



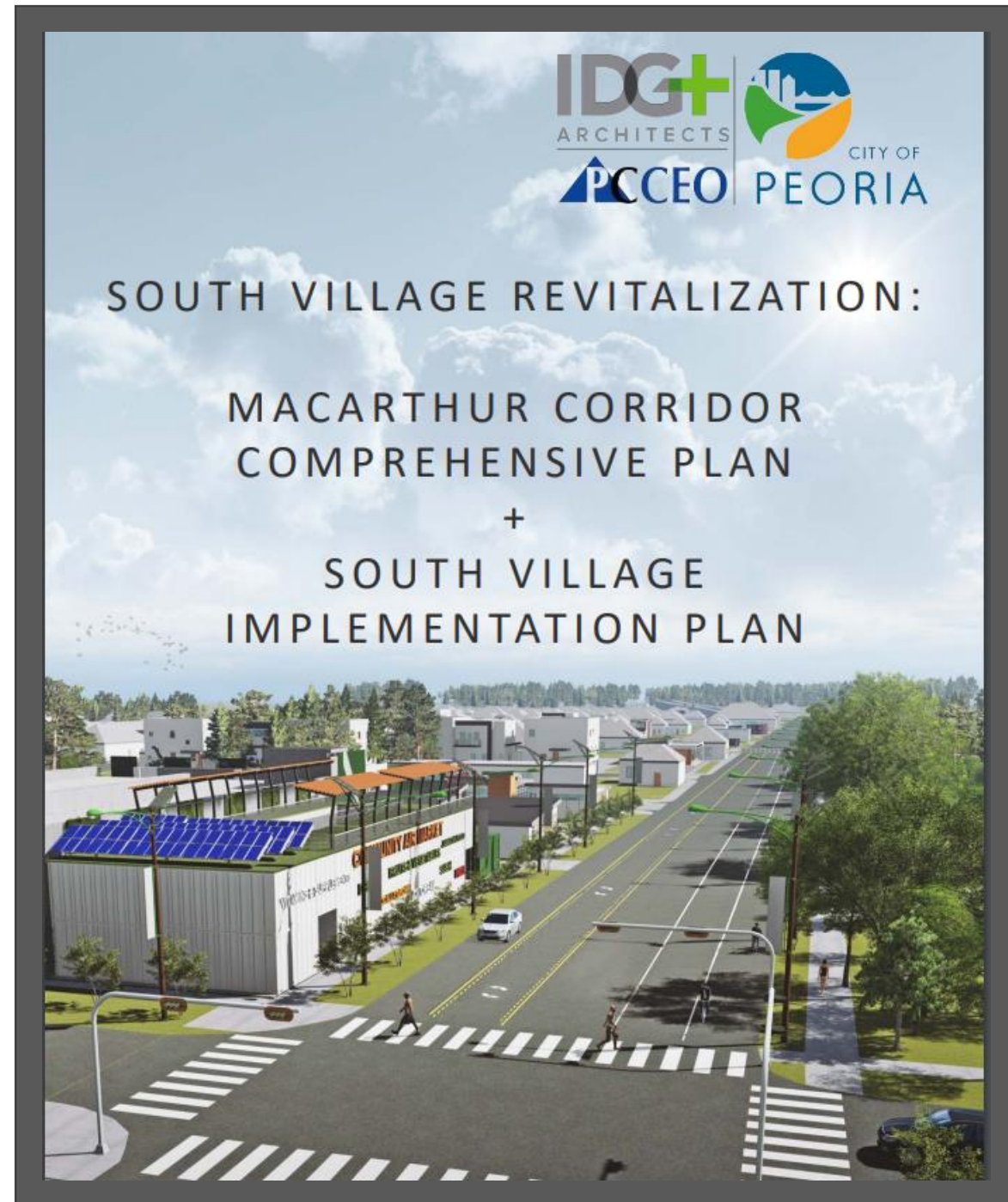
**City Council 1/24/22**  
**Churchview Garden Homes**  
**Peoria, IL**

# Responsive Housing

**Housing #3-** Update the quality of housing by increasing the percentage of new construction.

**Economic Opportunity #5-** Increase access to stable housing for residents through long-term leasing.

**Mobility #2** - Create a community livable and accessible to people of all ages.



SOUTH VILLAGE REVITALIZATION:

MACARTHUR CORRIDOR  
COMPREHENSIVE PLAN

+

SOUTH VILLAGE  
IMPLEMENTATION PLAN

# Responsive Housing

**Goal #1-** Update the quality of housing by increasing the percentage of new construction, with particular focus on the redevelopment of properties owned by public entities

