



# City of Peoria 2020-2024 Consolidated Plan

City Hall  
419 Fulton Street, Suit  
Peoria, IL 61602



# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The purpose of the City of Peoria's Five Year 2020-2024 Consolidated Plan and 2020 Annual Plan is to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low- and moderate-income persons, and programs that will address the needs of persons experiences homelessness. The plan sets forth how three Housing and Urban Development (HUD) grants: Community Development Block Grant, HOME Investment Partnership and Emergency Solution Grant, will be used as investment priorities to achieve specific HUD objectives and outcome performance measures.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan consists of the following sections:

Process: Describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community needs.

Needs Assessment: Analyzes demographics, needs related to affordable housing, special needs housing, community development, and homelessness.

Market Analysis: Examines the supply of affordable housing units, the regional housing market, conditions that impact community needs, and the programs that address those needs.

Strategic Plan: Identifies specific goals for the City based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with citizens and community groups.

The plan includes the Annual Action Plan for 2020, which describes the planned investment of resources to implement specific programs that meet the year's strategic goals. The Consolidated Plan leverages analysis the City conducted in developing its 2020 Analysis of Impediments.

### 3. Evaluation of past performance

According to the 2018 Program Year End Review Letter, HUD determined that the City has the continuing capacity to administer HUD Community Planning and Development (CPD) programs. The City has no current findings, and its expenditure level on HUD funded grants meets the requirements of each program.

#### **4. Summary of citizen participation process and consultation process**

The City of Peoria's citizen participation process was a robust and strong effort to engage the public on the needs of the City of Peoria. The City created a needs survey that was distributed both electronically and in paper format over a month and a half of time. The survey was available in both English and Spanish. In addition, City staff attended community events that were already occurring in order to obtain public input. These events included the Riverfront Market on Saturday morning, Health Fair for WIC participants, food pantry and soup kitchen visits, and others. Staff also held specific informational meetings in targeted neighborhoods that have predominately low-and moderate-income residents. Finally, staff also attended meetings with stakeholders, such as the Continuum of Care General Membership and Governing Board, neighborhood association meetings, Southside Community United for Change, and others. Prior to the draft of the plan, the City held one public hearing as a part of a special meeting of a City Commission that makes funding decisions about Public Service funding. The City received 773 responses to the survey.

#### **5. Summary of public comments**

Please see section PR-15 for a full list of citizen participation. In addition, please see attachments for summary of survey results including comments.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted by the City of Peoria.

#### **7. Summary**

The City of Peoria's 2020-2024 Consolidated Plan and 2020 Annual Plan have been prepared to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low and moderate-income persons, and programs that will address the needs of homeless and at-risk homeless persons. The approved Citizen Participation Plan was used to gather public comments through hearings, public meetings and the consultation process. This process provided important input. Information gathered from the public, a market analysis, and data provided by HUD were all used to identify the needs, goals, and activities of this Consolidated Plan and Annual Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PEORIA	
CDBG Administrator	PEORIA	COMMUNITY DEVELOPMENT
HOPWA Administrator		
HOME Administrator	PEORIA	COMMUNITY DEVELOPMENT
ESG Administrator	PEORIA	COMMUNITY DEVELOPMENT
HOPWA-C Administrator		COMMUNITY DEVELOPMENT

**Table 1 – Responsible Agencies**

### Narrative

The lead agency responsible for overseeing the development of the Consolidated Plan and administering programs covered by the Plan is the City of Peoria, a State of Illinois municipality. The City of Peoria's Community Development Department is responsible for administering the Consolidated Plan. Peoria is not a member of a Consortium utilizing HUD funds.

The primary public and private agencies that may be utilized in implementing Consolidated Plan programs include, but are not limited to: the City of Peoria's Community Housing Development Organizations (CHDO's), the Heart of Illinois Continuum of Care, Habitat for Humanity, neighborhood associations, faith-based organizations, governmental entities, private contractors, and non-profit service and housing providers.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Peoria has adopted a Citizen Participation Plan for its Consolidated Plan and Annual Action Plan that identifies when public hearings and other consultations are to take place. This Plan was used in preparing this 2020-2024 Consolidated Plan and 2020 Annual Action Plan. The City of Peoria's Consolidated Plan and Action Plan were also prepared to comply with all the consultation requirements of the CDBG, HOME and ESG programs. This included consultations with the local Continuum of Care.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Peoria has a good working relationship with the Peoria Housing Authority (PHA) and other assisted housing providers. The City of Peoria was in frequent contact via email regarding data for this Consolidated Plan. In addition, City leaders have been supportive of the efforts to rebuild Taft Homes, one of the older housing units in Peoria. An application for tax credits for this project was preliminarily approved by Illinois Housing Development Authority (IHDA) in January 2020. In addition, the City has used its CDBG funds to provide a match for the Peoria City/County Health Department's Lead Hazard Control and Healthy Homes grant funding. In 2018, we expanded this partnership to include CDBG funds for additional repairs such as roof replacements and major system repairs that were not eligible under the health department's grant. The City also has a close working relationship with other housing providers in the City such as Habitat for Humanity, Peoria Opportunities Foundation, Peoria Citizens Committee for Economic Opportunity (PCCEO), Southside Office of Concern, and others.

In recent years, the City has expanded its coordination with government health, mental health, and services agencies. A member of the grants staff has served as co-chair for the Reproductive Health Workgroup sponsored by the City/County Health Department as the department sought someone with housing experiences rather than health experience to assist in the meeting leadership. Through participation in this workgroup, the City has raised awareness of its homeowner rehab programs. In addition, members of the health community also sit on the City's Advisory Commission on Human Resources (HRC). With this additional representation, this led to Health Services being selected as a priority and four new health focused programs being funded through CDBG public service. City staff will continue involvement in these health workgroups, as it has been shown that housing and health are intertwined in the lives of low-income individuals in our community.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City continues to coordinate efforts with the Heart of Illinois Continuum of Care (CoC). About four years ago, an Executive Director position was created and is imbedded in the Heart of Illinois United Way. This position oversees the CoC Governing Board and is charged with the strategic planning of the CoC in order to improve outcomes for the homeless population. The City is an advisory member on the CoC Governing Board and attends meetings regularly. The City also attends the General Membership meetings and relevant taskforce meetings. Finally, the City coordinates the selection of subrecipients for ESG funding with the CoC Governing Board ranking and rating applications. These recommendations are presented to City Council for approval.

The CoC has developed a robust coordinated entry system for homeless persons in order to evaluate each person and family. This evaluation system takes into consideration chronically homeless individuals and families, families with children, veterans, and unaccompanied youth as key criteria for evaluation and placement on the list. Steering and sub-committees of the Continuum ensure that needs at each stage of homelessness are addressed, gaps in facilities in terms of bed capacities and services are filled, and programs addressing housing and supportive needs appropriately serve Peoria's area homeless persons and their families.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The CoC plays a key role in the allocation of ESG funds. The application process for ESG funding is run through the CoC Executive Director with the Governing Board making funding recommendations for ESG funding. These funding recommendations go to City Council for final approval. Through this process, the outcomes that the City tracks for ESG has been updated. Previously, the City only tracked the number of people served in the shelter. With the guidance of the CoC, the City also tracks the exits to permanent housing as part of the grant tracking process.

With consultation with the Continuum of Care and guidance from HUD, the City moved to fund re-rapid housing during the previous consolidated plan cycle in a push to connect individuals with permanent housing. In addition, the shelter in Peoria recently went to a 24/7 interim shelter model, where they are open to homeless individuals almost all day and provide case management services.

The CoC is the leader in developing policies and procedures for HMIS. The City participates in the HMIS taskforce and assisted in the development of the policies and procedures. HMIS training is held regularly for providers in order to ensure accurate and consistent data entry into the HMIS system.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ADVOCATES FOR ACCESS
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Advocates for Access, a local organization for persons with disabilities, was contacted about obtaining survey input from their clients to ensure representation from this community.
2	<b>Agency/Group/Organization</b>	Peoria City/County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Peoria City/County Health Department was contacted for assistance in outreach for low income individuals for Con Plan outreach. They were also contacted about rehabilitation programs, lead paint, and other health needs in the community.
3	<b>Agency/Group/Organization</b>	Peoria Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Peoria Housing Authority, PHA, was consulted as a resource to connect low-income individuals with the Con Plan Survey and for their input on the strategic plan portions of the Con Plan. They were also consulted for input on the specific sections of the plan regarding the PHA.
4	<b>Agency/Group/Organization</b>	PEORIA CITIZENS COMMITTEE FOR EQUAL OPPORTUNITY - PCCEO
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Peoria Citizens Committee for Economic Opportunity, PCCEO, was contacted to assist in outreach for the Con Plan Survey. They were also contacted about rehabilitation needs and other affordable housing needs in the community.
5	<b>Agency/Group/Organization</b>	Friends of Central Illinois
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Friends of Central Illinois were consulted for information regarding the status of those with AIDS and HIV living in Central Illinois.
6	<b>Agency/Group/Organization</b>	Greater Peoria Economic Development Council
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Greater Peoria Economic Development Council was consulted for input on the Con Plan regarding the business climate and needs of employers in Peoria. They also distributed the survey to their email contact list.
7	<b>Agency/Group/Organization</b>	BOYS & GIRLS CLUBS OF GREATER PEORIA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Boys and Girls Clubs of Greater Peoria was consulted to answer questions concerning the broadband needs of Peoria residents. They have been working on addressing the "digital divide" of Peoria.
8	<b>Agency/Group/Organization</b>	PEORIA COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency management



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The website for Peoria County was utilized to list the Emergency Management Plan and which issues from climate change would affect low- and moderate-income households in Peoria.
9	<b>Agency/Group/Organization</b>	COUNSELING & FAMILY SERVICES dba: Family Core
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Core was contacted for their input concerning the broadband needs of low- and moderate- income households in Peoria.
10	<b>Agency/Group/Organization</b>	i3 Broadband
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	i3 Broadband is a broadband provider in the Peoria area. They were consulted for their input concerning the broadband portions of the Con Plan.
11	<b>Agency/Group/Organization</b>	Virtual Tech Computer Solutions
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual Tech Computer Solutions is a broadband provider in the Peoria area. They were consulted for their input concerning the broadband portions of the Con Plan.
12	<b>Agency/Group/Organization</b>	HEART OF ILLINOIS CONTINUUM OF CARE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homelessness Strategy  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Non-Homeless Special Needs  Anti-poverty Strategy</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The group was consulted at the Governing Board Meeting on 2/24, the Strategy Committee on 3/3 and the General Membership Meeting on 3/10. In addition, individual providers were emailed for requests for data and responses for each section of the plan regarding homelessness. The Executive Director of the CoC also provided input on all the sections regarding homelessness.</p>

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Heart of Illinois United Way	The goal of the Heart of Illinois Continuum of Care is to end homelessness by ensuring access to permanent, safe, and affordable housing. This overlaps with the goals of the City's HESG program funding.
City of Peoria Comprehensive Plan	City of Peoria	The goals of the Strategic Plan have been developed in concert with those contained in the City of Peoria Comprehensive Plan in order to address critical issues.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City of Peoria has long standing working relationship with the State of Illinois and especially the Illinois Housing Development Authority (IHDA) through state grants and support for housing development projects within the City of Peoria. Currently, City staff are working with IHDA on the

creation of revitalization plans in three Peoria neighborhoods. The City of Peoria works cooperatively and in coordination with the Heart of Illinois Homeless Continuum of Care in implementing its homeless and at-risk homeless programs, including its HESG program. Various public service agencies are contracted to provide CDBG funded public services. The Peoria City/County Health Department is contracted to provide lead paint mitigation services on homes occupied by low income households. The City of Peoria environmental clearance process includes requesting a review of its activities by the Illinois Historic Preservation Agency. Cooperation and coordination with adjacent units of local government is sought for activities that may affect their jurisdiction. An example of this is in the preparation of the Regional Analysis of Impediments. The draft plan will be shared with additional regional and local entities for comment and consultation.

**Narrative (optional):**

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

For the creation of the 2020-2024 Consolidated Plan, the City of Peoria conducted a robust citizen participation outreach strategy. Prior to the development of the plan, the City conducted a Community Needs Survey that received 773 responses. The outreach efforts below outline the locations where the survey was promoted and distributed. The 30-day comment period included public hearings and consultation with local organizations. Mailings were also used to gain input from entities with specific expertise, including but not limited to, those in the areas of housing, non-housing, community development, homelessness and the near homeless. This effort met and exceeded the requirements of the City's Citizen Participation Plan and provided meaningful input for the creation of the 2020 Consolidated Plan. Public hearings were held to obtain citizen comments on issues related to the housing, non-housing and community development needs in the City.

Two public hearings were held on March 4 at PCCEO and March 5 at First English Lutheran Church. Public notices for each hearing were published in the Peoria Journal Star newspaper. These public hearings allowed the public to comment on the development of the 2020 Consolidated Plan. A draft copy of the 2020 Consolidated Plan was made available for public review and comment from February 20 to March 23. Public notice of the 30-day comment period was published in the Peoria Journal Star newspaper. Copies of 2020 draft Consolidated Plan were available for review at the following locations: City of Peoria Community Development Department's office, City of Peoria website, Peoria Public Library - Downtown Branch.

The tentative date for the plan to go before the City Council is March 24 and is subject to any changes requested by the Council during the meeting in order to meet the submission deadline.

There are no Colonias (unregulated housing settlements) in the City, and therefore, no related consultation was required.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Businesses	Community Needs survey was available both online and in hard copy in both English and Spanish. The survey was distributed through various means outlined throughout this citizen participation outreach list.	The online and paper survey received 773 responses. Survey Results summary attached.	All comments were accepted.	<a href="http://appreciatepeoria.com/2019/10/hud-consolidated-plan-results/">http://appreciatepeoria.com/2019/10/hud-consolidated-plan-results/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Survey	Minorities  Non-targeted/broad community	Cookies with Community Development 7/11/2019 5:30-7pm, City staff met at various sites in town to meet with residents. 27 residents attended public events throughout the City.	Received 15 completed surveys. Survey results are attached.	All comments were accepted.	
3	Survey	Non-targeted/broad community  Family	Peoria Riverfront Market 7/13/2019 8am-12pm, City staff attended a public market located at Peoria's riverfront. 150 attendees stopped to talk to city staff.	32 surveys were completed with an additional 10 copies taken home by attendees. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Survey	Non-targeted/broad community	Email to Mayor and Council, 7/15/219. Department staff emailed a copy of the survey to the mayor and city council of the City of Peoria for them to complete and send to others interested in the survey.	Surveys were completed online. Survey results are attached.	All comments were accepted.	
5	Survey	Non-targeted/broad community  Business	The Realtor's Association was emailed a copy of the survey and encouraged to participate, 7/17/2019.	Surveys were completed online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Survey	low income residents/families	The local food banks were emailed links to the survey on 7/17/2019 and asked to complete and pass onto their patrons.	Surveys were completed online. Survey results are attached.	All comments were accepted.	
7	Survey	Non-targeted/broad community  Businesses	The Chamber of Commerce members were emailed links to the survey on 7/17/2019 and encouraged to complete.	Surveys were completed online. Survey results are attached.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Non-targeted/broad community	The Neighborhood Association Presidents were all emailed a link to the survey, and the offer was made to have staff attend the neighborhood association meetings to discuss the survey, 7/17/2019.	Surveys were completed online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Survey	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Local and Regional Institutions	Staff emailed the social service agency partners, including those that receive CDBG and ESG funds and other nonprofit community partners 7/18/2019. 45 organizations in total were emailed about the survey and were also given a list of outreach meetings for the survey.	Surveys were completed online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Internet Outreach	Minorities  Non-targeted/broad community	Post on the neighborhood site Next Door asking for community input for the survey 7/18/2019. There are 14,201 Peoria members on next door.	Survey results are attached.	All comments were accepted.	
11	Public Meeting	Minorities  low income	East Bluff Build It Up meeting 7/18/2019, attended by partner organization. Distributed surveys and the flyer for a public meeting in the neighborhood.	Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Minorities  Low income	Columbia Terrace North Neighborhood Association meeting. 7/20/2019. Staff members attended this association meeting with 13 attendees. The survey was explained. Those in attendance preferred to submit their answers online.	Survey responses were submitted online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Minorities  low income	Southside Community United for Change meeting was attended by City staff, 7/20/2019 at the Lincoln branch of the Peoria Public Library. Staff explained outreach efforts and answered questions regarding how funding can be used. There were 45 attendees at the meeting.	32 surveys were returned. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Non-targeted/broad community  Social Service Agencies	At the Monday Gathering, 7/22/2019, City staff discussed the consolidated plan with the four attendees who represented health services, neighborhood associations, and churches.	Survey responses were submitted online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Survey	Persons with disabilities	<p>Staff explained the Con Plan and outreach to staff at Advocates for Access, 7/22/2019. Advocates for Access provides accessibility assistance for disabled residents in central Illinois. AA staff stated they would make paper copies of the survey available but predicted better participation from their clients if the survey was posted to their social media.</p>	Surveys were submitted online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Meeting	Residents of Public and Assisted Housing  Social Service Agencies	Behavioral Health Workgroup meeting was attended by City Staff, 7/23/2019. While there, a staff member announced the survey and answered questions about how to take the survey online. A paper copy was passed out to the person who was interested in filling it out later. This meeting was attended by multiple health and social service agencies.	Survey responses were submitted online. Survey results are attached.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Public Meeting	Social Services Agency	Reproductive Health Workgroup was attended by city staff, 7/24/2019. This organization had 22 attendees from various health service organizations in the area. Surveys were distributed to attendees, who were instructed to distribute to their clients.	Survey responses were submitted online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  low income individuals	The Garden of Hope event at St Ann's Garden was attended by City staff 7/24/2019. This event was open to the neighborhood and featured booths by social service agencies and allowed school children to obtain free back to school supplies. Staff spoke with 35 attendees about the survey.	30 completed surveys were collected at this event. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Public Meeting	Low Income Neighborhood	Staff attended the 74 to Spring neighborhood association meeting on 7/24/2019. At this meeting staff explained how funding uses are outlined in the Con Plan to 6 attendees. The attendees were receptive and stated they would help spread outreach efforts in getting more involvement.	6 surveys were returned at this meeting. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Survey	Minorities  low income	Neighborhood Canvassing in the South Side/St. Anna's event, 7/24/2019. City Staff canvassed in the 61605 zip code to hand out surveys and to educate the public on the Con Plan. 25 residents were spoken with.	8 surveys were completed and returned. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Survey	Residents of Public and Assisted Housing	The Issues Update included information about the survey, 7/26/2019. This weekly email sent out to 881 subscribers keeps the recipients informed on current events with the City.	Survey responses were completed online. Survey results are attached.	All comments were accepted.	
22	Survey	Non-targeted/broad community	A press release was sent out by city staff on 7/26/2019. This release informed 187 recipients about how to access the Con Plan survey.	Survey responses were completed online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
23	Survey	Minorities  low income residents	Staff attended the Dream Center Backpack Giveaway on 7/27/2019. This event offered back to school supplies to Peoria students in need. Staff handed out 50+ surveys to attendees.	5 surveys were completed and returned. Survey Results are attached.	All comments were accepted.	
24	Survey	Minorities  Residents of Public and Assisted Housing  Low income residents	Staff met with the director of the Peoria Area Food Bank, 7/31/2019, who was going to handout surveys to the low-income users of the Food Bank that is based in Peoria's 61605 zip code.	9 Surveys were completed and returned. Survey Results are Attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	Public Meeting	Homeless Care Providers	The Continuum of Care executive board meeting was attended by staff, 7/31/2019. Staff answered questions about grant funding questions. This board meeting was attended by homeless care providers in the area.	Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
26	Public Meeting	Elderly	Councilman Montelongo's Breakfast was held on 8/1/2019. This meeting allows constituents of Councilman Montelongo to meet with him and discuss city issues. Staff also attended to speak about the HUD Con Plan and survey. 15 attendees were present, and all were over 62 years old.	8 completed surveys were collected. Survey results are attached.	All comments were accepted.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
27	Public Meeting	Elderly	Councilman Ruckriegel's Breakfast was held on 8/1/2019. This meeting allows constituents of Councilman Ruckriegel to meet with him and discuss City issues. Staff also attended to speak about the HUD Con Plan and survey. 12 attendees were present, and all were over 62 years old.	1 survey was completed and collected. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
28	Public Meeting	Non-targeted/broad community	Staff attended the Peoria Journal Star Lunch on 8/1/2019. This public meeting is hosted by the local newspaper, the Peoria Journal Star, and is open to the public to discuss happenings in the area.	2 surveys were completed and returned. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
29	Public Meeting	Non-English Speaking - Specify other language: Spanish  Residents of Public and Assisted Housing  Low Income Individuals	The Health Department WIC-Fair was attended by City staff on 8/2/2019. This event was a health fair open to anyone in the WIC assistance program. Staff had a table at this event to discuss the Con Plan survey and answer any questions from the attendees.	15 surveys were completed including 2 in Spanish. Survey results are attached.	All comments were accepted.	

30	Survey	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Low income neighborhoods</p>	<p>City staff attended locations for the National Night Out Against Crime event 8/6/2019. This nationwide event, held in multiple neighborhoods within Peoria, is an effort to reduce crime by encouraging neighborhood members to meet outside for a night of fun and safe activities. Staff at each of their locations talked about the department and Con Plan survey to residents attending.</p>	<p>1 survey returned. Multiple residents stated they were filling out the survey online. Survey results are attached.</p>	<p>All comments were accepted.</p>	
31	Survey	Non-targeted/broad	Staff hosted a table at Pridefest	15 Surveys were returned.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		community  LGBTQ Community	on 8/3/2019. This event is held yearly in Glen Oak Park in Peoria and attracts members of the LGBTQ community. Staff discussed the Con Plan to those in attendance.			
32	Public Meeting	Minorities  Non-targeted/broad community	PCCEO HUD Con plan meeting was held by City staff 8/7/2019. A discussion was held for 45 attendees about the Con Plan and questions were answered.	38 surveys were completed. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
33	Public Hearing	Non-targeted/broad community	On 8/9/2019 a special meeting of the Human Resources Commission was held with staff presenting about the Con Plan. No one from the public elected to answer questions.	Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
34	Survey	Minorities  Non-English Speaking - Specify other language: Spanish  Low income residents	Staff attended the North Valley Mercado on 8/10/2019. This event is a Spanish farmers market in a low-income neighborhood. City staff had a table at this public event to discuss the Con Plan survey with residents.	9 surveys were returned. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
35	Public Meeting	Minorities  Non-targeted/broad community	East Bluff HUD Consolidated Plan meeting 8/12/219. Staff held this public meeting for residents in Peoria's East Bluff to discuss the Con Plan. 30 attendees were present and were encouraged to complete the survey.	16 surveys were completed. Survey results are attached.	All comments were accepted.	
36	Public Meeting	Non-targeted/broad community	Staff attended a second Monday gathering event to discuss the Con Plan Survey 8/12/2019.	2 copies of the survey were returned. Survey results are attached.	All comments were accepted.	



