

Neighborhood Wellness Plan – Stage One Implementation

Neighborhood Condition Map

Exhibit A is a draft of the map that will be used for the implementation of the Neighborhood Wellness Plan. Please note that this is a draft map as we are still waiting on two additional data points. The data points will likely not change the identified areas drastically but are important to measure the success of the strategy over the next few years.

Statistical information was collected to evaluate the current conditions of census tracts in the City of Peoria. Those data points include:

1. Unemployment Rate
2. Percent Rental Occupied
3. Percent of Vacant Housing Units
4. Median Household Income
5. Percent of Families in Poverty
6. Housing Loans Purchases
7. Median Year Built
8. Equalized Assessed Value (Still to come)
9. Assessor's Office Property Condition score (Still to come)

Based on these data points, the City of Peoria was divided into three categories of condition:

- Area 1
- Area 2
- Area 3

The condition category of the census tract will determine the appropriate service that will be delivered from the City of Peoria.

Code Enforcement Service Levels

Area 3 –

1. Life-Safety Complaints
2. Rat Abatement
3. Board up open properties
4. Complaint driven enforcement of exterior Property Maintenance Code violations
5. Complaint driven environmental violations

Area 2 –

1. Life-Safety Complaints
2. Rat Abatement
3. Board up open properties
4. Aggressively cite properties for violating board up ordinance
5. Pro-Active enforcement of exterior Property Maintenance Code violations
6. Pro-Active environmental code violations
7. Limited Demolitions
8. Targeted Environmental Sweeps

Area 1 –

1. Life-Safety Complaints
2. Rat Abatement
3. Board up open properties
4. Demolitions
5. Vacant lot/structure maintenance

Neighborhood Programming Service Levels

Area 3 –

1. Emergency Repair Program
2. Ameren Furnace Repair Program
3. ADA Ramps, if applicable
4. Special Projects that serve a targeted population (low income seniors, disabled, etc.)

Area 2 –

1. CHDO new construction
2. Housing Rehab Programs – Roof/Systems Repair
3. Emergency Repair Program
4. Ameren Furnace Repair Program
5. Limited CDBG demos
6. HOME Downpayment Program
7. Focus Area Housing Leverage Program – CDBG/HOME
8. IHDA Rehab Grant

Area 1 –

1. CDBG demos
2. IHDA demos
3. Emergency Repair Program
4. Ameren Furnace Repair Program

CDBG Public Services and ESG programming Citywide and not targeted to one geographical area

Focused Deterrence Strategy for Landlords

As part of a redefined neighborhood strategy, the City of Peoria is making changes to the Nuisance Ordinance, the Non-Owner Occupied Property Registration Program, Creating a Focused Deterrence Strategy for Landlords and enhancing the Nuisance Division within the Police Department. These changes will be brought forward over the next few Council meetings and take a focused hard line to property owners who are chronic violators and own multiple properties.

Action steps include:

1. Review/Revise Chronic Nuisance Ordinance
2. Review/Revise Non-Owner Occupied Property Registration Ordinance
3. Create Focused Deterrence Strategy for landlords - Chronic Offenders
4. Reorganize Nuisance Property Division