis, as funds are available.

The East Village Growth Cell Advisory Committee will review the number of applications received and approved, and disbursements made through the Program at the July 2016 meeting to determine the success of the Program. At this meeting, the Committee will determine if non-owner occupied properties will be allowed to apply to the program. Contract for deed properties would be included in the non-owner occupied timeline for submittal.



### **Resolution of Environmental Issues Prior to Program Assistance**

The following items must be resolved prior to housing assistance being made available.

- All garbage, debris, old appliances, and dilapidated furniture must be removed from the exterior.
- Garbage and debris within the structure must be removed.
- Motor vehicle parts (including batteries and tires) must be removed.
- All grass and weeds must be less than 10 inches high at closing.
- No bushes, shrubs, or trees are permitted to block the public right-of-way.
- All unlicensed vehicles must be removed from the property or properly licensed.

### **Other Requirements / Information:**

- Property taxes must be paid, no City liens (with the exception of mortgages) or other City debt (i.e. unpaid garbage bills, etc.) may exist on the property, and the property must have active homeowner's insurance coverage.
- Repairs that would be made under a homeowner's insurance policy will not be covered.
- If a property is found to have a code violation(s), funds received must be used to resolve violations as part of any loan application. At the time of post inspection, no code violations may be present.
- Property owners may only use contractors from the City of Peoria's rehabilitation contractor list. See attached list of approved contractors.

### **Applications for EVGC Housing Program funds by EVGC Advisory Committee Members**

The intent of the EVGC Housing Program is for all property owners within the East Village Growth Cell to have equal opportunity to benefit from the Program if the above guidelines are met. EVGC Advisory Committee members residing within the EVGC boundary are eligible to apply for and receive funding through the EVGC Housing Program; however, in recognition of the perception of a conflict of interest, the final decision on all EVGC Housing Program applications will be made by City staff.

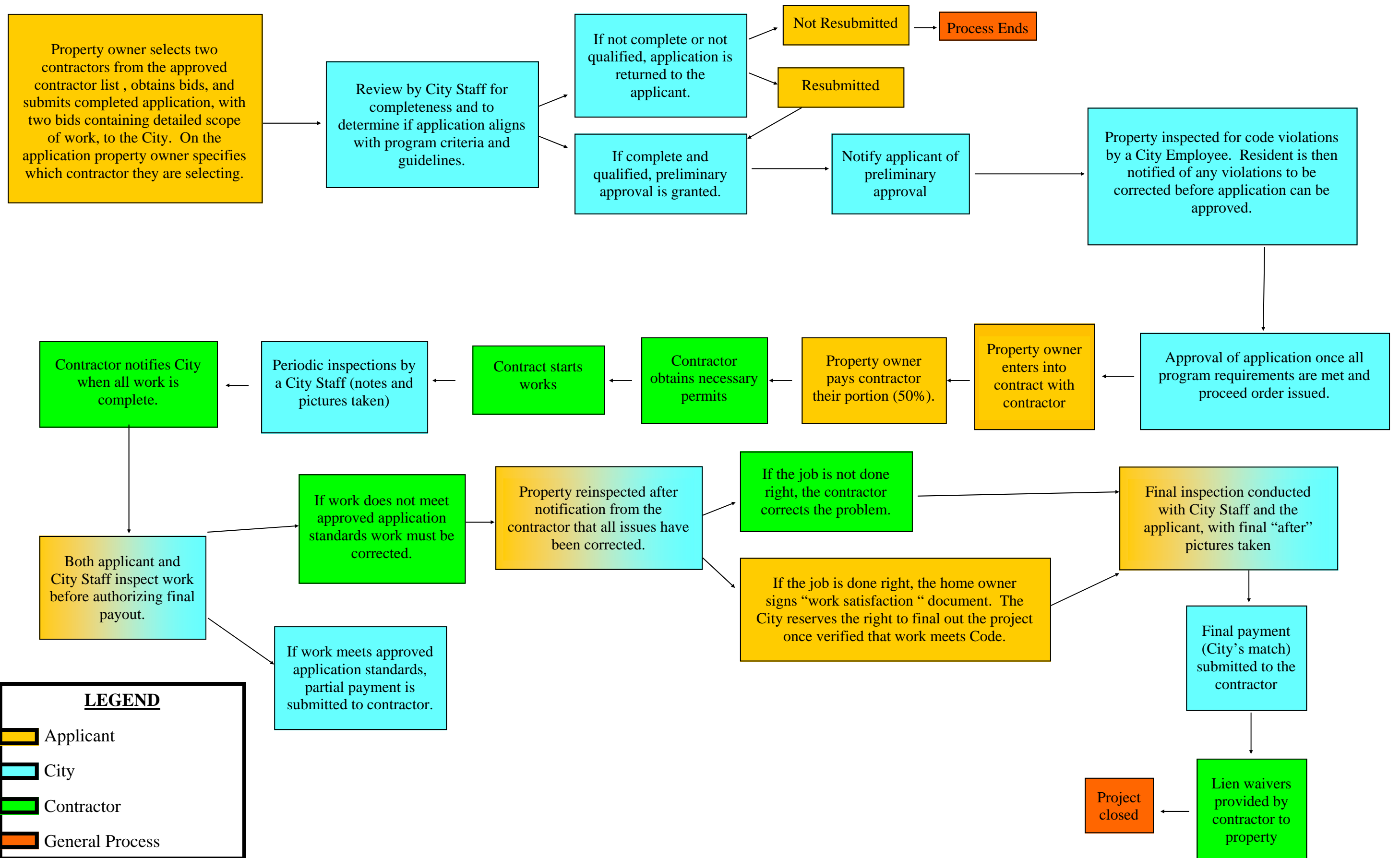
### **All applications must include the following documents:**