37	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p>	<p>Near North Side HUD</p> <p>Consolidated Plan meeting was attended by staff, along with a hired Spanish interpreter, 8/14/2019. This meeting was open to residents in Peoria's Near North Side. As there are many Spanish speakers in this area, this meeting was advertised in flyers and online postings to include a Spanish interpreter and copies of our survey in Spanish. Information about the Con Plan was presented and</p>	<p>Survey results are attached.</p>	<p>All comments were accepted.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			questions were answered.			
38	Public Meeting	Persons with disabilities  Continuum of Care	The Continuum of Care general membership meeting was attended by staff 8/13/2019 and presented the Con Plan. The Continuum of Care members include homeless service providers and programs for the disabled.	11 surveys were completed. Survey results are attached.	All comments were accepted.	
39	Survey	Minorities  Homeless	Staff attended the Loaves and Fish soup kitchen on 8/17/2019. At this event, staff answered questions about the survey to those filling it out.	15 surveys were completed. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
40	Survey	Minorities  Low income	Staff attended the East Bluff Food Pantry on 8/17/2019. This food pantry is open to residents of the 61603 zip code, a predominantly low-income area.	15 surveys were completed. Survey results are attached.	All comments were accepted.	
41	Public Meeting	Non-targeted/broad community	Staff spoke at the League of Women Voters' meeting on 8/21/2019. The Con Plan survey was presented, and questions were answered to this voting group.	11 surveys were completed. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
42	Survey	Residents of Public and Assisted Housing	City staff met with Peoria Housing Authority staff to discuss the Con Plan survey 8/23/2019. City Staff gave copies of the survey to be distributed at Sterling Towers, a public housing complex in Peoria.	Surveys were submitted online. Survey results are attached.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
43	Public Hearing	Minorities  Residents of Public and Assisted Housing	Public Hearing held at PCCEO on 3/4 at 5:30 pm. 27 people attended. A presentation was provided by staff with an overview of the survey results and the priority needs and goals in the Consolidated Plan. The session was then opened for a public hearing.	Please see the attachment in the Citizen participation section with the comments received and the responses.	All comments were accepted.	
44	Public Hearing	Minorities  Residents of Public and Assisted Housing	Public Hearing held at First English Lutheran Church on 3/5 at 5:30 pm. 1 person attended.	No comments were received.		

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

There are 52,505 housing units in the City of Peoria per the 2011-2015 ACS data. Of the occupied units, 64% (33,730) are one-unit detached structures, 4% (2,155) are one-unit attached structures, 7% (3,470) are two to four unit structures, 14% (7,560) are 5-19 units structures, 10% (5,130) are 20 units or more, and 1 % (460) are Other (mobile homes, RV, etc.). According to the 2011 -2015 ACS, the City of Peoria has 16,457 housing units that were built before 1949. There is a need for housing rehabilitation for many of these and other units that are older in our housing stock, particularly because of concerns regarding lead-based paint and energy inefficiency.

Housing cost burden affects many households in the City of Peoria, especially elderly and low-income households. Housing decency (see Housing Needs listed in the tables below) disproportionately affects low-income African American households and rental households. African Americans are also disproportionately represented in the homelessness population.

Information is not available on the number of housing units available for disabled/special needs use.

Sterling Towers, operated by the Peoria Housing Authority, has 186 units for the elderly. The Peoria Housing Authority is in the process of replacing Taft Homes and making repairs and improvement at other locations cited in reports.

The only regulatory barrier to affordable housing is extra design costs for those homes regulated by the Land Use Development Code. These costs are typically offset for new affordable housing units by financial assistance provided by the City.

The City's economy has two major elements in health care/education and manufacturing. The education and training level of a large percentage of the workforce is inadequate for many employment sectors in the local economy.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Cost burden and housing problems disproportionately affect low-income households as well as rental households. Both rental and owner-occupied households in the lowest income bracket (0-30% AMI) experience cost burden at higher rates than any other income bracket. Housing problems are more prevalent in rental households, indicating that the quality of the housing stock may not meet the need for "decent" affordable housing.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	115,007	115,845	1%
Households	48,652	47,240	-3%
Median Income	\$43,829.00	\$45,552.00	4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,570	6,320	7,915	4,485	19,950
Small Family Households	2,765	2,220	2,575	1,370	9,420
Large Family Households	720	324	490	370	1,365
Household contains at least one person 62-74 years of age	1,270	1,150	1,505	755	3,790
Household contains at least one person age 75 or older	715	1,085	1,095	555	1,735
Households with one or more children 6 years old or younger	2,045	969	1,250	624	2,085

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 CHAS



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	95	50	0	280	15	0	165	10	190
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	110	80	0	260	4	0	4	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	190	105	10	30	335	15	40	40	10	105
Housing cost burden greater than 50% of income (and none of the above problems)	3,940	655	120	85	4,800	1,095	610	175	50	1,930

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	800	1,940	1,215	40	3,995	250	705	900	354	2,209
Zero/negative Income (and none of the above problems)	600	0	0	0	600	180	0	0	0	180

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,330	960	265	115	5,670	1,130	650	390	70	2,240
Having none of four housing problems	1,865	2,975	3,610	1,585	10,035	465	1,720	3,650	2,710	8,545
Household has negative income, but none of the other housing problems	600	0	0	0	600	180	0	0	0	180

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,565	1,060	425	3,050	540	500	425	1,465
Large Related	545	120	120	785	65	69	40	174
Elderly	809	575	125	1,509	500	480	460	1,440
Other	2,160	990	665	3,815	260	285	170	715
Total need by income	5,079	2,745	1,335	9,159	1,365	1,334	1,095	3,794

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,385	210	45	1,640	455	225	30	710
Large Related	450	0	0	450	55	50	0	105
Elderly	570	205	15	790	365	245	140	750
Other	1,825	280	60	2,165	230	105	10	345
Total need by income	4,230	695	120	5,045	1,105	625	180	1,910

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	245	185	70	30	530	8	30	29	0	67
Multiple, unrelated family households	10	20	0	0	30	10	15	15	10	50

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	15	20	0	35	0	0	0	0	0
Total need by income	255	220	90	30	595	18	45	44	10	117

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

No data is available for single person households.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

No data is available for disabled persons in need of housing assistance.

**What are the most common housing problems?**

The most common housing problem is housing cost burden. The chart above indicates 1,095 owners and 3,940 renters, with incomes of less than 30% AMI, are paying in excess of 50% of their income on housing costs and another 610 owners and 655 renters with incomes between 30% and 50% AMI are paying at least 50% of their income on housing costs. See the above Housing Needs Summary Tables. The above Cost Burden table notes that the less than 30% AMI renter segment consists of 1,385 small related renting households and 1,825 other renting households with the most housing cost burdened while 455 small related owners and 365 elderly owners with 30% or less AMI are the most housing cost burdened owner segment. In addition, both owners and renters at less than 30% AMI are the most likely income group to have at least one housing problem as noted in the table above. In consultation with the Continuum of Care, affordability and a lack of quality, affordable housing units was the most cited issue by service providers as seen with homeless persons in our community.

For individuals experiencing homelessness for the first time, primary issues include cost burden/affordability (finding quality units below fair market rent), move-in costs (deposit, application, first/last month's rent, utility setup costs), and discrimination based on justice involvement or credit history.

**Are any populations/household types more affected than others by these problems?**

Rental households appear to be more susceptible to housing problems. They account for:

- 280 of 470 households with substandard housing (lacking complete plumbing or kitchen facilities), or 60%
- 260 of 268 households with severe overcrowding (>1.51 people per room), or 97%
- 335 of 440 households with overcrowding (1.01-1.5 people per room), or 76%
- 4,800 of 6,730 extremely cost-burdened households (greater than 50% of income), or 71%
- 3,995 of 6,204 cost-burdened households (greater than 30% of income), or 64%

Elderly households, whether rental or homeowner households, have high rates of being cost-burdened or extremely cost-burdened. Of the 13,655 total elderly households, 2,949 (or 22%) pay in excess of 30% of their income on housing costs, while 1,540 (or 11%) pay in excess of 50% of their income on housing costs.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Low-income individuals and families often live in old homes, as they are the only ones they can afford. These old homes results in emergency home repair costs as well as high utility costs. Unexpected costs, such as medical bills and car repairs, can cause a family to lose their housing. Lack of affordable childcare is also a concern for low-income families. Finally, the rapid rehousing programs do not have the capacity to continue providing case management services after an individual's case is closed. Oftentimes, when someone loses that support, they are then at risk of losing their housing.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

N/A

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Low-income individuals are forced to rent substandard or uninhabitable housing to avoid becoming homeless. These homes frequently have code issues, heating and plumbing issues, and high utility costs. Substance use, mental illness, and physical disabilities also contribute to an increased risk of homelessness.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,510	1,280	780
White	2,980	420	375
Black / African American	2,705	765	340
Asian	130	10	10
American Indian, Alaska Native	40	0	10
Pacific Islander	0	0	0
Hispanic	380	50	35

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,270	2,050	0
White	2,150	1,390	0
Black / African American	1,744	590	0
Asian	90	0	0
American Indian, Alaska Native	8	0	0
Pacific Islander	0	0	0
Hispanic	135	50	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,770	5,145	0
White	1,650	3,465	0
Black / African American	800	1,345	0
Asian	100	50	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	145	180	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	574	3,895	0
White	414	2,640	0
Black / African American	65	840	0
Asian	75	110	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	20	240	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**



**Data** 2011-2015 CHAS  
**Source:**

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

As noted above, the small population sample size presents a data challenge for evaluating the disproportionate need for some racial groups.

From the data above, the American Indian, Alaska Native population show a disproportionately greater need in the 30- 50% median income bracket.

The Asian population showed a disproportionately greater need in the 30-50% median income bracket, the 50-80% median income bracket, and the 80 to 100% median income bracket.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities: A complete kitchen consists of a sink with faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened: Meaning Greater **than 50 percent of income** is devoted to housing costs

Data for some of the race groups in the City of Peoria is a very small number and may be too small for accurate data representation. The total population of the City of Peoria is 115,424 according to the 2017 ACS data. The population of Asian individuals of Peoria is 5.5%, American Indian/Alaskan Native is less than 1% and Pacific Islander is less than 1%. The Hispanic population of Peoria is 6%.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,460	2,330	780
White	2,510	890	375
Black / African American	2,220	1,255	340
Asian	130	10	10
American Indian, Alaska Native	40	0	10
Pacific Islander	0	0	0
Hispanic	310	120	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,610	4,695	0
White	900	2,645	0
Black / African American	505	1,829	0
Asian	75	15	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	0	0
Hispanic	75	120	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	655	7,260	0
White	485	4,630	0
Black / African American	95	2,050	0
Asian	10	140	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	30	290	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	4,295	0
White	129	2,925	0
Black / African American	15	890	0
Asian	10	175	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	20	240	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### Discussion

As noted above, the small population sample size presents a data challenge for evaluating the disproportionate need for some racial groups.

From the data above, both Asian and American Indian/Alaska Native populations have disproportionately greater need in both the 0 to 30% median income bracket and the 30 to 50% median income bracket.

In addition, the Hispanic population has a disproportionately greater need in the 30 to 50% median income bracket.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30% to 50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost-burdened and severely cost-burdened households from each race/ethnicity and comparing that figure to the share of all Peoria households. (Share of Race/Ethnicity = # of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,975	7,205	7,220	830
White	22,720	3,915	3,650	425
Black / African American	5,725	2,584	2,635	340
Asian	1,705	225	200	10
American Indian, Alaska Native	60	34	40	10
Pacific Islander	0	0	0	0
Hispanic	1,055	270	390	35

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

In Peoria, 31% of all households are cost burdened because they pay more than 30% of their income for housing. Just under 16% of all households are cost burdened by paying 30 to 50% of their income for housing costs and another 16% are severely cost burdened by paying more than 50% of their income on housing costs.

Using HUD's determination of greater need defined by ten percentage points above the overall incidence in Peoria, there is disproportionate need in severely housing burdened households for American Indian/Native Alaskans. This group is 14% higher than the jurisdiction overall. The population of this group, however, is less than one percent of all Peoria households, which may skew the data.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

As noted on the previous screens, there are some categories that are experiencing a disproportionately greater need than the needs of the income category as a whole. The small population sample size presents a data challenge for evaluating the disproportionate need for some racial groups.

**If they have needs not identified above, what are those needs?**

The needs not identified above are improved incomes, housing rehabilitation assistance, demolition of deteriorated structures, new home construction, additional Section 8 funding, additional jobs, job skills to meet the job market, and public services identified in the citizen participation section and the Human Resources Commissions.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

In general, a higher percentage of Hispanic residents live in the East Bluff, North Valley and South Side neighborhoods, but data does not show Peoria with an ECAP area.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Peoria’s public housing authority is the Peoria Housing Authority (PHA). According to PIC data, there are 802 public housing units in Peoria. In addition, there 1,530 total vouchers, including 40 project-based vouchers and 1,487 housing choice vouchers. The average tenancy of residents of public housing is six years, with voucher holders averaging five years. Between public housing residents and voucher holders, there are 262 elderly residents and 542 families with disabilities. The redevelopment of Taft Homes, one of Peoria’s older public housing facilities, has been outlined as a priority goal for PHA. Staff from PHA attended two of the City's Consolidated Plan public meetings, and PHA collaborated with and provided input to the City regarding Peoria’s public housing needs.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	802	1,530	40	1,487	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,831	11,740	9,020	11,801	0	0
Average length of stay	0	0	6	5	1	5	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	4	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	112	150	4	146	0	0
# of Disabled Families	0	0	175	367	20	346	0	0
# of Families requesting accessibility features	0	0	802	1,530	40	1,487	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	120	252	24	227	0	0	0
Black/African American	0	0	677	1,265	16	1,247	0	0	0
Asian	0	0	2	8	0	8	0	0	0
American Indian/Alaska Native	0	0	2	1	0	1	0	0	0
Pacific Islander	0	0	1	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	12	13	1	12	0	0	0
Not Hispanic	0	0	790	1,517	39	1,475	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Based on figures supplied by the Peoria Housing Authority, there are 161 applicants who have disabilities on the conventional housing waitlist. There are 38 applicants with disabilities on the Housing Choice Voucher waitlist and no applicants to public housing who require audio/visual accessible units. There are two public housing residents who have requested or are waiting on accessibility measures to be featured in their units. An additional two accessibility requests/needs exist within PHA's public housing portfolio.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Based on figures supplied by the Peoria Housing Authority, there are 2,065 families/applicants on the public housing waitlist. There are 627 families/applicants on the Housing Choice Voucher waitlist. The Peoria Housing Authority identified shelter and permanent housing opportunities, as well as supportive services, as the most immediate needs of public housing residents and voucher holders. Particular needs include access to transportation, access to employment opportunities and training services, and access to grocery stores.

### **How do these needs compare to the housing needs of the population at large**

As the 2013 – 2017 American Community Survey lists Peoria's median income as \$57,652, there are apparent differences in relative affordability between the population at large and PHA residents or voucher holders, whose median income is calculated at \$11,740 by PIH data. That is, a median-income-earning household could spend up to \$1,441 on housing expense each month to be living under a HUD-defined "affordable" situation, while the median-income-earning, voucher-holding PHA household could spend up to \$293 to meet the same criteria. At the same time, a member of the general population is more likely to have more capital to invest in their housing unit, which could lead to better maintenance and upkeep over time, a potential cause for fissure between the quality of housing—and the consequent housing needs—of the general population and of members of the population receiving PHA assistance.

### **Discussion**

The City of Peoria supports PHA's Five Year Plan and has worked closely with PHA in its past redevelopment of the Harrison Homes, with anticipated engagement on further redevelopment discussions around Taft Homes. With plans to leverage local partnerships, improve the interior and exterior of its various structures, upgrade overall security, and seek redevelopment of Taft, among others, the City believes that PHA's Plan objectives align well with local need.

The City and PHA have combined resources on the East Bluff Housing project, in which 30 new single-family homes and duplexes will be constructed in the City's older East Bluff neighborhood: the City

contributed over \$500,000 in HOME funds and \$300,000 in TIF funds while PHA used RAD vouchers to further support the project. The City looks forward to collaborating with PHA on future projects.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The data included in the Homeless Assessment was provided to the City by the Heart of Illinois Homeless Continuum of Care (HOIHCO). The sources of the data for the number experiencing homelessness were from the January 2019 Point-in-Time Count of sheltered and unsheltered homelessness. The other data columns were from the Continuum's HMIS for all client entered data by all participating agencies for calendar year 2018. An average of stayers and leavers was used to estimate the number of days persons experience homelessness.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	76	584	513	358	55
Persons in Households with Only Children	0	0	4	0	3	55
Persons in Households with Only Adults	11	194	1,156	1,037	392	55
Chronically Homeless Individuals	3	42	251	223	149	55
Chronically Homeless Families	0	3	68	60	33	55
Veterans	1	28	99	88	47	55
Unaccompanied Child	2	16	4	3	3	55
Persons with HIV	0	0	0	0	0	55

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population Has No Rural Homeless  
is:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

See the data above. The City of Peoria has no rural homeless population.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to HMIS data, the City has a moderate population size of homeless families needing housing assistance. The vast majority of individuals and families served by the Continuum of Care are in Peoria. In calendar year 2018, 189 families had referrals to Rapid Rehousing or Permanent Supportive Housing resources within the Continuum. In terms of veteran homelessness, the Continuum of Care, the Department of Veterans Affairs, and the Supportive Services for Veteran Families (SSVF) Program are working to certify “functional zero” veteran homelessness. This means that when a veteran and his or her family presents as homeless, the resources are at hand to quickly move the individual or family into stable housing.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

According to the 2019 CAPER for the four City ESG funded shelters, there were 846 white individuals utilizing emergency shelters and 793 black individuals. Since the City of Peoria's black population is only 27% of the City's total population, the black individuals are experiencing homelessness at a higher rate than white individuals.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Sheltered Count: The Point in Time Count in January 2019 for all programs in the four county region showed there was an estimated 270 persons who were sheltered that night. Unsheltered Count: The 2018 Point in Time Count in January 2019 for all programs in the four county region (publicly and privately funded) showed there were an estimated 16 persons who were unsheltered that night. The



HMIS collects information on and the use of services and the characteristics of those who are homeless. Planners, policymakers and service providers can use aggregate data from HMIS to quantify the nature and extent of homelessness over time, to identify patterns of service use, and to direct funding and services to those who are most in need. HMIS managed and governed by Heart of Illinois United Way as the CoC lead.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The 2013-2017 American Community Survey 5 year estimates that 14,116 Peoria residents have a disability. This is approximately 12.7% of the City's population. For older adults, the percentages increase to nearly 24% for those 65 to 74 years old and to 48% for those 75 years and older.

The City of Peoria has a citizen commission focused on the needs of individuals with disabilities in our community. In addition, the City has strong partnerships with local agencies including Advocates for Access and the Central Illinois Agency on Aging to ensure clients are aware of City programs.

### **Describe the characteristics of special needs populations in your community:**

Older adults and individuals with disabilities are a special need population in our community.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Needs are determined through data analysis, regular meetings, and discussions with housing and service providers. Quality, decent affordable housing overall continues to be an issue within the City of Peoria and its older housing stock. Special needs populations require housing and supportive services to increase their quality of life and ultimately, self-sufficiency. A variety of services are needed within organizations to provide temporary to 24-hour services to persons with physical, mental and/or emotional impairments. Housing services may include helping special needs populations find and maintain affordable rental/homeownership housing, secure transitional housing with services, and identify permanent housing with or without case management and other services.

Supportive services include different levels of assistance and case management depending on the immediate needs of the special needs person and at the discretion of a case manager. The supportive services can include, but are not limited to:

- Affordable housing options
- Education- both continuing education and remedial
- Money management
- Prescription management and responsibility
- Health care costs
- Transportation assistance
- Employment searches for livable wage positions
- Employment retention

- Housing payment assistance (rent, mortgage and/or utility subsidies)
- Legal advice and representation
- Education attainment and retention
- Reasonable accommodations and modifications for housing accessibility

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The estimated size of the HIV/AIDS population in the Peoria MSA is approximately 450. The population's characteristics find people of all races, ethnicities, age groups, and income brackets.

Positive Health Solutions (PHS) is a program under the University of Illinois College of Medicine at Peoria (UICOMP) Department of Internal Medicine. PHS serves individuals within a 15-county area who are infected with HIV, the virus that causes AIDS. PHS is the main local service provider in Peoria. Of the 15-county area that is served by PHS, approximately 50% of clients reside in Peoria County. Local service providers have implemented targeted efforts on increased education and awareness, testing, and supportive care services. PHS, along with Central Illinois Friends, helps provide insurance signup, transportation to and from medical appointments, assistance with housing issues, and community outreach.

Majority of the population with HIV/AIDS and their families face many of the same living expenses challenges as the elderly in addition to managing a chronic disease.

**Discussion:**

The City is committed to ensure non-homeless sub-populations' needs are met with the greatest level of attention and service. Oftentimes the amount of need far outweighs the amount of limited resources. The City will continue to collaborate with service providers, local officials and community advocates to identify need and prioritize resources

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities with the highest needs in the City of Peoria include improvements to nonprofit buildings, parks, homeless facilities, fire stations, and other public facilities. CDBG funds may be used for such facilities when they are used for eligible populations or neighborhoods.

### **How were these needs determined?**

Needed public facilities in the City of Peoria are identified through the City of Peoria's Consolidated Plan survey, discussions with nonprofit leaders, and through City planning processes. Recently, the City has partnered with the Illinois Housing Development Authority to create neighborhood revitalization plans in three low income neighborhoods of Peoria. These plans will continue to be a focus for investment by using these plans as the basis for releasing notices of funding availability for CDBG and HOME funds.

### **Describe the jurisdiction's need for Public Improvements:**

The City of Peoria's public improvement needs include street improvements; street right-of-way repair and replacement; new streets; and all associated improvements including sewer, streets lighting, parking facilities, street signals, street trees and other landscaping, flood drainage, water hydrants, sidewalks, ADA ramps at intersections and other pedestrian crossing areas; curb and gutter, street pavement, and striping. CDBG funds may be used for some of these public improvements mainly targeted in low- and moderate-income areas.

### **How were these needs determined?**

Needed public improvements in the City of Peoria are identified through the Community Investment Plan application process. These improvements can include work on City owned property as well as property owned by others, such as those identified in an approved Tax Increment Financing Plan. Projects were submitted by City staff and approved by the City Council. In addition, the City has partnered with the Illinois Housing Development Authority to create neighborhood revitalization plans in three low income neighborhoods of Peoria. These plans will continue to be a focus for investment by using these plans as the basis for releasing notices of funding availability for CDBG and HOME funds.

### **Describe the jurisdiction's need for Public Services:**

The City of Peoria's need for public services include the full range of services specified in IDIS. In order to address the most critical needs, the City Human Resources Commission identifies certain activities as

priorities. For the 2020 fiscal year, those priorities are youth services, abused and neglected children, services for victims of domestic violence, senior services, substance abuse services, mental health services, childcare services, and employment training. These priorities were approved by the City Council.