**Goal #2-** Increase access to stable housing for residents through long-term leasing

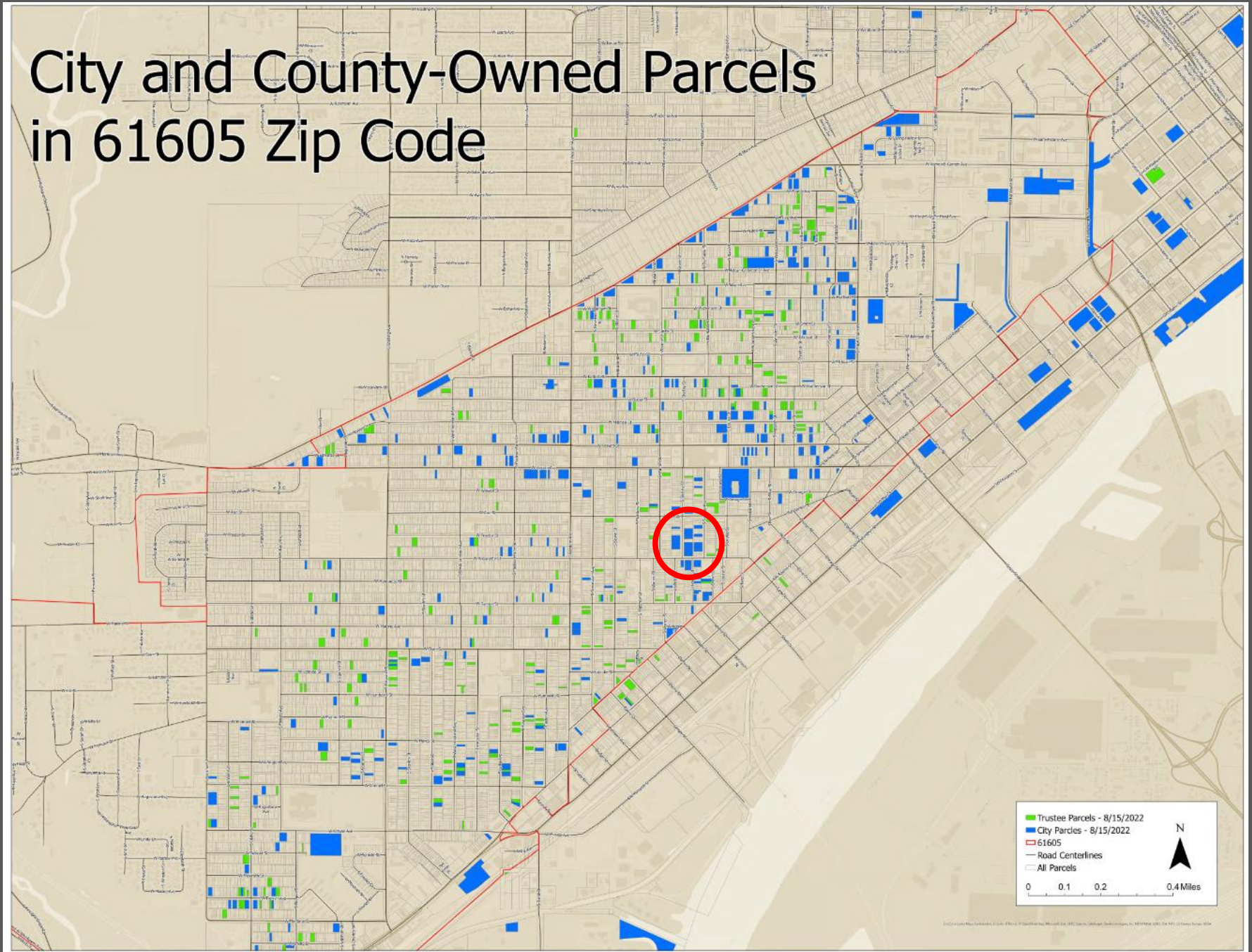
**Goal #3 -** Ensure that older adults living in the community have housing needs met, and pursue adequate housing modification programs and new developments to ensure that older residents can remain in the community