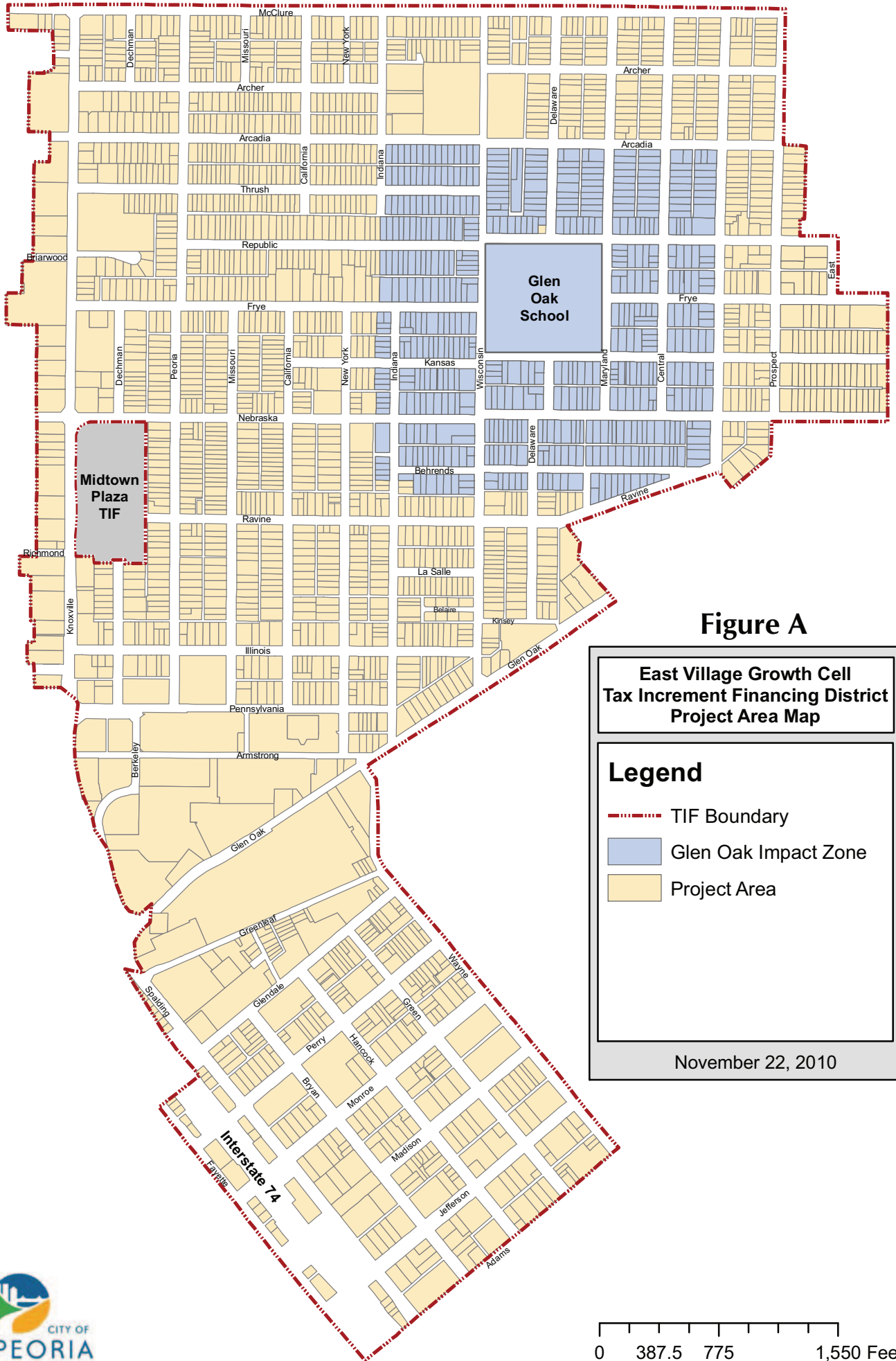
1. Copy of recorded deed as proof of property ownership.
2. Insurance declaration page as proof of property insurance
3. Paid receipts or escrow statement as proof of paid property taxes
4. A current exterior and/or interior photograph of the building as it presently appears

**Return application & all copies of documents to: City of Peoria, Community Development Department, 419 Fulton, Suite 300, Peoria, IL 61602 Any questions – call (309) 494-8600.**

**All incomplete/ineligible applications will not be processed until complete.**

# EVGC HOUSING PROGRAM PROCESS MAP





**Figure A**

**East Village Growth Cell  
Tax Increment Financing District  
Project Area Map**

**Legend**

- TIF Boundary
- Glen Oak Impact Zone
- Project Area

November 22, 2010