### **How were these needs determined?**

These needs were determined by the Citizen Commission at the City called the Advisory Commission on Human Resources. Staff gathers data and information which is presented to the Commission prior to making priority decisions each year. This presentation also takes into account the priorities of other local agencies such as the United Way and the Regional Community Health Improvement plan in order to align priorities and leverage the City's investment. In addition, the HUD Consolidated Plan survey this fall also included a ranking of public services. This will also be presented to the Commission to review prior to making priority decisions for 2021. The recommendation of the Commission is forwarded to the City Council for final approval.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section will provide an overview of the local Market Analysis.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

There are 52,505 housing units in Peoria per 2011 – 2015 ACS data. This marks a slight increase from the figure cited in the City’s 2015 Consolidated Plan, in which there were 52,466 units per 2006 – 2010 ACS data. Of the occupied units, 64% (33,730) are one-unit detached structures, 4% (2,155) are one-unit attached structures, 7% (3,470) are two to four unit structures, 14% (7,560) are 5-19 units structures, 10% (5,130) are 20 units or more, and 1 % (460) are Other (mobile homes, RV, etc.).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	33,730	64%
1-unit, attached structure	2,155	4%
2-4 units	3,470	7%
5-19 units	7,560	14%
20 or more units	5,130	10%
Mobile Home, boat, RV, van, etc	460	1%
<i>Total</i>	<i>52,505</i>	<i>100%</i>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	0%	1,250	6%
1 bedroom	620	2%	6,650	31%
2 bedrooms	6,185	24%	7,690	36%
3 or more bedrooms	19,185	74%	5,559	26%
<i>Total</i>	<i>26,095</i>	<i>100%</i>	<i>21,149</i>	<i>99%</i>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to data from PHA, there are 36 project-based housing units in Peoria, 30 of which are located in Riverwest South and 6 of which are in New Hope Apartments. There are 885 public housing units, including both conventional and housing infinitive units. In addition, there are a total of 1,979 Housing Choice Vouchers (Section 8 Vouchers), 100 of which are for non-elderly persons with disabilities. All

households receiving PHA assistance must income-qualify and are at or below the 80% Area Median Income threshold.

Through its programming, the City of Peoria also provides support to households throughout the city, focusing on the low-income population earning less than 80% of the Area Median Income. Through its HUD HOME/CHDO funds, the City assisted 4 households in Peoria in 2018 through new homeowner construction completed by Habitat for Humanity. In that same year, the City partnered with Peoria's Local Initiatives Support Coalition, Peoria Citizens Committee for Economic Opportunity, and Partners for a Better East Bluff to administer a down payment assistance (DPA) program that connected 5 households, which earned no more than 140% of the Area Median Income, with safe, decent, and affordable homeowner-occupied units. Three of the 5 households receiving DPA through the partnership were also funded with HOME funds, and those households were either at or below the 80% AMI criterion.

Through its various rehabilitation programs utilizing CDBG funds, the City served 32 households, with 20 roof rehabs, 4 ramp installations, and 8 emergency repairs in 2018. Using funds from the Illinois Housing Development Authority, the City provided home accessibility improvements to 8 households. The City offered a match to the Peoria City/County Health Department's lead abatement program, serving 19 households. Through another partnership with the Health Department, the City provided rehabilitation assistance to 7 households. All of these programs target the City's low-income population earning less than 80% Area Median Income. These programs are open to families and households of any type, although they tend to focus on homeowner-occupied properties.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

At this time the PHA is not aware of units expected to be lost.

**Does the availability of housing units meet the needs of the population?**

At an average of 12.3% per census tract according to ACS data, there is a substantial vacancy rate in Peoria. While this might suggest that there are enough units for households, there are a number of factors that color this figure, including the decency of units, hyper-vacancy paired with abandoned homes, and housing cost-burdened households. According to 2013 – 2017 ACS data, some Peoria census tracts have vacancy rates as high as 31.9%, a clear marker that abandonment/disinvestment has likely occurred and a suggestion that properties may not be habitable. In addition, some of Peoria's housing stock, especially in older parts of the city, is aged and does not necessarily provide a decent, healthy living environment for its inhabitants, a particular problem for rental units. Further, according to Census data pulled from Policy Map, about 45.9% of all renters in Peoria are cost-burdened, implying that there are insufficient affordable, decent rental units to meet local demand.



### **Describe the need for specific types of housing:**

As explored above, the City has a need for affordable rental housing, given the significant percentage of renters across Peoria who are cost burdened. This is compounded by the problem of decency, as some low-income renters may be afraid to report poor/unsafe living conditions for fear of eviction.

Affordable, infill single-family units could also aid neighborhoods, as they would contribute to the available, decent housing stock while beginning to fill out "gap teeth" blocks, in the process addressing the issues of vacant lots and abandoned structures that can negatively affect communities and potentially lead to crime.

### **Discussion**

One of the main issues that Peoria faces is the decency of its housing stock. On paper, the City has a number of affordable housing units. However, many of these units are old, deteriorated, and generally unsafe/unhealthy for individuals or families. Thus, those units that are "affordable" in theory are not actually "decent." In addition to the decency of its housing stock—in particular, the decency of its rental housing stock—there is a gap in rental housing for area residents. Peoria's homeowner housing market is more well-supplied than its rental market. (Of course, in the lower price range of homeowner-occupied units, the problem of decency resurfaces.) For example, nearly 46% of renters in the City spend in excess of 30% of their income on housing, while 18.43% of homeowners in Peoria are cost-burdened, according to 2010 Census data from Policy Map. These figures suggest that there is a need for affordable, decent housing in Peoria.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

According to a comparison of 2005 - 2009 and 2011 - 2015 ACS data, median home values in Peoria increased by 9% over this ten-year, averaged timeframe, from \$113,400 to \$123,800. The median contract rent also increased over this same timeframe, from \$520 to \$584.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	113,400	123,800	9%
Median Contract Rent	520	584	12%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,265	34.4%
\$500-999	11,910	56.3%
\$1,000-1,499	1,065	5.0%
\$1,500-1,999	400	1.9%
\$2,000 or more	515	2.4%
<i>Total</i>	<i>21,155</i>	<i>100.1%</i>

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,525	No Data
50% HAMFI	8,585	3,479
80% HAMFI	15,115	7,794
100% HAMFI	No Data	11,133
<i>Total</i>	<i>26,225</i>	<i>22,406</i>

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	549	610	778	994	1,128
High HOME Rent	549	610	778	994	1,128
Low HOME Rent	549	610	778	990	1,105

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

According to Census data pulled from Policy Map, about 45.9% of all renters in Peoria are cost-burdened, implying that there are insufficient affordable, decent rental units to meet demand. While the CHAS data above outlines how there are over 11,000 units that are affordable to City of Peoria households earning 50% or less of AMI, those units are not necessarily occupied by households at those income levels. That is, a household earning 100% of AMI could occupy a unit affordable to a household earning 30% of AMI, thereby eating into the units available to the city's most economically vulnerable population. The issue of the decency of housing units remains an important background figure amid all of this, as units that are currently online may not actually be suitable living environments for any household, regardless of income status.

### How is affordability of housing likely to change considering changes to home values and/or rents?

As the 2005 – 2009 and 2011 – 2015 data outlines, both median rent and median home values have increased over the course of the past fourteen years, with rent values increasing at a greater rate than home values. Compared to the City's 2015 Consolidated Plan, which used data from the 2000 Decennial Census and 2005 – 2009 ACS data, the current rate of increase is much slower than it was in previous years: the 2015 Consolidated Plan cited a 35% increase in median home values and a 28% increase in median contract rents. Even still, slight increases in home values and rents will have a negative effect on low-income home buyers and renters at 30% or less AMI. Because the market is already squeezed at the low-income end of the spectrum, increases in living costs could put further pressure on this segment of the population.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Except for efficiency units, both low and high HOME rents / Fair Market Rent exceed the median contract rent of \$584 per 2011 – 2015 ACS data. Because HOME rents are generally higher than median contract rent, properties receiving HOME assistance may be encouraged to pursue further funding, such as tenant- or project-based vouchers through PHA. (The City of Peoria does not use its HOME Funds for Tenant-Based Rental Assistance.) The relatively higher rents could encourage developers to seek HOME funds in acquiring, rehabilitating, or creating rental units. In comparison to some older, less well-maintained properties, the decent, healthful quality of the units produced through HOME assistance could encourage households to pursue residence there despite potentially higher housing costs.

## **Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

As the data and analysis below reflect, Peoria's housing stock is affected by issues around lead-based paint and housing unit condition (or decency). In fact, based on a combination of data sources, including the HUD Low- and Moderate-Income Summary and statistics from the EPA, a large estimated number of low- or moderate-income residents occupy housing units that have lead-based paint: between 14,190 and 21,100 households. Further, based on 2011 - 2015 ACS data, 45% of renter-occupied units have at least one selected condition (lack of complete kitchen, lack of complete plumbing, more than one person per room, and housing cost burden in excess of 30%).

### Definitions

"Substandard Housing" is defined as a housing unit that fails to meet the Peoria Housing Code (2012 International Property Maintenance Code).

"Substandard Condition but Suitable for Rehabilitation" is defined as a housing unit that fails to meet the Peoria Housing Code (2012 International Property Maintenance Code) but is structurally and economically feasible to repair.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,100	20%	9,610	45%
With two selected Conditions	160	1%	485	2%
With three selected Conditions	10	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20,825	80%	11,040	52%
<i>Total</i>	<i>26,095</i>	<i>101%</i>	<i>21,150</i>	<i>99%</i>

**Table 33 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,995	11%	2,165	10%
1980-1999	3,215	12%	3,750	18%
1950-1979	12,080	46%	9,175	43%
Before 1950	7,790	30%	6,055	29%
<i>Total</i>	<i>26,080</i>	<i>99%</i>	<i>21,145</i>	<i>100%</i>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,870	76%	15,230	72%
Housing Units build before 1980 with children present	2,473	9%	1,393	7%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

Most of the City of Peoria's housing has none of the four evaluated conditions: lack of complete kitchen or plumbing facilities, cost burden, overcrowding, and 0 negative income. There are 5,100 (down from 6,390) homeowners and 9,610 renters that have at least one condition. Since the age of Peoria's housing is a significant factor with about 76% of homes build prior to 1980, it is presumed that many of these owner-occupied and rental homes need housing rehabilitation.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The EPA estimates that lead-based paint can be found in 87% of homes built before 1940, 69% of homes built between 1940 and 1959, and 24% of homes built between 1960 and 1977. Those figures were blended with data from HUD's Low- and Moderate-Income Summary and our county record of each structure build year to estimate a low and high range of probable LBP affected households within our jurisdiction. As a result (ignoring those properties for which we do not have build year data), the number of households in Peoria that have lead-based paint where the occupant earns less than 80% of the area median income is not less than 8,700 and not more than 15,600.

However, the proportion of parcels for which we do not possess a build year is 20%, or about 12,200 buildings. Consequentially, the true maximum and minimum bounds of that estimation are likely higher. If we take the average of the EPA's likelihood for a house to have lead-based paint based on its age and add it to our initial estimations, then we can derive a more realistic final estimation. The average of the EPA's figures is 45% (derived by dividing 24%, 69% and 87% by 4 to account for houses built without lead after 1977). To validate whether that is a reasonable estimation, we built a map of housing build years to visually see if the parcels for which we do not have data are in proximity to pre-1978 housing. As that map shows, a large share of the uncertain parcels is distributed in historically older parts of town. Thus, we can conclude that 45% is a reasonable predictor of finding lead-based paint among these structures, if not slightly underestimating. Continuing with our calculation, 45% of the 12,200 households sans build year data equals 5,490 households with lead-based paint.

When we add that figure to our low and high bound estimation, we arrive at a final estimation. In conclusion, the number of households in Peoria that have lead-based paint where the occupant earns less than 80% of the area median income is not significantly less than 14,190 and not significantly more than 21,100.

## **Discussion**

Fortunately, the low- and moderate-income residents of Peoria are well protected against direct effects of natural hazards including climate change. The areas within Peoria that are most susceptible to flooding from storms or flooding are shown on Firm Maps to be areas that are commercial and industrial in nature and not of a residential use. The residential areas susceptible to flooding within the City of Peoria are small in number and do not include the areas with concentrations of low- and moderate-income residents.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Peoria’s public housing authority is the Peoria Housing Authority, or PHA. According to PIC data, there are 802 public housing units in Peoria. There are an additional 1,530 total vouchers, including 40 project-based vouchers and 1,487 vouchers. The average tenancy of residents of public housing is 6 years, with voucher holders averaging 5 years. Between public housing residents and voucher holders, there are 262 elderly residents and 542 families who have disabilities.

The redevelopment of Taft Homes, one of Peoria’s older public housing facilities, has been outlined as a priority goal for PHA. Staff from PHA attended two of the City’s Consolidated Plan public meetings, and PHA collaborated with and provided input to the City regarding Peoria’s public housing needs.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	860	1,942	36	1,906	0	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**



Based on figures supplied by the Peoria Housing Authority, there are a total of 801 units of public housing in Peoria, which include units at Sterling Towers, Harrison Homes, Taft Homes, and scattered sites. According to PIC data, Sterling Towers is an 11-story high rise with a connecting 4-story complex, totaling 185 units. This site has undergone renovations over the past few years and is in good condition overall. Built in 1942, Harrison Homes consists of 152 units, which are repaired or updated regularly, resulting in an overall good condition. Taft Homes consists of 200 units built in 1955 and is currently under review for redevelopment. Occupied units receive upkeep on a regular update to maintain decent conditions. These figures differ slightly from PIC data supplied above.

PHA's 5 Year Action Plan includes security upgrades, to include cameras, lighting, and added security services. Interior renovations of kitchens, bathrooms, painting and flooring updates are also outlined in the plan. Exterior renovations include roof replacements, gutter/soffit replacements, concrete repairs, window replacements, and fencing. The 5 Year Action Plan also discusses upgrades to appliances, HVAC, plumbing, landscaping, and road repairs at each site. Once implemented, these changes will improve the physical condition of PHA's various sites.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Taft Homes	78c
Harrison Homes South	61c
Riverwest Homeownership & South	49c
Riverwest South	82b
Harrison Homes Redevelopment	75c
Harrison Homes Redevelopment Phase III	86c
Sterling Towers	76c
Scattered Sites	69c

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Initially built as temporary barracks for soldiers returning to Peoria after the Korean War, Taft Homes was later developed into public housing. While PHA strives to maintain Taft Homes, the agency is in the process of redeveloping the site. Preliminary activities include conducting environmental reviews, exploring the feasibility for demolition and new construction through the Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) tool. PHA is also positioned to improve its current properties through its Capital Fund Program. These improvements include upgrades to exteriors, windows, doors, roofing, fencing, kitchen upgrades, bathroom upgrades, and more.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As outlined in the Peoria Housing Authority's Five-Year Action Plan, there are numerous goals around improving the living environment of families and households residing in public housing. These include building improvements, facilities improvements, and energy and sustainability improvements, alongside future development and redevelopment plans, in particular at Taft Homes. PHA has outlined a variety of funding sources to be potentially utilized in these efforts, including funds and resources from the Illinois Housing Development Authority, Community Development Block Grant, and the Federal Home Loan Bank. In addition, PHA is working to improve overall security administration across its sites, as well as working to further deepen its relationship with local community and social service agencies and providers along with the Continuum of Care to address various needs that their clients may have.

### Discussion:

The data on the condition of public housing units in Peoria has been supplied by the Peoria Housing Authority.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The data below reflects the housing inventory count as of January 2019 for homeless providers in the four county region (Peoria, Tazewell, Fulton and Woodford Counties) that make up the regional Continuum of Care. In addition to the data below, there are nine programs in the continuum that provide rapid rehousing services, which is not included in the chart below as it is permanent housing, but not permanent supportive housing. According to the 2019 housing inventory count, these programs provided 35 beds to households with children, 39 beds to households with only adults, and 32 beds for veterans.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	171	0	0	171	0
Households with Only Adults	305	0	27	181	0
Chronically Homeless Households	0	0	0	52	0
Veterans	12	0	0	52	0
Unaccompanied Youth	0	0	3	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data provided from Continuum of Care Housing Inventory from January 2019 HMIS data.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

Please see the 211 resource guide for Peoria County from the Heart of Illinois United Way and Advanced Medical Transport at the link below. These services are available to complement services specifically for homeless individuals. In addition, the Continuum of Care convenes a monthly meeting of stakeholders that impact the lives of those experiencing homelessness. This General Membership consortium includes approximately 40 organizations with focus areas ranging from education and workforce development, to healthcare and healthy living.

[http://www.peoriagov.org/content/uploads/2012/11/Peoria-County-Resource-Guide-1.2.20\\_1584061963\\_add.pdf](http://www.peoriagov.org/content/uploads/2012/11/Peoria-County-Resource-Guide-1.2.20_1584061963_add.pdf)

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Please see the link above for the Peoria County Resouce Guide.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City works to ensure, through funding, that persons with severe mental illnesses, persons with developmental disabilities, and persons with physical disabilities are being housed. There are several community agencies that offer intermediate care facilities, development centers, and housing assistance to prevent homelessness after discharge from mental health institutions. In addition, the City continues to assert a discharge policy that requires institutions and systems to ensure housing for a patient prior to discharge.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The needs of the elderly are primarily decent and affordable housing. Although many elderly homeowners have fully satisfied mortgage commitments and have very little debt, the increased costs of living expenses, such as utilities, transportation, medical, and food make maintaining and staying in the home an affordability issue. This is especially true for extremely low-income and very low-income elders who may have allowed their property and subsequent property value to deteriorate to a level where the owner cannot financially or physically improve, sell, or access credit for repairs to the property.

Individuals with disabilities have similar hardships as those experienced by the elderly and have the additional issues of accessible and sensory modified properties. Those with extremely low, very low, and low-income have limited personal funds available to make accommodations to their properties.

Individuals with HIV/AIDS and their families face many of the same living expense challenges of the elderly as well as the additional issue of managing a chronic disease.

Supportive services include different levels of assistance and case management depending on the immediate needs of the person. The supportive services can include, but are not limited to:

- Housing maintenance education
- Money management
- Prescription management and responsibility
- Accessibility to entitlement benefits and programs
- Medical Insurance assistance
- Transportation assistance Parenting courses

- Employment searches for livable wage positions
- Employment retention
- Housing payment assistance (rent, mortgage and/or utility subsidies)
- Legal advice and representation
- Affordable housing options
- Education- both continuing education and remedial

Individuals with behavioral health conditions, including mental health disorders, substance use disorders, and co-occurring disorders, may be subjected to unfair housing standards that are higher than those used for the general population. Some housing units may have mandatory residency requirements such as drug tests, sobriety, medication, and other services. This approach does not align with the evidence-based Housing First model and can cause impediments to housing these vulnerable populations.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Housing providers have a strong working relationship with the local hospitals to ensure that individuals discharged from these institutions have adequate housing prior to discharge. One hospital and one of the homeless providers that is also a mental health provider have an agreement to share data regarding the use of the emergency room by homeless individuals. In addition, the hospital is providing additional funding for case management at the homeless shelter in order to help connect more individuals with permanent housing.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City allocates funding to several program designed to assist the special needs of non-homeless, subpopulations including the persons with disabilities (mental, physical, developmental), persons needing health services, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. The City of Peoria's CDBG funded Roof Rehabilitation Program, PCCHD Lead Match Program, and the wheelchair ramp program are designed to rehabilitate homes occupied by lower income households, including the special populations noted above. Those residents that are mobility impaired or have other disabilities are provided additional assistance in processing applications.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Peoria is not part of a consortia.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Taxes, land use controls, and building codes can each have a negative effect on affordable housing and residential investment. While real estate taxes may be higher and there are municipal fees, e.g. for stormwater, for homeowners/landlords in Peoria, the taxes and fees in the city do not prohibit housing from being constructed. The City strives to expedite plan review for housing developments and anticipates that its new technology system, implemented in fall 2019, may further aid the process.

Like many American cities, Peoria is zoned such that varying residential densities are allowed in various parts of the city. This could prevent an affordable, multifamily structure from being built in a less-densely zoned neighborhood. In parts of the City under form-based code and in the Heart of Peoria, additional regulations and design requirements apply that could raise development costs.

Building Code requirements and fees are the same for all types of residential developments and ensure the safety and habitability of new units constructed. There are no fees, charges, growth limits, or other policies that affect the return on residential investment.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section identifies economic sectors in the City of Peoria where job opportunities exist and identifies reasons why some employment sector positions are not being filled. The main employment challenges are education, training, and certification deficiencies. It concludes with the efforts being made to increase the educational level of Peoria residents.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	179	418	0	0	0
Arts, Entertainment, Accommodations	5,060	9,969	10	8	-2
Construction	1,649	7,992	3	6	3
Education and Health Care Services	15,253	23,355	30	18	-12
Finance, Insurance, and Real Estate	2,412	3,702	5	3	-2
Information	613	2,442	1	2	1
Manufacturing	8,154	25,167	16	20	4
Other Services	2,230	5,056	4	4	0
Professional, Scientific, Management Services	5,448	10,128	11	8	-3
Public Administration	1,624	5,828	3	5	2
Retail Trade	5,384	18,918	11	15	4
Transportation and Warehousing	1,945	6,244	4	5	1
Wholesale Trade	795	7,586	2	6	4
Total	50,746	126,805	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:  
Corrected Data

**Data Source Comments:** IDIS does not allow for the percentages (share of workers, share of jobs, jobs less workers) to be manipulated. As a result, the numbers in those sections are incorrect.

## Labor Force

Total Population in the Civilian Labor Force	56,415
Civilian Employed Population 16 years and over	50,746
Unemployment Rate	10.00
Unemployment Rate for Ages 16-24	22.50
Unemployment Rate for Ages 25-65	6.70

**Table 41 - Labor Force**

**Alternate Data Source Name:**

Corrected Data

**Data Source Comments:**

Occupations by Sector	Number of People
Management, business and financial	20,822
Farming, fisheries and forestry occupations	179
Service	10,346
Sales and office	11,866
Construction, extraction, maintenance and repair	2,294
Production, transportation and material moving	5,418

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

Corrected Data

**Data Source Comments:**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	43,361	87%
30-59 Minutes	4,984	10%
60 or More Minutes	1,495	3%
<i>Total</i>	<i>49,840</i>	<i>100%</i>

**Table 43 - Travel Time**

**Alternate Data Source Name:**

Corrected Data

**Data Source Comments:**

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,225	1,315	3,093
High school graduate (includes equivalency)	8,478	1,771	3,649
Some college or Associate's degree	13,241	1,279	3,675
Bachelor's degree or higher	16,724	668	2,936

**Table 44 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
Corrected Data  
Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	165	280	330	760	1,155
9th to 12th grade, no diploma	1,495	1,475	780	2,309	1,305
High school graduate, GED, or alternative	3,075	3,665	3,145	6,600	5,325
Some college, no degree	6,350	3,498	2,455	6,255	3,228
Associate's degree	635	1,505	1,479	2,820	680
Bachelor's degree	1,450	4,070	3,455	4,740	2,305
Graduate or professional degree	230	2,755	1,935	3,315	1,650

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,331
High school graduate (includes equivalency)	22,288
Some college or Associate's degree	30,018
Bachelor's degree	50,139
Graduate or professional degree	70,674

**Table 46 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
Corrected Data  
Data Source Comments:

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors within our jurisdiction are Education and Health Care Services along with Arts, Entertainment, Accommodation.