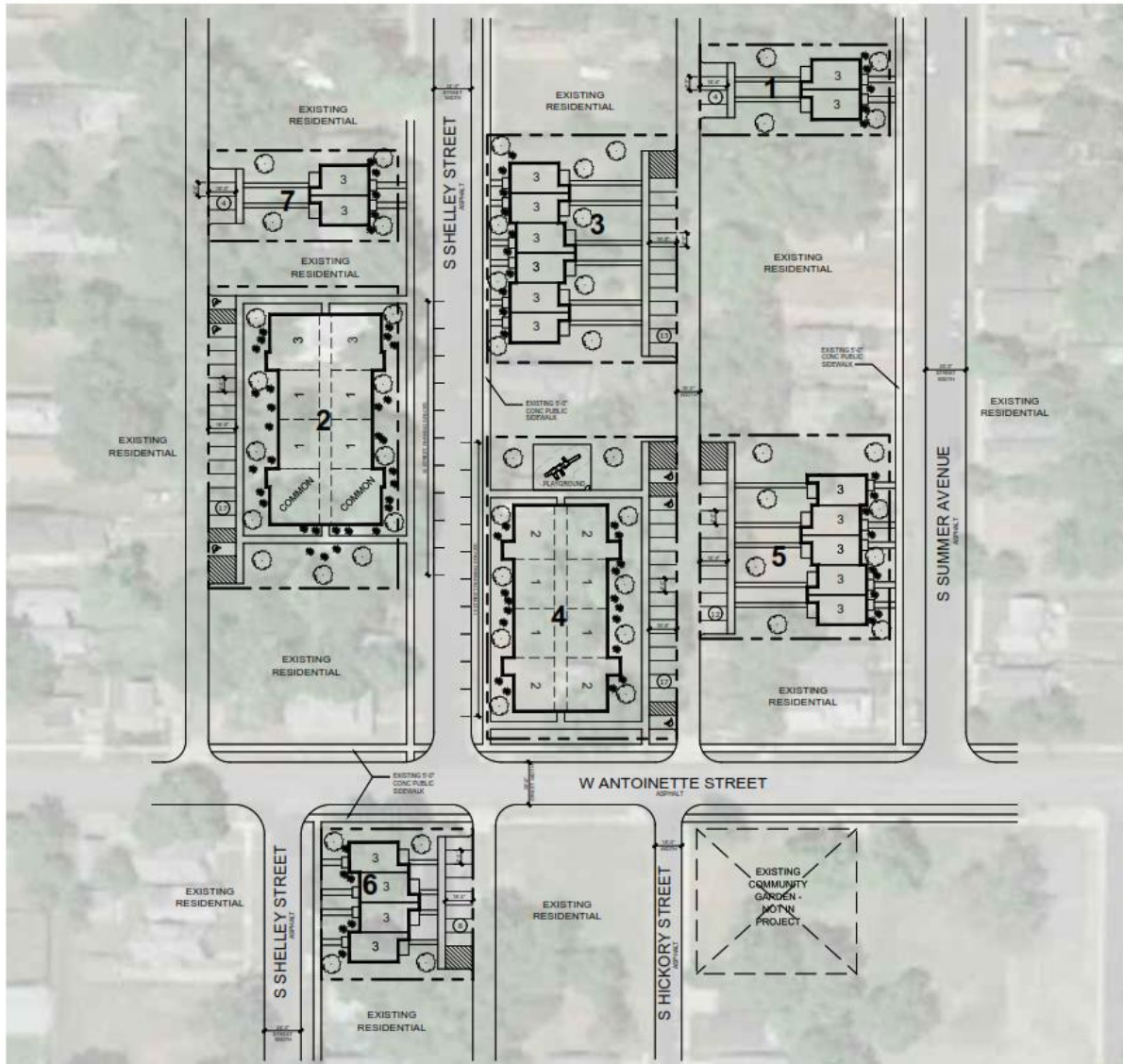
## NEAR SOUTHSIDE HOUSING NEEDS ASSESSMENT & REVITALIZATION PLAN



# Location and Context

## City and County-Owned Parcels in 61605 Zip Code





## Proposed Unit Mix

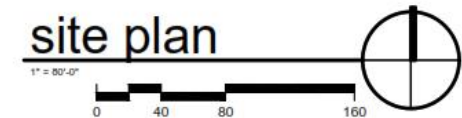
- 1 Bedroom/1 Bath – 16 Units
- 2 Bedroom / 1 Bath – 8 units
- 3 Bedroom / 2 Bath – 25 units

## Parking

99 spaces (7 accessible)

## Site Area

2.49 acres







# Community Benefits

- Meeting the demand for quality, accessible housing
- Jobs – ~70 construction jobs and 2 permanent jobs per project
- Environmentally-sensitive buildings
- Developing difficult lots to infill vacant land
- Proof that new development is viable in South Peoria



# Questions?

Please contact Jane Genzel or Wyllys Mann

[jane.genzel@gmail.com](mailto:jane.genzel@gmail.com)

[Wyllys.mann@pivotal-hp.com](mailto:Wyllys.mann@pivotal-hp.com)

309-672-5212

773-371-5867



## RESIDENT TESTIMONIAL

'Lucky Me! I looked at many places and then found Harrison Lofts. It has a great location and a beautiful property with a park nearby. It's also close to Walgreens, restaurants and the grocery store. It was almost too good to be true! The price was right with smiling faces, it's brand new and also pet friendly! I was looking for a nice and safe place to live. Lucky me I found a beautiful home and now I am smiling, too! Harrison lofts has it all!'

- Judy Richards, Harrison Lofts, Muscatine, IA