**Describe the workforce and infrastructure needs of the business community:**

The workforce needs of the business community for each sector are for well-educated, motivated, healthy, skilled, trainable, locally mobile, multi-talented employees. Each sector's job needs include job readiness, job preparedness of employees with post-secondary education, and competence in basic and technical skills. The business community's infrastructure needs are an efficient, safe and reliable transportation system, including street, water, rail and air; a plentiful and clean water supply; a well-designed and adequately sized storm water management system; large capacity sanitary sewer system; internet service; reliable cable and electricity service; and convenient, pleasant and safe recreational facilities; all provided at a reasonable cost, whether it is paid through taxes or fees.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Health Care field continues to grow within the Peoria area. As more jobs are being created there is a greater need for a workforce with some form of secondary education. The Peoria area is also involved in the autonomous vehicle market. Software is being developed and tested in Peoria's downtown in conjunction with a not for profit to provide transportation to medical centers. Peoria Innovation Hub is opening in downtown Peoria to help coordinate and create solutions to business needs in the area. This hub is planned to put companies in touch with each other to provide business support and to help start-up businesses that are needed in the area.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The area with greatest employment growth in Peoria is in the medical field. Medical professionals and their support staff (HR, Legal, Finance) all will require some form of secondary education. The ACS shows Peoria's population holding a post-secondary degree of some form as 44%. This number will need to be increased to meet the growing demands of employers within City of Peoria.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Greater Peoria Economic Council when discussing with the business community has a plan with 4 areas of focus to develop the workforce. The first is class loads that cater to career paths for high school students. The students gain exposure and experience to fields of interest that will prepare them to enter the workforce or secondary education with a career in mind. The second involves Illinois Central College working directly with employers to develop course loads that educate the students on the specific needs of the career fields in the area. The third focus is outreach to get unskilled workers trained to become skilled workers. The fourth initiative focuses on finding assistance to those facing barriers in entering the workforce. The assistance to these individuals is generally transportation issues, childcare needs, or health problems. Once any or all of these barriers have been relieved, many are able to work more.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Greater Peoria Economic Council is currently working on their most recent CEDS. Within it are 4 goals; Improve Human Capital, Act Regionally, Improve Economic Performance, and Enhance Quality of Life. The GPEC's goal to Enhance Quality of Life matches the goals of the Con Plan. In an interview with the president of the GPEC as preparation of this Con Plan it was stated one of the issues effecting the development of a workforce in the area is a lack of Quality, Affordable Housing. Workers are often unable to find quality, affordable housing near the city's growing work centers. When commuting by public transportation often unmanageable travel times are present to these workers. Adding in the need to care for family members or work hours outside public transportation schedules and many workers are unable to work in the city's growing business areas. Quality, affordable housing is major goal of the Con Plan.

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The definition of concentrated is if a census tract has more than 10% of owners or 10% of renters have more than one housing problem.

According to PolicyMap, there is one area where renters have at least two housing problems at a rate of more than 10% in the census tract. Census Tract 13 has nearly 13% of rental properties that have multiple housing problems which is in the North Valley area of the City. Please see the attached map of that area.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold: R/ECAPs must have a non-white population of 50 percent or more and 40 percent or more of individuals living at or below the poverty line.

According to Policy Map, the City of Peoria has six census tracts that are R/ECAPs located on the South Side of Peoria. Census Tract 3, 6, 9, 20, 50, and 100. Please see the attached map of these areas.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas and neighborhoods typically have a lack of shopping opportunities, depressed housing values, a larger percentage of rental housing, housing needing rehabilitation, few job opportunities, households with lower incomes, and some areas of general disinvestment. Each area typically has some local businesses.

### **Are there any community assets in these areas/neighborhoods?**

Both of these areas have strong neighborhood associations and other groups that are involved in planning and other processes with the City. These areas both also have strong nonprofit organizations seeking to help the residents.

### **Are there other strategic opportunities in any of these areas?**

In conjunction with the Illinois Housing Development Authority, the City is developing neighborhood plans for both the South Side and the North Valley. As part of the strategic plan, the City will utilize HUD funding to release Notice of Funding Availability for projects that support the items identified in these

plans. In addition, LISC of Greater Peoria is an opportunity for developers to access financing that might not otherwise be available.



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The City of Peoria has access to broadband wiring throughout the City and County. According to data from the FCC, there are no areas of Peoria County without a broadband provider.

While the broadband wiring exists, a broadband connection can still be difficult for a low-income household due to cost of monthly service. Although Comcast Xfinity provides special rates to low-income families, the service is 15 mps, which is less than the 25 mps required to meet the broadband standard. One of the consulted broadband providers in the area, I3, confirmed that the lowest cost broadband connections available to City of Peoria residents are not providing the speeds needed for everyday use.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to the FCC, 100% of Peoria County now has two broadband providers with 98.81% of the urban portions of the county having three or more providers. While increased competition is always advantageous, the expansion in recent years of additional broadband providers has increased competition in our jurisdiction. Unfortunately, the cost of broadband service is still out of the range of many low-income families. I3, a consulted broadband provider in the area, described competition in the broadband market key to providing costs affordable to low- and moderate-income households.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Of the hazards identified as posing a risk by Peoria County the following could be associated with climate change: Flood, Severe Storms and Tornados, Winter Storms, Landslides, Drought, and Extreme Heat. The total list of hazards can be found here: <https://www.peoriacounty.org/422/Hazard-Mitigation-Plan>

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Winter Storms and Tornados pose dangers to all Peoria Residents.

Low and Moderate households will be especially vulnerable to risk from the following hazards:

**Landslides:** Many low- and moderate-income residents of Peoria are at risk for dangers associated with Landslides from Climate Change. Peoria is a city with multiple bluffs. The lowest income area in Peoria is located at the bottom of one of these bluffs. In the event of a climate change induced landslide, many of Peoria's low-income houses would be washed away or severely damaged.

**Extreme Heat:** The low- and moderate-income residents of Peoria will face financial burden from climate change induced Extreme Heat. The housing stock in Peoria's low and moderate areas are generally much older than in the City's more affluent areas. Older homes are less energy efficient due to a lack of insulation. This will burden low- and moderate-income residents with greater utility bills who are trying to keep their houses cool with fans or air conditioners. Extreme Heat also poses a life safety danger to Peoria's low- and moderate-income residents as their older housing stock is less likely to have air conditioning. In an extreme heat scenario low- and moderate-income residents without air conditioning would be unable to properly cool themselves and would face danger of overheating.

**Drought:** Peoria obtains the drinking water for its residents from the Illinois River. A drought that compromised the Illinois River would severely limit the amount of drinking water available to Peoria residents. Low- and moderate-income residents that are without available funds to buy shipped in bottled water will be without drinking water.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The following strategic plan sections provide context for the chosen goals to be addressed with federal grant funds and other leveraged resources over the next five years under the 2020-2024 Consolidated Plan.

For the first time, the City conducted a Community Needs Survey to solicit comprehensive feedback from residents about the priorities for this federal funding. The survey results along with stakeholder input shaped the selection of needs and goals in the plan. In addition, data from the City's Analysis of Impediments helped to shape the priorities for the plan.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 47 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Currently, the City is not implementing any official HUD designated geographic based priority areas such as NRSAs or Empowerment Zones.

Allocations and program activities are funded citywide in accordance with income eligibility requirements per HUD regulations. Going forward, however, there will be intentional application of the following principles to help address the disparities of access to services, housing and community infrastructure:

1. The City's Community Needs Survey identified local neighborhoods that the community identified as target areas for federal funding. Over 60% of respondents indicated funding should be focused on the South Side of Peoria with an additional 27% indicating funding should be targeted in the East Bluff neighborhood and 6% identified the Near Northside. To address these needs, the City has focused on creating Notices of Funding Availability based on neighborhood plans in these areas. For example, \$550,000 of HOME funds and \$250,000 in CDBG funds were made available for the East Bluff in 2019. In early 2020, a NOFA will be released for the South Side. The City intends to continue these focused releases of funding in order to make a larger impact on the neighborhoods identified in the survey and other low-income neighborhoods.
2. High cost was identified in the Community Needs Survey as the top barrier for being unable to find decent, affordable housing. The City will continue to seek out opportunities to offer gap financing to larger affordable housing development projects in order to increase the number of new affordable housing units available in the community. In addition, rehabilitation programs for homeowners will continue as that was one of the top needs from the survey. Code enforcement for rental properties will continue to seek to improve housing stock in order to remain in current affordable housing based on the survey results and additional feedback questions on the survey.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Rehabilitation
	<b>Description</b>	This priority need will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Rehabilitation activities such as roof replacement, water heater replacement, lead abatement, ramp installations, and others will be offered to low-income households throughout the City. Code enforcement activities also help the rehabilitation of rental units.
	<b>Basis for Relative Priority</b>	Housing rehabilitation and related programs such as energy efficiency improvements were the top-rated items in the City's Community Needs Survey. In addition, a top issue in the region is the quality of the housing stock available due to the older housing stock throughout Peoria. The Housing Needs Assessment also demonstrated the need for housing rehabilitation due to the number of households with housing problems. Housing rehabilitation was also identified as a major recommendation in the Analysis of Impediments due to the old age of many low-income homes.
2	<b>Priority Need Name</b>	Affordable Housing

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Focus Area Housing Leverage
	<b>Description</b>	This priority need is for the creation and retention of affordable housing units within the City of Peoria. This could include HOME funding for CHDOs or other developers for the new rental units or the rehabilitation of multi-family rental units.
	<b>Basis for Relative Priority</b>	The basis for this priority is due to the ranking of family housing towards the top of the Community Needs Survey. In addition, respondents unable to find decent, affordable housing indicated the top reason for this was due to high cost of housing in the community. Affordable housing was also identified as a major need in the Analysis of Impediments. Finally, stakeholders, such as the Continuum of Care, have identified the creation and retention of affordable units as a high need in our community.
<b>3</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	This priority need provides economic incentives to businesses that create new jobs for low- and moderate-income residents or retain jobs that are threatened to be lost.
	<b>Basis for Relative Priority</b>	The basis of this priority is due to the highest ranking in the Community Needs Assessment survey. In addition, economic development and job training programs have been identified as a need by the City Council and regional business groups.
<b>4</b>	<b>Priority Need Name</b>	Public Service
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	This priority need will assist local nonprofits in providing a variety of services to low-income residents.
	<b>Basis for Relative Priority</b>	The basis for this priority is that these social services are vital to assisting low-income community members. The City's Community Needs Survey results will be used to help guide a City Commission to select the priorities that will be funded each year.
5	<b>Priority Need Name</b>	Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Services
	<b>Description</b>	This priority need is to assist homeless individuals and families with the end goal being placements into permanent housing.
	<b>Basis for Relative Priority</b>	This priority was identified as a high priority in order to best coordinate funding with the Heart of Illinois Continuum of Care.



6	<b>Priority Need Name</b>	Public Improvements and Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Improvements and Infrastructure
	<b>Description</b>	This priority provides for the construction of public improvements and infrastructure in eligible locations.
	<b>Basis for Relative Priority</b>	The basis for this priority is from the Community Needs Assessment Survey and the infrastructure needs of the community.
7	<b>Priority Need Name</b>	Demolition
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Demolition
	<b>Description</b>	This priority need will remove deteriorated structures. All structures will be vacant, blighted structures within the City of Peoria.

<b>Basis for Relative Priority</b>	The City of Peoria Community Development Department uses funding for demolition to add value to the other established funding priorities of our Comprehensive Plan to ensure safe and sanitary neighborhood conditions for our residents. A holistic approach to community development ensures that funds being put into rehabilitation projects are maximized by ensuring residential properties in the same neighborhood that are dangerous to residents are demolished. This helps protect the investment of the CDBG funds as well as ensure safe, quality, affordable housing and maintain property values in our city.
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**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	No funds are allocated for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	No funds are allocated for TBRA for Non-Homeless Special Needs.
New Unit Production	The high cost of construction makes the production of new affordable units difficult without multiple layers of public financing. The City continued to offer gap financing to larger affordable housing projects as well as single family home projects through a local CHDO.
Rehabilitation	Nearly 25% of the housing stock in the City of Peoria was built prior to 1939 and nearly 75% was built prior to 1979. Due to the old age of the housing stock, rehabilitation is a key need in our community. Due to the market conditions in low-income neighborhoods in Peoria, residents may have a difficult time obtaining financing to make home repairs due to the low assessed value of the home or not enough income to make loan payments. The City's rehabilitation programs seek to help keep homeowners in decent housing by providing rehabilitation programs as grants.
Acquisition, including preservation	Over the past few years, the City has increased the number of vacant lots owned by the City due to changes in state law to allow the City to declare properties abandoned and take ownership. The City must absorb the cost to demolish most of these homes with local funding. Once demolition is complete, the City works with developers to provide land at minimal cost for the development of affordable housing or other community projects.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

On February 14, the Office of Community Planning and Development for HUD announced the FY 2020 formula allocations for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs. Per the announcement, the City anticipates receiving the following amounts for its 2020 program year: \$1,848,787 in CDBG funds; \$674,047 in HOME funds; and \$155,243 in ESG funds. The City's 2020 program year is from January 1, 2020 to December 31, 2020.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,848,787	0	0	1,848,787	7,200,000	There are no prior year resources that are to be reallocated.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	674,047	0	0	674,047	2,640,000	There are no prior year resources that are to be reallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,243	0	0	155,243	580,000	There are no prior year resources that are to be reallocated.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The federal funds identified above will be leveraged with additional private, state, and local funds.

The City allocates approximately \$200,000 in corporate funds annually for supportive neighborhood development activities, including but not limited to, crime prevention, public safety initiatives, housing rehabilitation, and capacity building of organizations. The combined investment of corporate, state, and federal funds into Peoria neighborhoods yields holistic and sustainable results.

**Match Requirements:**

The CDBG program has no regulatory match requirement. However, for most activities, CDBG is not the sole funding source. For example, CDBG-funded public service activities require that CDBG funds be no more than 50% of the program's total budget. Therefore, an organization's other financial sources are additional contributions to the CDBG-funded public service programs. Additionally, the 2020 match provided for

Peoria City/County Health Department lead hazard control program will leverage an anticipated grant award of over \$3.5 million for the \$150,000 of CDBG invested for match.

The HOME regulatory match is 25% of the total grant expenditures in a program year, excluding administrative costs. On an annual basis, HUD publishes the HOME match reduction list, which includes match reductions granted to certain communities due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. Fiscal distress of a community is based upon the percentage of families in poverty. For program year 2019, the City was included on the FY 2019 HOME Match Reduction List at a match reduction of 50%, resulting in a total match requirement of 12.5% for the 2019 program year. The City has received this match reduction since the 2003 program year. FY 2020 HOME match reductions have not been released. HOME match is achieved through cash contributions from non-Federal sources from HOME-funded organizations. Match may also be achieved from prior year match balances.

The ESG regulatory match requirement is 100% of the total grant expenditures in a program year. This match is achieved through cash contributions of other non-ESG HUD funds, other Federal funds, State government funds, and private funds provided by the City and ESG subrecipient organizations. Match funds from previous years have included funds from the State of Illinois Department of Commerce and Economic Opportunity (DCEO), the City of Peoria, the Illinois Department of Human Services (IDHS), the Federal Emergency Management Agency (FEMA), the local United Way and private funds of a subrecipient organization.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City's Community Development Department manages the real estate function of City-owned land and property. In discussions with the City's certified CHDOs, lack of site control has been cited as a potential barrier to project development. For CHDO activities, the City may donate property to a CHDO for in-fill, new construction of single-family homes. In areas with neighborhood planning efforts, no land will be transferred until neighborhood planning efforts are completed. As organizations approach the City for applications for state or federal tax credits, the City works with the developers to identify potential City-owned lots that could be donated to the project. In addition to CHDO projects, the City operates a rehabilitation program for City-owned properties the City acquires through the abandoned property process via demolition court. The program allows qualified individuals, neighborhood associations, nonprofits, and development firms to submit proposals for rehab as an alternative to demolition. These properties are now listed with a realtor to gain more interest in rehabilitating them, many of which are located in low-income areas.

## Discussion

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEORIA	Government	Economic Development Homelessness Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
HEART OF ILLINOIS CONTINUUM OF CARE	Other	Homelessness Non-homeless special needs Planning	Region
HABITAT FOR HUMANITY GREATER PEORIA AREA	CHDO	Ownership	Region
Peoria City/County Health Department		Ownership Rental	Jurisdiction

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which the Consolidated Plan is implemented is through a structure created by the City of Peoria. The City of Peoria is the Lead Agency, a HOME Participating Jurisdiction, and an entitlement city. The City's strengths are that it has a history of coordinating with other governments and agencies in the implementation of HUD and non-HUD funded programs and services. The Community Development Department is responsible for managing all HUD funds received by the City.

The City of Peoria coordinates some of its HUD-funded activities with Peoria County and the Peoria City/County Health Department, which provide lead based paint programming, testing and education; Peoria School District 150, which provides space and educational programming linked with CDBG public service activities; and the Heart of Illinois Continuum of Care (HOICoC), which is the primary homeless assistance planning and service delivery system organization. The City of Peoria is an active member and partner of the HOICoC and relies on the organization's agencies and plans in implementing the City of Peoria ESG program. Additional strengths include working with over 100 neighborhood organizations; organizing new housing construction with the City's CHDO; and collaboration with the Peoria Housing



Authority, and social service and faith-based community organizations. The City's CHDO is Habitat for Humanity, which has a successful track record for producing new homes in a timely manner using HOME funds. The only gap in Institutional Structure is the need to further enhance coordination among service agencies. The City of Peoria will take the lead in promoting additional coordination with these entities.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics	X		
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
		X	

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Represented on the local Continuum of Care are approximately 32 mainstream service providers that are focused on the goal of ending homelessness. At the monthly general membership meeting, providers are given the opportunity to discuss available resources, new programs, needed referrals, and service delivery. Member agencies are encouraged to subscribe to the Continuum’s email

listserv. Many announcements regarding local assistance, provider capacity, and general networking are provided regularly. Continuum agencies enter into HMIS the services provided to track usage of programs, gaps in service and trends of need for the homeless population. With the continued decline of local, State and Federal funds, the Continuum monitors the request for particular needs, categorizes their priorities, and advocates for its continued funding. The HIV population is also provided a wide variety of services. Positive Health Solutions and Central Illinois Friends provide emergency housing assistance, transportation to medical appointments, and assistance in signing up for health care.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City and the HOICoC have been successful in providing a strong service delivery system for the special needs populations and persons experiencing homelessness. There has been an increase of programs and number of people assisted by governmental and private agencies. In addition, new funding and training are being implemented to decrease the number of persons entering homelessness and the length in homelessness.

The Continuum implemented a coordinated assessment intake system. Agencies continue to review the system to ensure equity for all individuals and potential improvements to rating systems or processing to improve outcomes for homeless individuals and families.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The strategy for overcoming gaps in the institutional structure and service delivery system is to continually meet with local agencies to identify possible improvement and collaborations. The area has numerous strong nonprofit organizations dedicated to serving residents and willing to adapt programs if gaps are identified. Recently, a collaboration with a local hospital and a homeless shelter has led to additional case management and fewer visits to the Emergency Department by homeless individuals. City staff continue to be involved in local and regional efforts that are connected to housing and homelessness.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing		Housing Rehabilitation	CDBG: \$4,981,087	Homeowner Housing Rehabilitated: 150 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 10500 Household Housing Unit
2	Focus Area Housing Leverage	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$1,500,000 HOME: \$3,314,047	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted  Rental units constructed: 10 Household Housing Unit  Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Added: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$500,000	Jobs created/retained: 10 Jobs
4	Public Service	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$1,067,700	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
5	Homeless Services	2020	2024	Homeless		Homeless Services	ESG: \$735,243	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted  Homeless Person Overnight Shelter: 7250 Persons Assisted
6	Public Improvements and Infrastructure	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	Demolition	2020	2024	Affordable Housing		Demolition	CDBG: \$250,000	Buildings Demolished: 25 Buildings

Table 53 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This goal will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Code enforcement activities will also help the rehabilitation of rental units. Housing rehabilitation was identified as a major recommendation in the Analysis of Impediments due to the old age of many low-income homes. Funding also includes administrative costs and program delivery costs associated with the project.
2	<b>Goal Name</b>	Focus Area Housing Leverage
	<b>Goal Description</b>	This goal is to focus CDBG and HOME funds in specific areas of town as will be outlined in each annual plan to concentrate funding to create larger impact projects. In addition, the projects and activities in this goal will seek to leverage funds in addition to HOME and CDBG funds in order to make a greater impact on the City of Peoria residents.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	This goal will provide CDBG economic development funds in order to create or retain jobs for low-income individuals.
4	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	The goal will provide public service activities to support low-income persons within the City of Peoria.
5	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	This goal will provide services to homeless individuals and families and connect them with permanent housing.
6	<b>Goal Name</b>	Public Improvements and Infrastructure
	<b>Goal Description</b>	This goal is to provide increased public improvements and infrastructure in eligible areas in our community.
7	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	This goal is to eliminate deteriorated and blighted structures within the City of Peoria. The program will eliminate substandard housing in order to create a more suitable living environment for neighbors around the blighted structure.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

For HOME program funding, the City of Peoria estimates that 5 extremely low-income families, 10 low-income families, and 5 moderate-income families will receive affordable housing assistance over the five-year period of the plan.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Peoria Housing Authority did not identify a need to improve the number of units as required by a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

The Peoria Housing Authority undertakes a variety of initiatives to increase resident involvement. These include its Family Self-Sufficiency Program, in which both Housing Choice Voucher and public housing program families can engage in self-sufficiency activities. PHA also releases a monthly newsletter to residents that is site specific, as well as quarterly newsletters to all tenants, voucher holders, and landlords. At both Taft and Harrison Homes, there are resource centers that offer access to counseling, health care, education, and job assistance. In future years, PHA plans to continue activities such as National Night Out Against Crime and Family Day at the Ball Park. In addition, PHA is working to reestablish resident councils at asset management property.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

Yes

### **Plan to remove the ‘troubled’ designation**

In March of 2018, PHA signed an intergovernmental agreement (IGA) with the Springfield Housing Authority outlining that Springfield’s Executive Director Jackie Newman would serve in the same role at PHA. In July of 2019, the IGA was renewed, with Director Newman to continue her directorship of PHA until April of 2020, possibly longer if PHA’s board votes affirmatively for a six-month extension of her contract. Through its HUD recovery action plan, PHA will continue to ensure that its properties are upgraded, ensuring compliance with HUD’s Housing Quality Standards requirements. In addition, PHA is also working to improve administrative efficiency and quality control, inclusive but not limited to updated policies and procedures in compliance with HUD requirements, improved tenant accounts receivables, maintaining occupancy rates at the required HUD levels, and more.

PHA will continue to ensure its properties are upgraded ensuring compliance with HUD’s Housing Quality Standards requirements. In addition, PHA will ensure adherence to operational and administrative efficiencies and quality controls, inclusive of but not limited to, updated policies and procedures in compliance with HUD requirements, improved tenant accounts receivables, maintaining occupancy at the HUD required levels, etc.





## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Taxes, land use controls, and building codes can each have a negative effect on affordable housing and residential investment. While real estate taxes may be higher and there are municipal fees, e.g. for stormwater, for homeowners/landlords in Peoria, the taxes and fees in the city do not prohibit housing from being constructed. The City strives to expedite plan review for housing developments and anticipates that its new technology system, implemented in fall 2019, may further aid the process.

Like many American cities, Peoria is zoned such that varying residential densities are allowed in various parts of the city. This could prevent an affordable, multifamily structure from being built in a less-densely zoned neighborhood. In parts of the City under form-based code and in the Heart of Peoria, additional regulations and design requirements apply that could raise development costs.

Building Code requirements and fees are the same for all types of residential developments and ensure the safety and habitability of new units constructed. There are no fees, charges, growth limits, or other policies that affect the return on residential investment.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City sees a healthy balance of large multifamily development as well as smaller scale, typically homeowner, affordable housing development. Fines and fees can be a barrier to development, particularly for smaller developers. The City plans to waive all permitting and associated development fees on a case-by-case basis for smaller developments. The City has done this with previous developments by local CHDO's PCCEO and Habitat for Humanity. In turn, this allows limited funds to more directly serve families with low incomes, rather than paying down fees. In addition, the City does not charge any fees for environmental reviews or monitoring, instead absorbing the cost in order to support the financial capacity of affordable housing developers. Regarding land use, Peoria City Council approved a special use for a 2017 HOME and CDBG-funded Pierson Hills, a multifamily affordable housing project. This special use was approved both by the City's Planning and Zoning Commission and by City Council. Community Development staff are aware that land use issues can cause barriers to affordable housing.

Additional information regarding the City's planned activities to foster and maintain affordable housing can be found in section AP-85: Other Actions.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City actively participates in the local Continuum of Care Point-in-Time Count. Additionally, the City requires a formerly homeless or currently homeless individual to participate on the board or subcommittee of all organizations funded through City ESG funds. Finally, all funded ESG subrecipients are required to document marketing of their programs and have a client intake form that determines individual or family self-sufficiency needs.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City is actively involved in the Continuum of Care. The HUD funded shelters agreed on the need of an interim shelter model in which the shelters are low barrier and are open 24/7. Case management services are provided to assist homeless individuals. Prior to this model, the shelters would only be open evening to morning leaving individuals having to find a place to go during the daytime hours. Due to a shift in HUD priorities, the Continuum of Care ceased operation of almost all of the transitional housing units and converted them to permanent housing.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City recognizes HUDs efforts to dedicate resources to rapid rehousing initiatives and has prioritized rapid rehousing activities to assist individuals and families from residing in emergency or transitional shelters for an extend period of time through ESG funding. Over the last few years, the Continuum implemented a coordinated entry system to ensure chronically homeless and other special needs are taken into account for prioritization on the coordinated entry list.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Due to declining HUD funding, the Continuum of Care and the City of Peoria agreed to not use City ESG funds for homeless prevention going forward. It was agreed that there are other funding sources available in the community for this such as state and private funds. Although there is never enough

funding for this type of activity, the agreement was that the federal resources for the City should be used to assist those currently homeless.Â

When the emergency shelters shifted to an interim model, another partnership was formed with a local hospital to provide funding for case managers from a nonprofit that is also a licensed mental health provider. Through this partnership, the hospital has a better working relationship with homeless providers for those in the emergency room. The additional case management has reduced the usage of the emergency department by some formerly homeless individuals by connecting them with stable housing and primary care providers. Although the data is small to date, the partnership hopes to continue to improve outcomes for both the hospital and the homeless shelter.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Peoria partners with the Peoria City/County Health Department to provide matching funds for the Lead Hazard Control grant. Over the next 3.5 years, the health department will perform lead mitigation on approximately 380 homes in Peoria County. In addition, the City has partnered with the Health Department to create a referral process for landlords who refuse to correct lead hazards on their property. The property will be referred to the City's housing court where a hearing officer can impose fees, fines, and work scope requirements in order to comply with the City's lead hazard code. The health department also presents at the City's annual landlord training program to landlords who have incurred fees or fines to the City to make them aware of the importance of lead mitigation.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Almost all the properties that the Health Department accepts into the program are referred through a child having an elevated blood lead level through testing. The goal is to abate these properties in order to mitigate any additional or future lead poisoning. Referring cases through the City housing court process provides an enforcement mechanism not previously in place through the Health Department to help negate future cases.

### **How are the actions listed above integrated into housing policies and procedures?**

The change in enforcement of the housing code was approved by City Council and adopted as a City ordinance for enforcement. A formal commitment letter of CDBG matching funds for the Health Department was approved and funding will be incorporated into future annual action plans. The City and the Health Department have a history of working together and have developed policies and procedures for the program.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The goal is to reduce the number of families in poverty (families with an annual income of <30% AMI) by providing assistance to 500 families annually. The City of Peoria has a multi-faceted approach.

CDBG funds are being targeted for housing rehabilitation and public service, Home funds will be utilized to help those in poverty live in new or existing affordable housing units, and Emergency Solution Grant funds will help the homeless through rapid re-housing and other services to bring families out of homelessness and prevent homelessness.

These funds will help low income families find suitable housing or remain in their homes without using their limited funds for repairs, provide public services for a variety of programs that directly prevent low income families from dropping into poverty or assist in moving families out of poverty, assist housing programs subsidize the construction of new homes or the rehabilitation of existing residences, and help Emergency Solution Grant fund programs finance activities that reduce the level of poverty by moving people out of homelessness and prevent homelessness.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Peoria's poverty reducing goals, programs and policies are coordinated primarily through its Human Resources Commission, which coordinates the CDBG public service funding process; the Heart of Illinois Homeless Continuum of Care, which coordinates homeless goals, programs, and policies in the four county Peoria area; and through relationships with area social service and faith based organizations.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Peoria's monitoring standards and procedures begin with sub-recipient agreements, the content of which typically include performance criteria, affordability periods, inspection and re-inspections requirements, income eligibility, reporting, and financial regulatory requirements. The City will create a schedule to conduct a desk audit or on-site monitoring for CDBG, HOME and ESG projects. Typically, new projects, high risk, and those with staff turnover or compliance issues are monitored with a site visit. Housing projects include inspections and a final desk audit once completed. On site monitoring visits include a five-step process: notification letter; entrance conference; documentation data review and analysis; exit conference; and monitoring follow-up letter. In addition, HOME rental activities are monitored for continued income eligibility, that the appropriate high/low rents are used and must bi-annually pass a housing inspection. Homeowner activities are monitored annually to insure continued occupancy of the approved program recipient. Minority business outreach efforts in 2019 have included a Purchasing Diversity Workshop and increased interaction with the Minority Business Development Center. Similar efforts will continue during the term of this plan. The City recently adopted a Comprehensive Plan that included extensive outreach to all areas of the City.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

On February 14, the Office of Community Planning and Development for HUD announced the FY 2020 formula allocations for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs. Per the announcement, the City anticipates receiving the following amounts for its 2020 program year: \$1,848,787 in CDBG funds; \$674,047 in HOME funds; and \$155,243 in ESG funds. The City's 2020 program year is from January 1, 2020 to December 31, 2020.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,848,787	0	0	1,848,787	7,200,000	There are no prior year resources that are to be reallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	674,047	0	0	674,047	2,640,000	There are no prior year resources that are to be reallocated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,243	0	0	155,243	580,000	There are no prior year resources that are to be reallocated.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The federal funds identified above will be leveraged with additional private, state, and local funds.



The City allocates approximately \$200,000 in corporate funds annually for supportive neighborhood development activities, including but not limited to, crime prevention, public safety initiatives, housing rehabilitation, and capacity building of organizations. The combined investment of corporate, state, and federal funds into Peoria neighborhoods yields holistic and sustainable results.

**Match Requirements:**

The CDBG program has no regulatory match requirement. However, for most activities, CDBG is not the sole funding source. For example, CDBG-funded public service activities require that CDBG funds be no more than 50% of the program's total budget. Therefore, an organization's other financial sources are additional contributions to the CDBG-funded public service programs. Additionally, the 2020 match provided for Peoria City/County Health Department lead hazard control program will leverage an anticipated grant award of over \$3.5 million for the \$150,000 of CDBG invested for match.

The HOME regulatory match is 25% of the total grant expenditures in a program year, excluding administrative costs. On an annual basis, HUD publishes the HOME match reduction list, which includes match reductions granted to certain communities due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. Fiscal distress of a community is based upon the percentage of families in poverty. For program year 2019, the City was included on the FY 2019 HOME Match Reduction List at a match reduction of 50%, resulting in a total match requirement of 12.5% for the 2019 program year. The City has received this match reduction since the 2003 program year. FY 2020 HOME match reductions have not been released. HOME match is achieved through cash contributions from non-Federal sources from HOME-funded organizations. Match may also be achieved from prior year match balances.

The ESG regulatory match requirement is 100% of the total grant expenditures in a program year. This match is achieved through cash contributions of other non-ESG HUD funds, other Federal funds, State government funds, and private funds provided by the City and ESG subrecipient organizations. Match funds from previous years have included funds from the State of Illinois Department of Commerce and Economic Opportunity (DCEO), the City of Peoria, the Illinois Department of Human Services (IDHS), the Federal Emergency Management Agency (FEMA), the local United Way and private funds of a subrecipient organization.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City's Community Development Department manages the real estate function of City-owned land and property. In discussions with the City's certified CHDOs, lack of site control has been cited as a potential barrier to project development. For CHDO activities, the City may donate property to a CHDO for in-fill, new construction of single-family homes. In areas with neighborhood planning efforts, no land will be transferred until neighborhood planning efforts are completed. As organizations approach the City for applications for state or federal tax credits, the City works with the developers to identify potential City-owned lots that could be donated to the project. In addition to CHDO projects, the City operates a rehabilitation program for City-owned properties the City acquires through the abandoned property process via demolition court. The program allows qualified individuals, neighborhood associations, nonprofits, and development firms to submit proposals for rehab as an alternative to demolition. These properties are now listed with a realtor to gain more interest in rehabilitating them, many of which are located in low-income areas.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing		Housing Rehabilitation	CDBG: \$771,229	Homeowner Housing Rehabilitated: 35 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 3000 Household Housing Unit
2	Focus Area Housing Leverage	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$325,000 HOME: \$614,047	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Rental units constructed: 3 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$100,000	Jobs created/retained: 2 Jobs
4	Public Service	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$277,100	Public service activities other than Low/Moderate Income Housing Benefit: 1900 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Services	2020	2024	Homeless		Homeless Services	ESG: \$144,743	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Homeless Person Overnight Shelter: 1600 Persons Assisted
6	Demolition	2020	2024	Affordable Housing		Demolition	CDBG: \$50,000	Buildings Demolished: 5 Buildings

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This goal will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Code enforcement activities will also help the rehabilitation of rental units.
2	<b>Goal Name</b>	Focus Area Housing Leverage
	<b>Goal Description</b>	This goal is to focus CDBG and HOME funds in specific areas of town as will be outlined in each annual plan to concentrate funding to create larger impact projects. In addition, the projects and activities in this goal will seek to leverage funds in addition to HOME and CDBG funds in order to make a greater impact on the City of Peoria residents.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	This goal will provide CDBG economic development funds in order to create or retain jobs for low-income individuals.
4	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	The goal is to provide public service activities to support low-income persons within the City of Peoria.

5	<b>Goal Name</b>	Homeless Services
	<b>Goal Description</b>	This goal is to provide services to homeless individuals and families and connect them with permanent housing.
6	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	This goal is to eliminate deteriorated and blighted structures within the City of Peoria. The program will eliminate substandard housing in order to create a more suitable living environment for neighbors around the blighted structure.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The projects listed below will address the high priority needs in 2020.

### Projects

#	Project Name
1	Housing Rehabilitation
2	PCCHD Lead Match Program
3	Competitive Grant Program
4	CHDO
5	Economic Development
6	Public Service
7	ESG20 Peoria
8	Demolition
9	Code Enforcement
10	Planning/General Administration
11	Housing Rehabilitation Delivery

Table 56 – Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$371,687
	<b>Description</b>	This project needs will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Rehabilitation activities such as roof replacement, water heater replacement, lead abatement, ramp installations, and others will be offered to low-income households throughout the City.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 low income families will be assisted through this project.
	<b>Location Description</b>	These programs will be available City wide to income qualifying households.
	<b>Planned Activities</b>	Activities will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Rehabilitation activities such as roof replacement, water heater replacement, lead abatement, ramp installations, and other rehabilitation improvements will be offered to low-income households throughout the City.
<b>2</b>	<b>Project Name</b>	PCCHD Lead Match Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	This project will provide matching funds to the Peoria City/County Health Department's (PCCHD) Lead Hazard Control grant and the lead abatement activity serving low-income homeowners. The activity is city-wide but will primarily serve the zip codes 61606 and 61603 which have the highest number of reported child lead poisoning in Peoria County. All households must be at or below 80% AMI.



	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 low-income households will be assisted with this project.
	<b>Location Description</b>	The activity is city-wide but will primarily serve the zip codes 61606 and 61603 which have the highest number of reported child lead poisoning in Peoria County.
	<b>Planned Activities</b>	Matching funds provided to eligible participants in the health department's lead hazard control grant program.
<b>3</b>	<b>Project Name</b>	Competitive Grant Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Focus Area Housing Leverage
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$325,000 HOME: \$504,047
	<b>Description</b>	The Competitive Grant program provides CDBG and HOME funding in a targeted funding release in a low-income neighborhood in Peoria. The program utilizes neighborhood planning efforts to provide funding for eligible projects in the plan. The 2020 funding will focus on the North Valley area of the City of Peoria. Project outcomes are estimates but will be amended based on actual funded programs.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Over three hundred individuals will benefit from this activity.
	<b>Location Description</b>	The location will be based on the North Valley neighborhood plan.
	<b>Planned Activities</b>	The Competitive Grant program provides CDBG and HOME funding in a targeted funding release in a low-income neighborhood in Peoria. The program utilizes neighborhood planning efforts to provide funding for eligible projects in the plan. The 2020 funding will focus on the North Valley area of the City of Peoria. Project outcomes are estimates but will be amended based on actual funded programs.
<b>4</b>	<b>Project Name</b>	CHDO
	<b>Target Area</b>	

	<b>Goals Supported</b>	Focus Area Housing Leverage
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$110,000
	<b>Description</b>	This project will provide funding to local Community Housing Development Organizations to create to retain affordable housing. CHDOs must meet all federal requirements in order to meet the CHDO definition to be eligible for funding.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately one family will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project will provide funding to local Community Housing Development Organizations to create to retain affordable housing. CHDOs must meet all federal requirements in order to meet the CHDO definition to be eligible for funding.
<b>5</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project will provide CDBG economic development funds in order to create or retain jobs for low-income individuals.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of 2 jobs will be created for low income individuals.
	<b>Location Description</b>	
<b>Planned Activities</b>	This project will provide CDBG economic development funds in order to create or retain jobs for low-income individuals.	
<b>6</b>	<b>Project Name</b>	Public Service
	<b>Target Area</b>	

	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$277,100
	<b>Description</b>	This project will provide public service activities to support low-income persons within the City of Peoria. The applications for public service funding are reviewed by a City Commission and their funding recommendations approved by City Council.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1900 individuals will be benefit from this project.
	<b>Location Description</b>	Services are available City-wide to income eligible individuals.
	<b>Planned Activities</b>	The organizations funded in 2020 will provide childcare services, youth services, services for victims of domestic violence, health services, mental health services, employment training services, and services for abused and neglected children.
7	<b>Project Name</b>	ESG20 Peoria
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	ESG: \$155,243
	<b>Description</b>	This project will provide services to homeless individuals and families and connect them with permanent housing. Applications will be reviewed by the CoC Governing Board and funding recommendations approved by City Council. These funds will be used for programs and City administration.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 very low-income households will be assisted through Rapid Rehousing and 1450 individuals through homeless shelter.
<b>Location Description</b>		

	<b>Planned Activities</b>	This project will provide services to homeless individuals and families and connect them with permanent housing. Applications will be reviewed by the CoC Governing Board and funding recommendations approved by City Council. These funds will be used for programs and City administration.
<b>8</b>	<b>Project Name</b>	Demolition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Demolition
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	This project will eliminate deteriorated and blighted structures within the City of Peoria. The program will eliminate substandard housing in order to create a more suitable living environment for neighbors around the blighted structure.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Demolition will be conducted on a spot basis where needed.
	<b>Planned Activities</b>	This project will eliminate deteriorated and blighted structures within the City of Peoria. The program will eliminate substandard housing in order to create a more suitable living environment for neighbors around the blighted structure.
<b>9</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$250,000

<p><b>Description</b></p>	<p>This activity will include code enforcement inspections and staff related costs. This activity will only occur in the CDBG Target Area (low-income area, where 51% or more of the resident households have reported incomes at 80% or below area median income; see attached area map in section AP05: Executive Summary of this Annual Action Plan) of the City that would be considered deteriorated or deteriorating. To document other public and private improvements, rehabilitation or services that were provided to arrest the decline of the area, in addition to code enforcement, staff will compile, to the greatest extent possible, the following information: 1) Number of building permits issued and value of permits in the eligible CDBG Code Enforcement Area. 2) Number of demolitions and costs in the eligible CDBG Code Enforcement Area. 3) Rehabilitation/new construction projects funded with CDBG or HOME funds in the eligible CDBG Code Enforcement Area. 4) Number of Police Services (based on dispatched calls or offered programs) in the eligible CDBG Code Enforcement Area. 5) Number of Fire/EMT Services (based on dispatched calls) in the eligible CDBG Code Enforcement Area. 6) Project descriptions and monetary value of other neighborhood stabilization efforts conducted by the City and/or its community partners in the eligible CDBG Code Enforcement Area. 7) Project descriptions and monetary value of infrastructure improvements conducted by City Public Works or State of Illinois Department of Transportation in the eligible CDBG Code Enforcement Area. 8) Economic Development activities (job creation, new businesses, facade improvements, etc.) in the eligible CDBG Code Enforcement Area. 9) other code enforcement activities (number of inspections, vacant lot maintenance, code sweeps, zoning enforcement, etc.) conducted by the City that was funded with non-CDBG funds in the eligible CDBG Code Enforcement Area. This information will be compiled annually and recorded in the Code Enforcement IDIS activity and project file.</p>
<p><b>Target Date</b></p>	<p>12/31/2021</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	
<p><b>Location Description</b></p>	<p>The project will take place with the low-income neighborhoods of the City of Peoria.</p>

	<b>Planned Activities</b>	This activity will include staff related costs for code enforcement actions. This activity will only occur in the CDBG Target Area (low income area - where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County) of the City that would be considered deteriorated or deteriorating.
<b>10</b>	<b>Project Name</b>	Planning/General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Rehabilitation Affordable Housing Economic Development Public Service Homeless Services Demolition
	<b>Funding</b>	CDBG: \$265,000 HOME: \$60,000
	<b>Description</b>	This activity is to ensure the CDBG and HOME grants and their associated activities are properly planned and administered. Please note that ESG planning/general administration is included under the HESG Strategic Plan Goal and the ESG20 activity. The total amount of administration allocated to ESG is \$10,500 for program year 2020.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity is to ensure the CDBG and HOME grants and their associated activities are properly planned and administered. Please note that ESG planning/general administration is included under the HESG Strategic Plan Goal and the ESG20 activity. The total amount of administration allocated to ESG is \$10,500 for program year 2020.
<b>11</b>	<b>Project Name</b>	Housing Rehabilitation Delivery
	<b>Target Area</b>	

<b>Goals Supported</b>	Housing Rehabilitation Focus Area Housing Leverage Demolition
<b>Needs Addressed</b>	Housing Rehabilitation Affordable Housing Demolition
<b>Funding</b>	CDBG: \$60,000
<b>Description</b>	This activity is for City staff costs associated with the housing rehab programs funded with CDBG. It is designed to ensure that the housing rehabilitation activities are properly inspected and administered.
<b>Target Date</b>	12/31/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	This activity is for City staff costs associated with the housing rehab programs funded with CDBG. It is designed to ensure that the housing rehabilitation activities are properly inspected and administered.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Currently, the City is not implementing any official HUD designated geographic based priority areas such as NRSAs or Empowerment Zones.

Allocations and program activities are funded City wide in accordance with income eligibility requirements per HUD regulations. Going forward, however, there will be intentional application of the following principles to help address the disparities of access to services, housing and community infrastructure:

1. The City's community Needs Survey Identified local neighborhoods that the community identified as target areas for federal funding. Over 60% of respondents indicated funding should be focused on the Southside of Peoria with an additional 27% indicating funding should be targeted in the East Bluff neighborhood and 6% identified the Near Northside. To address these needs, the City has focused on creating Notices of Funding Availability based on neighborhood plans in these areas. For example, \$550,000 of HOME funds and \$250,000 in CDBG funds were made available for the East Bluff in 2019. In early 2020, a NOFA will be released for the South Side. The City intends to continue these focused releases of funding in order to make a larger impact on the neighborhoods identified in the survey and other low-income neighborhoods.
2. High cost was identified in the Community Needs survey as the top barrier for being unable to find decent, affordable housing. The City will continue to seek out opportunities to offer gap financing to larger affordable housing development projects in order to increase the number of new affordable housing units available in the community. In addition, rehabilitation programs for homeowners will continue as that was one of the top needs from the survey. Code enforcement for rental properties will continue to seek to improve housing stock in order to remain in current affordable housing based on the survey results and additional feedback question on the survey.

### Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution



## **Rationale for the priorities for allocating investments geographically**

Please see above.

## **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The 2020 Annual Action Plan will address affordable housing for homeless, low-income (non-homeless) and special needs households through the creation of new units, rehabilitation of existing units and short-term/intermediate-term rental assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	48
Special-Needs	0
Total	68

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	1
Rehab of Existing Units	47
Acquisition of Existing Units	0
Total	68

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The number of households to be supported as identified above include the following 2019 Annual Action Plan projects:

Rental Assistance: ESG Rapid Rehousing Assistance - 20 homeless households

Production of New Units: CHDO activities - 1 unit

Rehab of Existing Units: Housing Rehabilitation Program 35; PCCHD Lead Grant Match Program 12

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In its Five-Year Action Plan, the Peoria Housing Authority outlines a variety of goals. Among them are the redevelopment of Taft Homes, improvements to the interior and exterior of its extant structures, and deepening community partnerships and leveraging collective impact. PHA will continue to administer its Homeownership Program which assists families and households through the home-buying and ownership process. In addition, PHA will work to reestablish resident councils at asset management property.

### **Actions planned during the next year to address the needs to public housing**

The Peoria Housing Authority has a variety of actions planned for the next year. The redevelopment of Taft Homes remains a key goal, as PHA will look to conduct environmental reviews for the site, explore demolition and reconstruction feasibility, and explore Rental Assistance Demonstration as a vehicle to further drive this work. Another action item is improving security administration and improving and upgrading the interior and exterior of its structures. PHA also looks to deepen its engagement with the local Continuum of Care and leverage partnerships with community and social service agencies.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Peoria Housing Authority currently administer a Homeownership Program as part of its Housing Choice Voucher Program, which assists families through the home-buying and ownership process. PHA also offers the Family Self Sufficiency Program; has resource centers at Taft and Harrison Homes to connect residents with counseling, health, education, and job assistance; and is working to reestablish resident councils at each PHA site.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Peoria Housing Authority currently has a troubled designation. With the appointment of PHA's Executive Director Jackie Newman, communications between PHA and the City of Peoria have greatly improved. Combined funding and resources from both PHA and the City are slated for East Bluff Housing, a thirty-unit project in Peoria's East Bluff neighborhood. PHA staff, including Director Newman, attended meetings on the Consolidated Plan that provided an overview of HUD funding, which were hosted and led by City staff in Peoria neighborhoods. Moving forward, the City and PHA aim to strengthen this relationship by deepening inter-agency collaboration.

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Peoria is a dedicated partner with the Heart of Illinois Continuum of Care in seeking to end homelessness in our community.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City actively participates in the local Continuum of Care Point-in-Time Count. Additionally, the City requires a formerly homeless or currently homeless individual to participate on the board or subcommittee of all organizations funded through City ESG funds. Finally, all funded ESG subrecipients are required to document marketing of their programs and have a client intake form that determines individual or family self-sufficiency needs.

City grants staff have integrated City Code Inspectors into the homeless outreach effort, as Code Inspectors work most frequently on the ground in neighborhoods. Code Inspectors make referrals to grants staff or the coordinated entry system when they come into contact with an unsheltered person or a person living in a place not meant for human habitation, such as a car or shed. Sharing this kind of information and utilizing this internal network leads to better service delivery in the community, particularly to persons experiencing homelessness.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is actively involved in the Continuum of Care. The HUD funded shelters agreed on the need of an interim shelter model in which the shelters are open low barrier and are open 24/7. Case management services are provided to assist homeless individuals. Prior to this model, the shelters would only be open evening to morning leaving individuals having to find a place to go during the daytime hours.

Due to a shift in HUD priorities, the Continuum of Care ceased operation of almost all of the transitional housing units and converted them to permanent housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were**

## **recently homeless from becoming homeless again**

The City recognizes HUDs efforts to dedicate resources to rapid rehousing initiatives and has prioritized rapid rehousing activities to assist individuals and families from residing in emergency or transitional shelters for an extend period of time through ESG funding. Over the last few years, the Continuum implemented a coordinated entry system to ensure chronically homeless and other special needs are taken into account prioritization on the coordinated entry list.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Due to declining HUD funding, the Continuum of Care and the City of Peoria agreed to not use City ESG funds for homeless prevention going forward. It was agreed that there are other funding sources available in the community for this such as state and private funds. Although there is never enough funding for this type of activity, the agreement was that the federal resources for the City should be used to assist those currently homeless.

The City seeks to remediate situations that, if not addressed properly, would lead to situations of homelessness for low-income families and individuals or households with other challenges to housing stability. The City uses the enforcement of its property maintenance code to ensure that private landlords don't let housing deteriorate into a situation that could lead to homelessness. In 2017, a new policy, collaboratively developed between grants and code inspection staff, clarifies procedures for managing landlords who have allowed a property to deteriorate to an uninhabitable condition. The procedure requires clearer communication between inspectors and landlords, uniform application of enforcement mechanisms and intensive monitoring of past cases. The goal of this policy is to prevent homelessness before it occurs, as well as to ensure that if a property is designated uninhabitable and is not remediated, that it be monitored so that it does not return to the rental market before necessary changes have been made to the unit(s). The City also partners with Prairie State Legal services to ensure that tenants have a resouces for legal advice. This organization also recieves funding for homeless prevention from other grant funding.

When the emergency shelters shifted to an interim model, another partnership was formed with a local hospital to provide funding for case managers from a nonprofit that is also a licensed mental health provider. Through this partnership, the hospital has a better working relationship with homeless providers for those in the emergency room. The additional case management has reduced the usage of the emergency department by some formerly homeless individuals by connecting them with stable housing and primary care providers. Although the data is small to date, the partnership hopes to

continue to improve outcomes for both the hospital and the homeless shelter.

## **Discussion**

In the above ways, the City, alongside its many partners, seeks to reduce homelessness. It does so through sound property management enforcement, housing rehabilitation for individuals with low-incomes or individuals with disabilities and a well-connected, cross-sector network of providers. The City is committed to these sorts of activities and networks, which are necessary in navigating the complexities of homelessness and other issues that can contribute to various levels of housing vulnerability across various sectors of the population. The City funds, supports and increases the capacity of rapid rehousing program providers and emergency shelter operations, while participating in strategic planning to enhance the implementation of these services. The City will continue these activities, policies and practices through 2020.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

There are multiple barriers that can be challenging for the development of affordable housing. The Community Development Department keeps a close watch on its functions and fees to ensure local policy does not act as a barrier to affordable housing development. See below for specific examples of actions.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City sees a healthy balance of large multifamily development as well as smaller scale, typically homeowner, affordable housing development. Fines and fees can be a barrier to development, particularly for smaller developers. The City plans to waive all permitting and associated development fees on a case-by-case basis for smaller developments. The City has done this with previous developments by local CHDO's, PCCEO, and Habitat for Humanity. In turn, this allows limited funds to more directly serve families with low incomes, rather than paying down fees. In addition, the City does not charge any fees for environmental reviews or monitoring, instead absorbing the cost in order to support the financial capacity of affordable housing developers. Regarding land use, Peoria City Council approved a special use for a 2017 HOME and CDBG-funded Pierson Hills, a multifamily affordable housing project. This special use was approved both by the City's Planning and Zoning Commission and by City Council. Community Development staff are aware that land use issues can cause barriers to affordable housing.

### **Discussion:**

Additional information regarding the City's planned activities to foster and maintain affordable housing can be found in section AP-85: Other Actions.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City's planned actions in this section promote the coordination of services among providers, seek and support the pursuit of additional funding to address underserved needs and reduce the number of households in poverty through various services.

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles include insufficient funding to meet a variety of community needs, available land throughout the City for in-fill, new construction and a need for enhanced coordination of services. To resolve these issues, the City will continue to investigate new funding opportunities and engage the public and other community stakeholders to identify and prioritize needs. Through this public engagement, the City will also assist in identifying if a service is being offered by another community organization and how best to collaborate among agencies. The City will continue to obtain property through the abandoned property process associated with the demolition court. A court order deed, accompanying the demo order, is issued to the City when a property is declared by the courts as abandoned. The City will work with developers to identify a plan to best use the acquired property.

The Community Development Department will undertake neighborhood planning efforts in order to achieve better engagement from residents around desired goals and outcomes of investment. This will allow the Department to strategically allocate grant investment, according to community need.

The City employs a Neighborhood Enhancement Coordinator, who serves as a liaison between the City and neighborhood residents. This employee works to improve neighborhood conditions through management of neighborhood activities, assessing quality and efficiency of current Community Development programs and providing customer service to neighborhood residents. The Neighborhood Enhancement Coordinator, along with the City's 311 system called Peoria Cares, works to provide residents with a direct connection to the City, ensuring that the needs of residents are met.

### **Actions planned to foster and maintain affordable housing**

The City's housing rehabilitation programs serve to maintain and foster affordable housing. Details of the housing rehabilitation programs can be found in the Plan under section AP-20: Annual Goals as well as section AP-35: Projects Summary Information.

Multi-family rental developments that have been funded with the City's HOME allocation are monitored annually to ensure that the developments are following ongoing affordability requirements and are maintained. The summary of each year's monitoring results is reported in the City's Consolidated Annual Performance Evaluation Report (CAPER).

The City will also support the following actions in 2020 to foster and maintain affordable housing:

-Allocate funding to Community Housing Development Organizations to develop affordable housing



- Allocate CDBG funding to code enforcement activities and staffing costs for increased inspections/enforcement in order to preserve existing housing and prevent situations of homelessness from occurring
- Allocate CDBG and HOME funding to a competitive housing development program
- Allocate ESG funding to provide housing assistance for homeless individuals and families
- Continue the partnership with Peoria Housing Authority
- Continue the partnership with the Heart of Illinois Homeless Continuum of Care
- Continue the sponsorship of annual Landlord Training as a part of the City's Rental Registration Program (ordinance requirement)
- Partner with IHDA to promote down payment assistance programs available in Peoria area through certified IHDA lenders
- Continue collaboration with the Peoria City/County Health Department on incorporating health in all policies

Through these actions, the City will continue to strengthen community interest and support affordable housing development.

### **Actions planned to reduce lead-based paint hazards**

Lead based paint hazards and child lead poisoning have been well-documented in the City of Peoria. Since 2015, the City has partnered with the Peoria City/County Department of Health (PCCHD) to provide matching funds for the most recent PCCHD lead abatement/removal grant for a total of \$350,000 over three years. Through this partnership, the City is also implementing a program to expand repairs on houses selected for lead abatement by the Health Department to include other needed rehabilitation not allowed under the grant. Through the use of CDBG funds, the City hopes to leverage even more funding to increase the impact of removing lead and providing additional rehabilitation to ensure quality housing for children in the City of Peoria.

In addition, the Health Department and the City have created a process for health department staff to refer cases to the City for landlords that refuse to complete required lead abatement in rental properties. The cases go through the City's housing court process in order to enforce the code for lead paint in housing. This partnership will help to improve the quality of housing stock in Peoria and reduce lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Many of the City's programs find ways to reduce the high cost burden on poverty-level families. The City understands this function as an attempt to make progress toward reducing the number of families living in poverty and takes a multi-faceted approach in its work. Direct rehabilitation services, whether through roof or emergency repair, minimize the high cost of necessary housing repairs, which allows poverty-level families to save money and move toward financial sufficiency regarding other necessary expenses. The City will continue both of these programs in 2020. New construction and rehabilitation of

affordable homes and rentals are other facets of this approach. Activities that allow a low-income individual or family to purchase a home with a low-cost mortgage provide a clear way of establishing a line out of poverty and building equity. Rental activities for developments with subsidized units provide relief from the high and rising costs of rent by reducing rent costs to 30% of residents' income, which encourages stability and allows renters to save or put money toward other expenses. The City will fund both homeowner and rental developments in 2020. The City's rapid rehousing program stabilizes families and individuals experiencing homelessness, who are typically also experiencing the correlate of deep poverty and minimal income. Establishing this housing stability and providing the opportunity for case management toward gains in income, health services and other benefits sets a foundation for progress out of poverty. The City will fund rapid rehousing in 2019. CDBG-funded public service activities provide a variety of services and programs that directly assist low-income persons and households from slipping into poverty and/or help them move out of poverty. For example, after-school programs provide youth with a safe space to receive homework assistance and engage in learning opportunities, during hours in which their parents or guardians may still be at work and unable to provide care for them. This effort provides direct benefit to youth and guardian alike, by way of furthering educational outcomes and reducing childcare costs. Although emergency shelters do not necessarily provide a direct path out of poverty, the shelters do provide an interstice in the deep poverty that street-level homelessness can be, and often is. In turn, these shelters may act as the connecting link between homeless individuals/families and the services or support system that could provide incremental or major development toward a life outside of poverty. The City will fund emergency shelters in 2020.

### **Actions planned to develop institutional structure**

The City has an extensive institutional structure in place for the implementation of the Annual Action Plan. The Grants Management Division of the Community Development Department is charged with the responsibility of managing all HUD funds received by the City and taking the lead role in coordinating activities with outside agencies. In 2020, the Grants Management Division will continue to participate in collaborative groups such as the Behavioral Health Workgroup, the Reproductive Health Workgroup and Invest Health in order to build community relationships and create new methods of collaboration and possible leverage of HUD funds to make a larger impact in the community. Through the sharing of resources and information, the City can continue to develop institutional communication mechanisms to better serve its residents. In addition, the Grants Division has increased participation in community groups to understand other services available to residents and more effectively market the City's current programs.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

In 2016, City staff participated in the creation of a regional Community Health Improvement Plan, the first regional plan in Illinois. As a member of the steering committee, staff guided and participated in the Mobilizing for Action through Planning and Partnerships (MAPP) process to select priority areas. Once the areas were selected, goals and strategies were developed. City Staff will continue a role in the

steering committees to help reduce health disparities in the community in 2020.

In addition, the City is a co-lead with the Peoria City/County Health Department in a Collective Impact Initiative focused on Maternal Child Health, which brings organizations across the City together to define an agenda and work toward co-created solutions with shared measurement tools. In 2016, a group of nontraditional stakeholders such as the Library, Children's Museum and housing providers decided to address the issue of preterm birth in the community. In 2017, community partners began a program called Centering Pregnancy at the Federally Qualified Health Center in Peoria. This evidence-based program has a demonstrated history of reducing racial disparities in birth outcomes and leading to better health for both mothers and newborns. This work will continue in 2020 with expansion to a second location and to implement additional strategies, which may include housing and other environmental solutions, with the ultimate goal of decreasing preterm birth disparities, especially among African American women in low-income areas of the City.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The below information documents the City's compliance with specific program requirements of its CDBG, HOME and ESG grants in program year 2019.

The City must select a consecutive period of one, two or three years that will be used to determine that a minimum overall benefit of 70% of CDBG funds were used to directly benefit low income households. The City has selected a three-year benefit period, which currently includes program years 2020, 2021 and 2022. The 2020 Annual Action Plan covers the first year of this three-year period.

The CDBG program has no program income available at the start of the 2020 program year. The City's HOME program will utilize both resale and recapture provisions further described below. The City hereby declares that it may utilize CDBG entitlement funds for urgent needs activities if an eligible emergency occurs and the City Council approves such use of CDBG funds.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There are no other forms of investment being used. HOME Investment Partnership funds will be used as a grant to its Community Housing Development Organizations (CHDO) and a forgivable loan or grant to its Focused Area Housing Program recipients.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has adopted a Resale/Recapture Policy based on the guidance found at 24 CFR 92.254. Please refer to attachment. Also, refer to question number #3 listed below for additional narrative.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City has adopted a Resale/Recapture Policy based on the guidance found at 24 CFR 92.254. For HOME funded homebuyer activities, in order to secure the required HOME Affordability Period, the Homebuyer and City will execute a written agreement that includes all the terms and conditions of the HOME assistance. Additionally, a Notice of Use Restriction (Deed Restriction) will be recorded against the property to further secure the HOME Affordability Period and requirements contained within the written agreement. The City will continue monitoring of the HOME Affordability Period by annual certification of residence and ownership mailed to the property address. The letter will contain a certification of compliance with the HOME Affordability Period detailed in the written agreement and Notice of Use Restriction (Deed Restriction) with a "Do Not Forward" label on the mailing address envelope. The City will select a random sample of previous activities within an active HOME Affordability Period to conduct further monitoring compliance. Within the sample, City staff

will investigate property tax information, utility billing information and field inspections to determine residency and ownership compliance. For additional information regarding the resale and recapture guidelines, please refer to attachment labeled HOME Resale and Recapture Policy.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to use HOME funds to refinance any existing debt.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

In conjunction with the City and the Heart of Illinois Homeless Continuum of Care (HOIHCOC), the development of ESG written standards were created to provide an agreed-upon procedural guideline for program implementation in the City and through HOIHCOC member agencies. The written standards should not be seen as an alternative to or replacement of HUD rules and guidance. Instead, the standards provide a framework through which ESG funds will be used in the City. Specifically, ESG providers agree to follow procedures for screening, assessment, application and service provision to make certain that households meet the eligibility criteria of the program, to eliminate duplication and appropriate services are being provided. All ESG providers must enter client and service level data into the HOIHCOC Homeless Management Information System (HMIS) in accordance with HUD rules, operating standards set by the HOIHCOC and confidentiality laws. ESG written standards for providing assistance are included with the 2019 Annual Action Plan. Please refer to attachment. In addition to the above standards, the City in conjunction with the HOIHCOC developed a Rapid Rehousing-specific policy covering both CoC-funded and ESG-funded RRH programs within the CoC. These are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC's Coordinated Entry System went live in 2017. Provisions in the Continuum of Care (CoC) Program interim rule at 24 CFR 578.7(a)(8) require that CoC's establish and operate a Centralized or Coordinated Entry System, that provides an initial, comprehensive assessment of the needs of individuals and families for housing services. HUD's primary goals for coordinated entry processes are that assistance be allocated as effectively as possible and that it be easily accessible no matter where or how people present. Our coordinated entry service provision model covering Peoria,

Tazewell, Woodford and Fulton Counties (CoC service area) is designed to fulfill three primary purposes: To consolidate and streamline the community wide process by which individuals experiencing homelessness can request assistance in regaining permanent housing; To create a system that identifies a pathway to permanent housing for ALL individuals experiencing homelessness, including creating one where it does not yet exist; and To ensure that, whenever a program has insufficient capacity to serve all consumers in their potential service population, the most vulnerable individuals experiencing homelessness are served first. A system overview and workflow are attached. The CoC has CE policies and procedures consistent with HUD requirements and a task group dedicated to administrative monitoring of the system that regularly reports to the CoC board and general membership.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG regulations require the City to collaborate with the HOIHCOC to conduct needs assessment, develop policies and procedures for service delivery and discuss funding allocation in order to provide the most comprehensive system for the homeless and at-risk population. The City recognizes that its ESG program is closely linked to the HOIHCOC. Therefore, to better align the consultation related to ESG funding allocations, the City Council approved the reassignment of funding recommendations to the HOIHCOC from the Advisory Commission on Human Resources (HRC) – a standing City Commission. Historically, the HRC Commissioners would review, rank and make funding recommendations to the City Council for approval. Beginning in 2014, this process is now the responsibility of the HOIHCOC. To facilitate the funding recommendation process, the HOIHCOC assembles all ESG applications and submits them to the City directly, with a cover letter outlining the CoC's funding allocation recommendation to the City Council. The HOIHCOC Governing Board works with its member agencies to identify service priorities, program performance measures, provider capabilities to comply with ESG regulations and opportunities to leverage other funding. ESG subrecipients are awarded grants for a two-year term. This extended grant term allows for a partnership between the awarded service provider, the City and the HOIHCOC to shift the focus from an application/funding cycle to program performance. This process is collaborative and requires communication between service providers on how to best allocate funds for the most needed services.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The HOIHCOC Governing Board meets the homeless participation requirements in 24 CFR 576.405 (a) by holding a Board Member position for a current or formerly homeless individual.

5. Describe performance standards for evaluating ESG.

In support of a robust, community wide effort to end homelessness the City has adapted its performance standards to more closely align with that goal. Rather than allowing program participants define their own performance measures as has been done in the past, the City has unified performance measurement across providers. Previously, most subrecipients reported primarily on persons served. Beginning in 2019, the City has required that providers set and meet goals for how many clients they will connect to permanent housing (measured by exits to permanent housing). This goal is set both for emergency shelter programs and rapid re-housing programs. It re-emphasizes that the goal is to end homelessness and ensures that providers are orienting their existing resources and energies around this goal.

Performance is tracked quarterly. Subrecipients are sent reports on the status of their grant drawdown/remaining funds and their goal performance to date.



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>	City of Peoria Demolition spreadsheet
	<b>List the name of the organization or individual who originated the data set.</b>	City of Peoria Legal Department
	<b>Provide a brief summary of the data set.</b>	Data set keeps a record of all demolition requests by the City of Peoria and their status.
	<b>What was the purpose for developing this data set?</b>	The data set keeps track of demolition.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	This comprehensive data set keeps track of all demolitions being sought in the City of Peoria.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	The data set is current as of August 2013.
	<b>What is the status of the data set (complete, in progress, or planned)?</b>	The data set keeps the current status of all demolitions being sought by the City of Peoria.
	2	<b>Data Source Name</b>
<b>List the name of the organization or individual who originated the data set.</b>		Peoria Housing Authority
<b>Provide a brief summary of the data set.</b>		Demographic information, including gross income
<b>What was the purpose for developing this data set?</b>		Provide data for form MA-20.
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>		This comprehensive information is for the City of Peoria.
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>		The data is as of 8/23/2013.
<b>What is the status of the data set (complete, in progress, or planned)?</b>		The data set is complete as of 8/23/2013.

3	<b>Data Source Name</b> Emphasys Elite
	<b>List the name of the organization or individual who originated the data set.</b> Peoria Housing Authority
	<b>Provide a brief summary of the data set.</b> Data set contains Peoria Housing Authority data by program category.
	<b>What was the purpose for developing this data set?</b> Track type of program assistance and resident assistance.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data covers all Peoria Housing Authority programs.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data is collected at least annually.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> It is updated periodically to keep current.
	4
<b>Data Source Name</b> HMIS and Point in Time Count on January 24, 2013	
<b>List the name of the organization or individual who originated the data set.</b> Heart of Illinois Homeless Continuum of Care	
<b>Provide a brief summary of the data set.</b> HMIS data set and homeless count	
<b>What was the purpose for developing this data set?</b> HMIS is a HUD requirement and the homeless count is needed for funding compliance.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Counts all those served in homelessness and those homeless on January 23, 2013.	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> HMIS is a count of all served daily. The homeless count is annual.	
<b>What is the status of the data set (complete, in progress, or planned)?</b> HMIS is always in progress. The homeless count is annual.	
5	
<b>Data Source Name</b> Corrected Data	

<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of Peoria</p>
<p><b>Provide a brief summary of the data set.</b></p> <p>2011-2015 American Community Survey; 2015 Longitudinal Employer-Household Dynamics</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>Default data provided by IDIS was incorrect.</p>
<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data provided is for City of Peoria only.</p>
<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2011-2015 (American Community Survey); 2015 (Longitudinal Employer-Household Dynamics)</p>
<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

# **Attachments**

**City of Peoria  
Resale and Recapture Guidelines for  
HOME Program Activities**

The City of Peoria Grants Management Division of the Community Development Department will use HOME Investment Partnerships Program funds to provide housing for low-income persons. The forms of funding used to assist homebuyers and/or developers include: down payment assistance, development subsidies, or some combination of these methods. The City of Peoria Grants Management Division will use the Recapture method of insuring affordability for all homebuyer activities in which direct HOME funds assistance is provided. The City of Peoria Grants Management Division will use the Resale provision of insuring affordability when direct HOME funds assistance is not provided. Only one method shall be utilized for each project, the Recapture method is only allowed when there is direct HOME funds assistance provided.

***Recapture Provisions***

Subject to recapture are the HOME funds that are invested in a HOME assisted unit, as a direct subsidy to the homebuyer. The subsidy could include down payment assistance and the amount of each subsidy would be a minimum of \$1,000 and differ per each homebuyer. The minimum length of affordability is based on the total direct HOME funds assistance provided:

**Affordability Requirements for the HOME Program**

<b>Total direct HOME subsidy to the buyer, per unit</b>	<b>Minimum period of Affordability</b>
Less than \$15,000	5 Years
\$15,000 to \$40,000	10 Years
More than \$40,000	15 Years

The period of affordability shall commence from the date the activity is identified as “completed” in HUD’s Integrated Disbursement Information System (IDIS).

The Recapture Provisions are as follows:

- The Affordability Period shall be based on the total direct HOME subsidy to the homebuyer and does not take into account a development subsidy provided on the unit.
- The buyer must be purchasing the home to use as a principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property.
- Enforcement Mechanisms – Recapture provisions shall be detailed within each program written agreement between the homebuyer and the City of Peoria and enforced through a Notice of Use Restriction filed with the Peoria County Recorder’s Office.
- The requirements within shall be triggered upon sale or transfer of the HOME assisted property. As listed below:
  - In the event of a sale, conveyance or other transfer of the property, excluding any one or more of the following (each, a “Permitted Transfer”): any sale, conveyance or transfer

(A) to a spouse upon a dissolution of marriage, (B) to the surviving spouse upon the death of a joint tenant Owner, (C) by will, or (D) upon foreclosure or deed in lieu of foreclosure, provided however that there are no Net Proceeds from the foreclosure or deed in lieu of foreclosure or that the City has received all or a portion of the funds from the Net Proceeds from the foreclosure or deed in lieu of foreclosure, then the City shall receive a portion of the funds from the Net Proceeds.

- The City will reduce the HOME investment amount to be recaptured from the Net Proceeds on a prorated basis for the time the Homeowner has owned and occupied the housing measured against the remaining years in the required Affordability Period. The prorated basis is as follows:
  - First Year - 90% of HOME investment from available Net Proceeds
  - Second Year - 70% of HOME investment from available Net Proceeds
  - Third Year - 50% of HOME investment from available Net Proceeds
  - Fourth Year - 30% of HOME investment from available Net Proceeds
  - Fifth Year - 10% of HOME investment from available Net Proceeds
- The amount of recapture funds are subject to the availability of Net Proceeds available from the resale of the property. The term “Net Proceeds” shall mean the proceeds as indicated upon a closing settlement statement of the net amount to be paid to the seller. In the event that no such statement exists, “Net Proceeds” shall mean the amount equal to the sales price (X) minus any superior private debt (Y) and minus any reasonable closing costs (Z), as determined by the City, including, but not limited to, title insurance, recording fees, Realtor’s commissions or property taxes.
- Additionally, the assisted Homebuyer will agree within the Affordability Period, to not vacate and then lease the property. In the event that the Homebuyer should vacate and then lease the property within the Affordability Period, the Homebuyer agrees, upon written demand from the City sent to the Homebuyer’s last known address, to re-occupy the property within a reasonable time as determined by the City and remain in the property until the expiration of the Affordability Period. If re-occupancy does not occur the Homebuyer agrees to repay the total amount of the HOME subsidy assistance to the City. The repayment shall become due and payable upon the City’s demand.

**Resale Provisions**

Subject to Resale Provisions are the total HOME funds that are invested in a HOME-assisted unit in which no direct subsidy assistance is provided. The minimum length of affordability is based on the total HOME funds assistance provided:

<b>Affordability Requirements for the HOME Program</b>	
<b>Total HOME Subsidy per unit</b>	<b>Minimum period of Affordability</b>
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

The period of affordability shall commence from the date the activity is identified as “completed” in HUD’s Integrated Disbursement Information System (IDIS).

The Resale Provisions are as follows:

- The Affordability Period is based on the total amount of HOME funds invested in a property.
- The buyer must be purchasing the home to use as a principal residence. In other words, the buyer must intend to live in the home for the entire affordability period and not be buying the home for any other purpose, such as investment or rental property.
- Enforcement Mechanisms – Recapture provisions shall be detailed within each program written agreement between the homebuyer and the City of Peoria and enforced through a Notice of Use Restriction filed with the Peoria County Recorder’s Office.
- Methods – The Resale option ensures that the HOME assisted unit remains affordable over the entire period of affordability. Resale Provisions must be used where there is no direct HOME funds assistance provided.
- The requirements within shall be triggered upon sale or transfer of the HOME assisted property. As listed below:
  - Within the Affordability Period, the Owner agrees to only sell, convey or otherwise transfer the property to a low-income buyer for a sales price that is affordable and provides a fair return on owner investment, excluding any one or more of the following (each, a “Permitted Transfer”): any sale, conveyance or transfer (A) to a spouse upon a dissolution of marriage, (B) to the surviving spouse upon the death of a joint tenant Owner, (C) by will to a low-income buyer, or (D) upon foreclosure or deed in lieu of foreclosure, provided however the Affordability Period has not expired and any resale of the property is to a low-income buyer who will occupy the property for the remainder of the Affordability Period.
- The term “low-income buyer” has an annual income, as adjusted for family size, that is less than or equal to eighty percent (80%) of the area median income (as defined by HUD) for the Peoria County area.
- The sales price must be “affordable” to low-income buyers. In this instance, the affordable price results in a monthly housing cost for principal, interest, taxes and insurance of not more than 30% of the gross monthly income for a household below 80% of the area median income for the Peoria County Area.
- Net proceeds from the sale must provide the original homebuyer, now the home seller, a “fair return” on his/her investment (including any down payment and capital improvement investment made by the seller since purchase). The sales price may encompass the following in its formula:
  - The cost of any capital improvements, documented with receipts including but not limited to the following:
    - Any additions to the home such as a bedroom, bathroom, or garage;
    - Replacement of heating, ventilation, and air conditioning systems;
    - Accessibility improvements such as bathroom modifications for disabled or elderly which were not installed through a federal, state, or locally-funded grant program; and

- Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.
  - The increase in the value of owner equity and investment as calculated by the cumulative percentage of change which is calculated by the Housing Price Index (HPI) calculator of the Federal Housing Finance Agency (X) plus 1.00 times the total owner investment at time of purchase (Y) plus the documented improvements as described above (Z).
    - (Example - Home purchased in 2000 for \$50,000. The HPI for 2000-2004 stayed the same at +.03 for each year, which calculates to a cumulative percentage of .12. To calculate "fair return" one must multiply  $\$50,000 \times 1.12 = \$56,000$ , plus the documented improvements of \$4,000 would total \$60,000. The "fair return" to the seller would be the increase in value of \$60,000, minus the original investment of \$50,000 to equal a \$10,000 fair return.)
- Additionally, the assisted Homebuyer will agree within the Affordability Period, to not vacate and then lease the property. In the event that the Homebuyer should vacate and then lease the property within the Affordability Period, the Homebuyer agrees, upon written demand from the City sent to the Homebuyer's last known address, to re-occupy the property within a reasonable time as determined by the City and remain in the property until the expiration of the Affordability Period. If re-occupancy does not occur the Homebuyer agrees to repay the total amount of the HOME subsidy assistance to the City. The repayment shall become due and payable upon the City's demand.





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Emergency Solutions Grant (ESG)  
Policies and Procedures

The intent of this document is to provide a framework through which ESG funds will be used in the City of Peoria. This document provides a summary of HUD ESG rules and agreed upon procedural guidelines for program implementation in the City and provided by member agencies of the Heart of Illinois Homeless Continuum of Care (HOIHCO).

This document, in no manner, should be seen as an alternative to or replacement of HUD rules and guidance. More information can be found at [www.hudhre.info](http://www.hudhre.info)

#### I. CONSISTENT PROCEDURES AND PRACTICES:

ESG providers agree to follow procedures for screening, assessment, application and service provision to make certain that households meet the eligibility criteria of the program, to eliminate duplication, and to ensure seamless homeless prevention coverage in the county. All ESG providers must enter client and service level data into the Heart of Illinois Homeless Continuum of Care (HOIHCO) HMIS system in accordance with HUD rules, operating standards set by the HOIHCO and confidentiality laws.

The ESG Interim Rule provided four possible categories under which individuals and families may qualify as homeless, corresponding to the broad categories established by the statutory language of the definition in section 103 of the McKinney-Vento Act, as amended by the HEARTH Act.

Projects must serve clients that qualify as Homeless (HUD definition at 24 CFR Part 91 or At-Risk of Homelessness (HUD definition at 24 CFR Part 576). The categories are:

- (1) Literally Homeless;
- (2) Imminent Risk of Homelessness;
- (3) Homeless under other Federal statutes; and
- (4) Individuals and families who are fleeing, or are attempting to flee domestic violence.

#### II. COORDINATION OF SERVICES:

ESG Providers will work with member agencies of the HOIHCO to utilize a universal brief screening tool to be used to identify consumers who are appropriate to access funds and supportive services through ESG.

Other available resources will be used before ESG funds are used in homeless prevention. In addition, the ESG providers will collaborate with other agencies to ensure that all households at risk will have full access to homeless prevention and intervention resources, including area shelters, transitional housing programs, townships and other human service entities.

***Eligible applicants must live within the City of Peoria, meet income guidelines, and be homeless but for the ESG assistance.***

### III. PREVENTION OF HOMELESSNESS THROUGH THE ESG PROGRAM:

Prevention assistance to households under the ESG Program is intended to have a meaningful impact on homelessness and housing stability for participating households.

ESG provides a variety of supports (*See Eligible Supports*) to achieve the following three assistive elements: preventing people from homelessness; diverting people who are applying for shelter into other housing; and helping people who become homeless to quickly return to permanent housing. ESG consists of a Rapid Re-housing component for those who are currently homeless and a Homeless Prevention component for those at risk of becoming homeless. Eligible households include people with very low incomes (below 30% of the Area Median Income AMI), who lack resources for housing and who are homeless or would be homeless *but for this assistance*.

Participating households must agree to allow household demographic and service information to be shared through the HOIHCOC Homeless Management Information System (HMIS), (*See Confidentiality & HMIS Standards*), must complete a case management assessment and must develop and participate in case management and life skills support from a provider agency.

The HOIHCOC will target households that have a demonstrated housing crisis, that meet one or more risk factor and that are likely to remain stably housed after this assistance.

Eligibility may be re-assessed every 30 days for all participating households (*See Eligibility Criteria & Risk Factors*). Households receiving any type of rent assistance under this program must reside or plan to reside in an eligible unit (*See Eligible Units*). ESG is not a mortgage assistance program and it is not intended to serve persons who need long-term and or intensive supports.

Maximum forward assistance under this program is 3 months and may be extended with approval of the supervisor.

### IV. ELIGIBLE SUPPORT FOR HOMELESS PREVENTION & RAPID RE-HOUSING

Supports provided by provider agencies are intentionally focused on housing – either financial assistance to help pay for housing, or services designed to keep people in housing or to find housing. ESG provider agencies should be prepared to develop a clear process for determining the type, duration and level of assistance available for each participating household.

#### Financial Assistance

- Rent arrearage (up to 6 months)\*\*
- Short-term rent assistance (up to 3 months)\*\*
- Security Deposits (max 2 months rent)
- Utility Deposits
- Utility Arrearages (up to 6 months)

#### Housing Relocation and Stabilization Services

- Case Management
- Housing Search and Placement

\* The HOIHCOC ESG providers have agreed to limit short-term rent assistance to a maximum of 3 months.

#### V. PROCEDURAL GUIDELINES FOR ESG ASSISTANCE

- The HOIHCOC ESG provider agencies will only provide assistance to households residing in, homeless within or moving to Peoria, Tazewell, Woodford, and Fulton Counties.
- ESG assistance cannot be provided to eligible individuals or families for the same period of time and for the same cost types that are being provided through another federal, state, or local housing subsidy program.
- There are four cost types: rent payments (client portion or the subsidy), security deposits, utility deposits, and utility payments. So, if a participant is receiving rental assistance under another program, ESG funds may not be used for rental assistance during that same time period.
- Funding could be used to pay for another cost type such as security deposit or utility payments. For example, a homeless veteran entering a HUD-VASH project may receive security deposit assistance through ESG funds.
- For households who have the Section 8 Housing Choice Voucher, assistance should be provided through existing HPP funds such as IDHS before utilizing ESG funds, document rent amount and that the unit has passed inspection before any assistance is approved.
- When providing rental assistance and security deposit, the lease must be in the client's name and signed by the tenant and the landlord. The assistance (voucher and payment) is made to the property owner/property complex only, and is not to exceed the amount owed to the owner for rent and/or security deposit.
- Security Deposits are to be used for permanent housing only. Clients that are moving into a halfway house or need "program fees" are not eligible.
- ESG agencies will only provide the equivalent of 2 months' rent maximum for security deposit to eligible households. Exceptions will only be made for good cause, such as proven bad credit, which prevents the household and the ESG agency from locating an appropriate alternative unit.
- When providing rental arrearage assistance the ESG agency must ensure and document that the payment will enable the eligible household to remain in the housing unit for which the arrears are being paid or enable the household to move to another unit.

- ESG agencies will only provide eligible individuals or households with up to 6 months of arrears, provided that the client or a member of his/her household has an account in his/her name with a utility company. ESG funds can only be utilized for provision of gas, electric, water, and sewer services, not phone or cable.
- Financial assistance is provided in voucher form only and no payments are made directly to participating households.
- ESG providers must track ESG services separately from other funds. Likewise, services provided under the components of Homeless Prevention and Rapid Re-housing must be tracked independent of each other. Finally, ESG funds provided via the State of Illinois must be tracked separately from ESG funds provided by the City of Peoria.

## VI. ELIGIBILITY CRITERIA

All households must be reassessed for eligibility on a quarterly basis. Households which do not meet all eligibility criteria are not eligible to receive any ESG services - including financial assistance and housing relocation and stabilization services. Households may become ineligible for ESG services if they do not meet the terms of the Recovery Plan at any point as determined by the ESG provider. *(See Separation Guidelines)*

### *HUD Guidelines:*

- Household must be at or below 30% of the HUD Area Median Income (AMI) guidelines *(see [www.huduser.org/DATASETS/il.html](http://www.huduser.org/DATASETS/il.html) )*;
- Must have no subsequent housing options identified *but for this assistance*;
- Must lack financial resources or support network to obtain and sustain housing *but for this assistance*;
- Agrees to allow household information to be shared via the HMIS reporting system, ESG funding recipients must be entered into HMIS for reporting requirements (unless exempted by law);
- Must complete a comprehensive assessment of needs matrix, a goal sheet, and the universal service plan for housing stabilization;
- ESG funding recipients must be willing to create and engage in services, goal-setting, and case management as needed to acquire and maintain stable housing (independent of this assistance within a defined time period not to exceed 12 months);
- If receiving assistance with utility deposit or utility arrearage, household must show valid disconnect notice or proof that utilities will not be connected without assistance. As with all activities under ESG, assistance must be sought first from other resources (LIHEAP);
- If receiving short term rent assistance, the household must be living in or planning to move to a residence which meets HUD's Rent Reasonableness Standard and quality housing standards. *(See Eligible Units)*;

- If receiving any services through the Rapid Re-housing component of ESG, household must be homeless according to the following criteria as defined by section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302):
- The proposed rule, submitted for public comment, provided four possible categories under which individuals and families may qualify as homeless, corresponding to the broad categories established by the statutory language of the definition in section 103 of the McKinney-Vento Act, as amended by the HEARTH Act. Projects must serve clients that qualify as Homeless (HUD definition at 24 CFR Part 91 or At-Risk of Homelessness (HUD definition at 24 CFR Part 576) The final rule maintains these four categories. The categories are:
  - (1) Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter or a place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
  - (2) individuals and families who will imminently lose their primary nighttime residence;
  - (3) unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
  - (4) individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member. Throughout this preamble, all references to a number “category of homeless’ ’refer to this list.

*Process Notes:*

Upon identification, eligible applicants must complete an intake and assessment process with one of the ESG provider agencies.

As part of the intake process, all applicants will complete an income eligibility review. This is discussed in more detail in a later section of the manual.

Case managers from each agency will meet on a weekly basis to review these assessments and identify those that are selected for assistance. At time of identification, the ESG agencies will also assign participants to the appropriate agency for case management/assistance based upon their specific needs.

A review of client eligibility will be completed every 30 days during participation in the program to ensure ongoing eligibility for assistance.

See the Forms section of this manual for hard copies of all forms used by the program.

**VII. TARGETED HOUSEHOLDS**

## A. RISK FACTORS FOR HOMELESS PREVENTION AND RAPID RE-HOUSING

The HOIHCOC ESG providers will target households to serve those who are most in need of this temporary assistance and most likely to achieve stable housing outside ESG. In addition to meeting all eligibility criteria, households will meet one or more of the risk factors as outlined below and have access to or potential for obtaining resources necessary to gain family self-sufficiency. It is expected that many of the households served will be at risk of homelessness due to the economic crisis.

- The household must be able to document a drop in income, severe housing cost burden, mental or physical illness or disability or other significant life changing event that limits their ability to maintain housing but for this assistance. Examples may include:
  - Experiencing short-term economic crisis due to sudden drop in income/increase in expenses
    - unemployment/ low-income
      - Individuals who are unemployed or underemployed or whose families income is insufficient to meet their housing costs and have already lost their housing
      - Formerly dual income households where one member is unemployed so there is not enough income to meet their housing costs
      - Unemployed persons who receive unemployment benefits but the benefit is insufficient to meet their housing costs
    - Extended medical leave/disability
    - Experiencing severe housing cost burden (greater than 50% of income for housing costs)
    - Extremely low income (less than 30% of AMI)
  - Currently residing in precarious or unsuitable housing
    - Family residing in a hotel
    - Periodic residency in multiple shelters but gainfully employed
    - Unable to reside in current unit for medical or safety reasons, (for example, client has medical documentation from a doctor stating that he/she must move due to a medical condition that cannot be accommodated or which is worsened by the household's current residence).
    - Discharge within 2 weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, and hospitals)
  - Change in family composition
    - Change in household composition which puts the household over occupancy for the unit (the number of persons exceeds health and/or safety standards)
    - Loss of the household's primary financial provider
  - Eviction/foreclosure
    - Pending foreclosure of rental housing

- Persons experiencing eviction within 2 weeks (including housing provided by family or friends if the housing is no longer an option for them)
- Unable to reside in current unit for other reasons outside the client’s control - Client’s landlord has sold the building and it is no longer an option to lease there; Landlord refused to rent to client for any reason;
- Persons with residency in housing that has been condemned or deemed uninhabitable by the appropriate authority
- Personal foreclosure, short-sale
- Victims of violent crime, domestic violence or natural disaster
- Barriers complicating housing
  - Persons experiencing mental health, physical disabilities, & substance abuse issues that are a barrier to household income and housing
  - Persons previously experiencing homelessness within the last 12 months
  - Single expectant mothers
  - Persons experiencing significant life changing event such as past institutional care, trauma, credit problems, or medical debt that limits their ability to maintain housing

B. NON-DUPLICATION

*HUD Guidelines*

ESG specifies a household previously deemed ineligible, but which becomes eligible may continue to receive assistance but is not to exceed a total of 3 months of assistance. Additional financial supports will be determined at the discretion of the ESG agency using geographic boundaries and criteria for *Non-selection/Non-continuation*.

C. NON-SELECTION/NON-CONTINUATION (INITIAL/CONTINUING ELIGIBILITY)

*Procedural Guidelines:*

The ESG agency will make decisions regarding non-selection for participation in ESG at initial application or at recertification due to any of the reasons defined below. Criteria apply to both initial application and at time of quarterly reassessment.

Please note: Violent or drug related criminal activity related to a household receiving any type of rental assistance is grounds for immediate termination. Likewise, misrepresentation of eligibility by any household also provides reason for immediate separation from any program assistance.

- Household does not meet all eligibility criteria: Or
- Household does not complete all steps to establish eligibility in a timely manner: Or
- Misuse of program services by any household member; Or
- Household does not complete or refuses to engage in Recovery Plan objectives: Or
- Household non-readiness, as determined by the ESG providing agency, due to:



- Lack of “key” services from service providers in the community or an unwillingness/inability by the household to link to such key services; And/or
- Household’s misuse of resources, including personal resources such as income and benefits

Key resources are those resources or services that are integral to the household’s ability to achieve self-sufficiency.  
Self-Sufficiency is defined as the household’s ability to maintain rent and household expenses independent of the ESG within a defined period of time.

- At the discretion of the ESG providing agency, based on the household’s use of current and past agency services - Including but not limited to: a review of the client’s previous participation in similar agency services, such as homeless prevention services, short-term case management or some equivalent data.

The ESG providing agency will make all reasonable efforts to link clients to services or advocate for provision of services before making a decision of non-selection.

### VIII. SEPARATION GUIDELINES

#### *Procedural Guidelines-*

All assistance provided under ESG is subject to eligibility requirements and program guidelines. Final decisions regarding non-selection/non-continuation will be relayed in writing, to the household, by the ESG providing agency. The ESG agency will provide, when appropriate, information about helpful outside resources and the opportunity to re-apply to the program or to enter the program at a later date.

A formal separation process will, at a minimum, consist of the following:

- Written notice which includes date of termination, reason for termination, opportunity for appeal, and, if appropriate, any helpful resources to assist the participating household to maintain housing stability.
- Opportunity to appeal – Participating households which are selected for non-continuation are entitled to request a review of the decision with the opportunity to present oral or written objections before a person other than the person (or a subordinate of the person) who made or approved the termination decision. Final decisions regarding the appeal will be provided in writing.

### IX. ELIGIBLE UNITS

Information regarding conflicts of interest, Nondiscrimination and Equal Opportunity Requirements and Fair Housing and Civil Rights laws are in effect.

#### A. RENT REASONABLENESS STANDARD

Rental assistance must comply with HUD's rent reasonableness standard, meaning the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private, unassisted market and must not be in excess of rents being charged by the owner for comparable non-luxury unassisted units.

##### *Process Guidelines:*

Comparable review can also be checked by:

- Using a market study, or
- Reviewing comparable units advertised for rent
- Written verification from the property owner of comparability of rent charged with other units owned.
- 

The ESG providing agency should consider the following when determining rent reasonable:

- The location, quality, age, size, and type of the unit
- Any amenities, services and utilities to be provided by the owner

Visit [www.hud.gov/offices/cpd/affordablehousing/library/forms/rentreasonablechecklist.doc](http://www.hud.gov/offices/cpd/affordablehousing/library/forms/rentreasonablechecklist.doc) for more information.

#### B. HABITABILITY STANDARD

##### *HUD Guidelines:*

ESG agencies will be required to conduct initial and any appropriate follow-up inspections of housing units if the participating household receives security deposit or short-term or medium-term rent assistance. Additional information can be found in Appendix C of the ESG notice dated March 10, 2009.

- For households with children 6 and younger, a visual inspection for lead based paint
- For all household's moving into a unit, a full inspection of a unit and additional annual inspections if assistance exceeds 12 months.

##### *Process Guidelines:*

The CoC has determined that it will conduct both a lead-based paint visual assessment (where required based upon age of housing unit and household make-up) and a habitability review for both Prevention and Rapid Rehousing support.

When a unit is determined to be inhabitable under the HUD standards, the agency will identify the unit as ineligible for ESG support and offer assistance to the participant in finding safe, affordable housing.

See the Forms section of this manual for hard copies of all forms used by the program.

### C. LEASES

#### *Process Guidelines*

The provision of ESG rent assistance and security deposits seeks to ensure permanent housing stabilization.

- The landlord must agree to work with the ESG agency to accept voucher rent payment and to stop eviction proceedings upon receipt of signed voucher.
- Households may be assisted at the end of their lease term, if a move to another housing unit is necessary in order to ensure future housing stabilization.
- Month-to-Month leases – month-to-month leases reflect transience, and should be avoided generally. The landlord needs to be engaged in working on a long term lease arrangement.
- ESG agencies must have a copy of the valid lease to assist with rent. Valid leases must include signatures of both the client and/or a member of the household and the owner, and must be dated.
  - Recipients of ESG funds must have a legal right to reside in the unit and prove responsibility for paying the rent. As a general matter, if the eligible person is not named on a valid lease/rental agreement either as a tenant or an authorized occupant, the person has no legal right to reside in the unit and is therefore not eligible for rental assistance. However, if an applicant is listed as an occupant on a lease agreement and can prove through paid receipts in their name, money orders or cancelled checks that they pay rent or utility bills, even if the accounts are in the name of another household member, it is permissible to assist the applicant. The Grantee and project sponsor have responsibility for ensuring the eligibility of each household assisted with ESG funds. The eligibility assessment would determine if the total household income would be included, or if a shared leased housing arrangement is present, therefore counting only the applicant's income. While an oral lease for less than a year may be valid in some states, most states require a written lease to establish a legal tenancy and HOPWA adopts this clear standard. This position is also consistent with other HUD rental assistance programs, which require such documentation (e.g., HOME, Shelter Plus Care, Housing Choice Vouchers/Section 8). As a practical matter, not requiring a written lease may leave grantees in a vulnerable position in documenting ESG payments during audits and reviews.
  - A sublease is considered a legal lease. However, the grantee should be sure that the relationship between the participant/grantee/sub grantee and the landlord is not in violation of the conflict of interest provisions as stated in the ESG Notice. For example, the sublease agreement should not be between relatives or other parties where there is a potential conflict of interest.

## X. DETERMINING TYPE, LEVEL AND DURATION OF ASSISTANCE

HUD advises that ESG assistance should be “need-based”, meaning that providing agencies should determine the amount of assistance based on the minimum amount necessary to prevent the program participant from becoming homeless or returning to homelessness in the near future. Upon approval of supervisor and only in emergency situations can ESG assistance exceed 3 months.

### RENTAL ASSISTANCE

Maximum of three months of short term rental assistance will be provided. Amount of assistance will be based on the minimum amount necessary to prevent CL from becoming or returning to homelessness.

Procedural Guidelines - To ensure a consistent application of standards in determining rent amounts to ESG participating households, ESG providers will meet on a regular basis to review compliance with ESG program requirements.

Where Rapid Rehousing assistance is indicated, maximum of three months of short term rental assistance will be provided. Amount of assistance will be based on the minimum amount necessary to prevent CL from becoming or returning to homelessness.

*HUD Guideline of eligible ESG services:*

### Financial assistance

- a) Short-term
  - i) Includes arrearages, rent, and Security deposit
  - ii) Utility arrearages (6 months max) and deposit
  - iii) Up to 3 months of ongoing assistance provided

### Housing Relocation & Stabilization

- a) Short-term
  - i) Housing search and placement
  - ii) Housing stability case management
  - iii) Mediation
  - iv) Legal services
  - v) Credit repair

## XI. HMIS STANDARDS

### A. HMIS STANDARDS

HMIS is locally administered by the HOIHCOC locally referred to as HMIS or Homeless Management Information Systems. HMIS was developed by HUD to gather and analyze data to determine the effectiveness of McKinney-Vento Act Programs. HMIS provides the ability to: develop unduplicated

counts of clients served at the local level; analyze patterns of use of people entering and exiting the homeless system; and evaluate the effectiveness of those systems.

ALL ESG providing agencies must enter client-level data into the HOIHCOC HMIS unless prohibited by law. Baseline requirements include: Data collection; program descriptors; universal data elements; and program specific data elements. These elements are being revised for the implementation of ESG.

All ESG providing agencies must:

- Comply with federal, state and local confidentiality laws
- Comply with limits on data collection ( relevant, appropriate, lawful and specified in privacy notice)
- Have a written policy and post it on agency website
- Must post a sign at intake or comparable location with general reasons for data collection and reference to the privacy policy

Information can be found in the following documents: *Homeless Prevention & Rapid Re-Housing Program (ESG) Quarterly Performance Reports: Elements, Response Categories and Justification*; *Homeless Management Information System (HMIS) Data Standards, Revised Draft Notice, April 2009*; and at [www.HMIS.info](http://www.HMIS.info)

*Process guideline:*

ESG agencies should be prepared to promptly enter client and service level data into HMIS and share information within HMIS.

The head of household for each ESG participant unit must complete a release of information agreement related to HMIS data entry.

#### B. TRACKING SERVICES AND OUTCOMES

Services and program outputs must be tracked according to HMIS standards. See *ESG Performance Measures* for more information on tracking outcomes. To ensure consistency in tracking outcomes, ESG providing agencies must track outcomes for each activity as outlined on the Performance Measurements. Changes may be made to the performance measures, if agreed upon by the ESG providing agencies.

Additional performance outcomes may be proposed by the Continuum of Care HMIS Standards Committee. Consistent HMIS data entry will increase potential for continuum-wide ESG performance.

## XII. CLIENT CONFIDENTIALITY

Each ESG providing agency must implement procedures to ensure the confidentiality of records pertaining to any individual provided with assistance and that the address or location of any assisted housing will not be made public.



# Rapid Re-housing Unified Policies and Procedures

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1. Introduction
2. Shared Approach
3. Shared Regulatory Guidance

### Appendices:

- Homeless Verification Guide and Form
- Housing Quality Standards Inspection Checklist
- Rent Reasonability Form
- Rental Assistance Agreement Template
- Client MOU Template
- VAWA Lease Addendum Template

## 1 Introduction

### 1.1 Intent

The intent of this document is to outline a shared framework for rapid re-housing programs within the jurisdiction of the Heart of Illinois Homeless Continuum of Care. The document is divided into three main sections. The first contains introductory information regarding rapid re-housing. The second outlines a shared framework for conducting rapid re-housing programming within the Continuum. The third section outlines regulatory guidance that applies to both programs. Throughout the policy, irreconcilable differences in regulation and approach between different rapid re-housing funding sources are noted.

### 1.2 Rapid re-housing Basics

Rapid re-housing is an intervention, informed by a Housing First approach that is a critical part of a community's effective homeless crisis response system. Rapid re-housing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. Rapid re-housing programs help families and individuals living on the streets or in emergency shelters solve the practical and immediate challenges to obtaining permanent housing while reducing the amount of time they experience homelessness, avoiding a near-term return to homelessness, and linking to community resources that enable them to achieve housing stability in the long-term. Rapid re-housing is an important



component of a community's response to homelessness. A fundamental goal of rapid re-housing is to reduce the amount of time a person is homeless.

### *Target Populations*

Rapid re-housing is an effective intervention for many different types of households experiencing homelessness, including those with no income, with disabilities, and with poor rental history. The majority of households experiencing homelessness are good candidates for rapid re-housing. The only exceptions are households that can exit homelessness with little or no assistance, those who experience chronic homelessness and who need permanent supportive housing, and households who are seeking a therapeutic residential environment, including those recovering from addiction.

## 2 Shared Approach

### 2.1 Shared Goal

This section discusses the Continuum's approach to homeless services and housing and the importance of this approach for rapid re-housing programs.

#### 2.1.1 Housing First

Housing first is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. Rapid re-housing programs will be conducted according to a housing first approach and thus will work to connect individuals with the appropriate housing opportunity, as well as any necessary supportive services, as quickly as possible.

The primary measure of the efficiency of a rapid re-housing program is the amount of time it takes to re-house households. Efficient programs typically re-house households in a couple weeks and in most cases in less than 30 days.

#### 2.1.2 Rapid Re Housing First

Rapid re-housing is a flexible program model nimble enough to serve clients in dramatically different circumstances and to do so in a manner tailored to their needs. Any manifestation of the tools and services that rapid re-housing programs provide should be undergirded by the goal of connecting individuals to permanent housing quickly and with the proper assistance and services to ensure long-term housing stability. Housing first and adaptive assistance and services to ensure long-term stability should be the driving logic behind what client assistance packages look like on the ground.

Periodically reassessing the preferences, needs, and abilities of households assisted by rapid re-housing is critical, as this allows for the determination of whether the levels of both financial assistance and services need to be either increased or decreased. Continuum providers will implement a 'progressive engagement' approach, wherein households experiencing homelessness are given a basic level of financial and services supports. Ongoing monitoring and periodic reassessment determines if and when the basic level of assistance should be changed or increased. This allows rapid re-housing programs to be flexible and adapt to changing circumstances.





## 2.2 Shared Responsibility – Using the Flexibility of RRH to Better Serve Clients

This section describes the framework for case managers and program supervisors when providing services and assembling assistance packages for individual clients. This process, like other permanent housing placement, begins with pulling clients from the coordinated entry waiting list according to the Continuum's Coordinated Entry Policies and Procedures Manual. The process should then proceed to service and financial assistance planning, broken down below into two parts – case management services and financial assistance provisions.

### 2.2.1 Entry

The Continuum's Coordinated Entry system serves as the access point for rapid re-housing assistance.

The coordinated entry service provision model covering Peoria, Tazewell, Woodford, and Fulton Counties is designed to fulfill three primary purposes:

1. To consolidate and streamline the community wide process by which individuals experiencing homelessness can request assistance in regaining permanent housing;
2. To create a system that identifies a pathway to permanent housing for ALL individuals experiencing homelessness, including creating one where it does not yet exist; and
3. To ensure that, whenever a program has insufficient capacity to serve all consumers in their potential service population, the most vulnerable individuals experiencing homelessness are served first.

### 2.2.2 The Toolkit pt. 1 – Case Management

In their capacity as case managers for rapid re-housing programs, staff should be providing housing search and placement services as well as housing stability case management services. These kinds of services are necessary in order for clients to locate, obtain and maintain stability in permanent housing situations. These services include assisting the client with:

#### *Placement*

- Housing search
- Outreach and negotiation with owners
- Assistance submitting rental applications and understanding leases
- Assessing habitability and rent reasonableness of housing options
- Assistance with obtaining utilities and making moving arrangements
- Tenant counseling or referral to proper team members or service providers for counseling

#### *Stability*

- Developing, securing, and coordinating services and obtaining federal, state and local benefits
- Monitoring and evaluating program participant progress



- Providing information and referrals to other providers
- Developing an individualized housing and service plan that secures a path to permanent housing stability
- Providing or connecting clients to workforce development services and employment opportunities

All of the above are tools and areas of expertise that the case management team should be utilizing to ensure client success in quickly obtaining and retaining housing.

### **2.2.3 The Toolkit pt. 2 – Components of the Assistance Package**

This section outlines different types of assistance that are eligible costs for rapid re-housing programs. The types of assistance act as an array of tools that the case manager can utilize in order to tailor an assistance package to the specific needs of the client. Types of assistance are outlined below by funding source. Agencies with rapid re-housing programs should seek contracts with ESG-funders and submit budgets for their CoC grants that allow for all of the below categories of assistance in order to ensure that services can be tailored to client needs.

#### ELIGIBLE ASSISTANCE TYPES FOR ESG & COC RRH

##### *Rental Assistance*

- Short-term rental assistance (up to 3 months)
- Medium-term rental assistance (4 to 24 months)

##### *Financial Assistance Costs*

- Rental application fees
- Security deposits (amount up to two months rent)
- Last month's rent
- Moving costs

##### *Utility Costs*

- Utility Deposits
- Utility Assistance (the manner in which utility assistance is calculated and administered varies by funding source; program managers should consult with the CoC director or ESG grant administrator to set-up their process)

##### *Client Share Considerations*



- The length of assistance is flexible and determined at the program level. It is also appropriate for programs to determine a percentage of rent that the client is required to pay. This can be phased in over time if appropriate.

#### ELIGIBLE ASSISTANCE TYPES UNIQUE TO ESG

##### *Rental Assistance*

- Rental Arrears (one-time payment of up to 6 months of rent in arrears, including any late fees on those arrears; if there are more than 6 months of arrears, ESG will cover most recent 6 months if housing is otherwise able to be secured)

##### *Utility Costs*

- Utility arrears (up to 6 months of payments in arrears, including any late fees on those arrears; if there are more than 6 months of arrears, ESG will cover most recent 6 months if housing is otherwise able to be secured)

The above tools (2.2.2 & 2.2.3), including case management for placement and housing stability and the rental, utility and other financial assistance types are at an RRH program's disposal. They should be utilized to put together a plan and package that will ensure permanent housing placement and long term viability of that housing for clients.

#### **2.2.4 Putting the Tools to Work – Determining Length and Amount of Assistance**

Case managers must take into consideration client vulnerability, employment, income, benefits, health, existing supports and any other relevant factors to determine a likely path toward housing stability and the most efficient assistance package that will help clients achieve that stability.

Once a case manager has made a determination and put together an assistance package that includes the types and length of assistance as well as any client-share percentages, the program supervisor must sign off on the determination.

At bottom, agencies should conduct intake according to coordinated entry procedures and utilize the above tools and methodology in order to assemble a rapid re-housing assistance package and plan for long term housing stability. The service plan should be recorded in HMIS. How this plan and package look will differ from client to client, but the process should be the same.



## 2.3 Shared Measures –Tracking and Reporting

An additional benefit to a shared approach and framework for rapid re-housing programs is the ability to track and report on outcomes in a uniform fashion across the Continuum.

### 2.3.1 Monthly Assessments

For all active clients in a rapid re-housing program. Case managers should be conducting monthly interim assessments in HMIS. Doing so will allow the Continuum to see change in a client’s situation across the time that a client spends in a rapid re-housing program.

### 2.3.2 Follow-up

Case managers should follow-up with clients insofar as it is necessary to ensure long-term housing stability. Housing stability will be tracked through HUD System Performance Measure 2.a.2 and 2.b which track returns to homelessness at six and twelve months and at two years. This means that the performance data will show when an individual presents at an emergency shelter or in an outreach setting after having participated in a rapid re-housing program within the past two years. Since the goal of rapid re-housing programming is permanent housing with long-term stability, returns to homeless reflect negatively on a program’s effectiveness when it comes to long-term stability.

### 2.3.3 Program Evaluation

Rapid re-housing programs should maintain complete and timely data in HMIS. Programs will be evaluated by the Continuum according to HUD System Performance Measures with a primary focus on placing clients into permanent housing and the long-term housing stability of those clients.

## 3 Shared Regulatory Guidance

### 3.1 Regulatory Guidance on Eligibility, Intake and Exit

There is a different set of regulations for CoCrapid re-housing than for ESG rapid re-housing. The goal of this section is to provide general regulatory guidance that, for the key areas addressed below, will guide compliance under both sets of regulations. Program managers are still responsible for ensuring that their programs are compliant in all areas covered by the regulations specific to their grant.

#### 3.1.1 Homeless Verification

HUD’s definition of homelessness contains four distinct paragraphs. Each paragraph outlines a different scenario that might be designated ‘homelessness’ under that particular paragraph of the definition. Pursuant to 24 CFR 576.104 and the 2015 CoC NOFA § II.B.3.b. individuals and families are eligible to receive RRH assistance if they meet the criteria under paragraph (1) of HUD’s homeless definition. If an individual does not meet the requirements of paragraph (1) but does meet the requirements of paragraph (4) this person may be eligible to receive assistance through only CoC sourced rapid re-housing funds. Program managers should consult with their agency’sCoC grant manager and the CoC director with regard to eligibility and documentation for paragraph (4). No other paragraphs of the homeless definition



are eligible under ESG or CoC RRH programs. Please see the attached homeless definition guide and homeless verification worksheet. This form must be completed at intake for each client in order to establish and verify homeless status.

#### HOMELESS DEFINITION PARAGRAPHS 1 & 4

(Paragraphs 2&3 are never eligible definitions for Rapid Re-housing; to learn more about paragraphs 2&3 refer to 24 CFR 576.2 accessible at [ecfr.gov](http://ecfr.gov))

##### Paragraph 1:

- i. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandon building, bus or train station, airport, or camping ground; **OR**
- ii. An individual of family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); **OR**
- iii. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution

##### Paragraph 4:

- i. An individual or family who is fleeing or is attempting to flee, domestic violence, dating violence, sexual assault, stalking or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; **AND**
- ii. Has no other residence; **AND**
- iii. Lacks the resources or support networks, e.g. family, friends, faith-based or other social networks, to obtain other permanent housing.

### 3.1.2 Release of Information

All providers should ensure that clients sign a release of information for personal information that will be shared and/or available to certain parties associated with RRH programming. Providers should execute a release that is consistent with their organization's policies regarding confidentiality and personal information.

### 3.1.3 HMIS Entry

Provider are required to conduct an HMIS entry assessment for all members of the household at intake.



#### **3.1.4 Service Plan**

A detailed plan outlining services, timelines and any other relevant information regarding the client's path to housing stability should be entered into HMIS.

#### **3.1.5 Monthly Assessment**

Case managers should conduct a monthly case management meeting with all clients evidenced by a new interim assessment entered into HMIS each month for each client.

#### **3.1.6 Eligibility Re-evaluation**

Providers must re-evaluate a client's eligibility and the types and amounts of assistance the client receives prior to exceeding one year of assistance. This evaluation must establish that:

- The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and
- The client lacks sufficient resources and support networks necessary to retain housing without assistance

#### **3.1.7 HMIS Exit**

Providers are required to conduct an HMIS exit assessment for all members of the household at program exit.

### **3.2 Regulatory Guidance on Unit Condition and Rent**

#### **3.2.1 Housing Quality Standards**

All units must meet HUD Housing Quality Standards (HQS) in order to be an eligible RRH Unit. An HQS checklist is attached and must be completed for each unit and retained in each client file.

#### **3.2.2 Lead Safety Disclosure**

Housing Quality Standards should be met regarding the conditions of painted surfaces and lead-based paint hazards. In addition, for any unit built before 1978, agencies must provide the most up-to-date, EPA-approved information pamphlet on identifying and controlling lead-based paint hazards ("Protect Your Family from Lead in Your Home").

#### **3.2.3 Rent Reasonability**

Units receiving rental assistance through the RRH program must have rents below the Fair Market Rent for the bedroom size established by HUD and be determined as rent reasonable in comparison to rent for other comparable unassisted units. Providers should use the attached Rent Reasonability worksheet in order to make these determinations. The rent will be considered reasonable if it is no more than \$50 higher than the average of three comparable units.

### **3.3 Regulatory Guidance on Assistance and Funding**



### **3.3.1 Assistance Approvals**

Once a case manager has developed a service plan and tailored an appropriate assistance package to client need, all final documentation of the financial assistance to be provided should be signed off on by both the case manager and the program supervisor. If financial assistance is paid by the funder to the landlord or third party, this guidance applies to the request for payment documentation.

### **3.3.2 Length of Assistance**

As outlined above, the length of assistance should be tailored to client need, however, 24 months is the maximum that any client can receive assistance under RRH programming.

### **3.3.3 Use with Other Public Sources**

Financial assistance may not be provided to clients that are receiving the same type of assistance through other public sources or programs (e.g. agencies cannot provide rental assistance to someone who has leased a unit for which there is a project-based rental subsidy).

### **3.3.4 Rental Assistance Agreement**

The agency may make/request rental assistance payments only to/for an owner with whom the agency has entered into a rental assistance agreement. The terms of this agreement are established in the attached template rental assistance agreement.

Agencies are required to execute a memorandum of understanding with program participants receiving rental assistance in order to clarify the length and type of assistance. A template MOU is attached.

### **3.3.5 Back-up Documentation**

Copies of leases, utility account history, and any other relevant backup material must be included with payment records and/or payment request documentation for financial assistance.

## **3.4 Regulatory Guidance on Fair Housing and VAWA**

### **3.4.1 Fair Housing**

Rapid Re-housing programs must comply with all applicable fair housing and civil rights requirements in 24 CFR 5.105(a), including, but not limited to, the Fair Housing Act; Title VI of the Civil Rights Act of 1964; Section 504 of the Rehabilitation Act of 1973; Title II and Title III of the Americans with Disabilities Act of 1990; and Section 109 of the Housing and Community Development Act of 1974.

### **3.4.2 Violence Against Women Act (VAWA)**

Rapid Re-housing providers are considered covered housing providers under VAWA and must be in compliance with 24 CFR part 5 Subpart L as supplemented by ESG or CoC regulations in the HUD VAWA Final Rule. Providers must be in compliance with all CoC policies regarding VAWA.



**APPROVED**

Legislation Details (With Text)

**File #:** 19-172      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Regular Business

**File created:** 5/8/2019      **In control:** City Council

**On agenda:** 6/11/2019      **Final action:**

**Title:** Communication from the City Manager and the Community Development Director with a Request for the Following:

A. APPROVE the 2019 ANNUAL ACTION PLAN for Submittal to the Department of Housing and Urban Development (HUD), with a Total 2019 Grant Allocation of \$2,568,241.00;

B. APPROVE the REALLOCATION of Prior Year Funds to Projects Outlined in the 2019 Annual Action Plan;

C. APPROVE the REALLOCATION of CDBG PROGRAM INCOME; and,

D. ADOPT an ORDINANCE Amending the City of Peoria 2019 REVISED ANNUAL BUDGET Relating to the CDBG Fund and Capital Fund to Reallocate CDBG Program Income to the Capital Fund, in the Amount of \$4,670.00; and to Adjust the CDBG Fund and Home Fund Revenues and Expenditures to Reflect the 2019 Federal Grant Award.

**Sponsors:**

**Indexes:** Goal 1 - Financially Sound City, Goal 3 - Beautiful Peoria, Have an efficient government., Reinvest in neighborhoods

**Code sections:**

**Attachments:** 1. 2019 Annual Action Plan Council Draft, 2. Projects of Impact - Strategy Outline, 3. 2019 HUD Entitlement Budget, 4. 2019 ORD 6 - CDBG, HOME & Capital - Program Income & Grant Award Adjustment

Date	Ver.	Action By	Action	Result
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**ACTION REQUESTED:**

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**BACKGROUND:**



**A. Approval of 2019 Annual Action Plan**

As a recipient of funds from the Department of Housing and Urban Development (HUD), the City is required to develop an Annual Action Plan that provides a summary of the activities and resources that will be used to address the goals of the City's 2014-2019 HUD Consolidated Plan.

This item is coming before the City Council in the middle of the year due to the delay in the US Government enacting a full year budget for FY 2019 and a delay in HUD providing yearly allocation amounts. Grantees are not allowed to submit the Annual Action Plan until allocations are announced.

The allocation amounts are based on the overall congressional budget for each program and the formula allocations based on population and demographics. In April 2019, HUD announced the City's 2019 grant allocation with approximately a 3% increase in CDBG funding, an 8% decrease in HOME funding, and a 4% increase in ESG funding.

Entitlement Grant	2019 Award Amount	Difference from 2018
CDBG	\$1,766,783	Increase of \$51,696
HOME	\$ 655,929	Decrease of \$59,926
ESG	\$145,529	Increase of \$5,928

After analyzing the 2019 grant award amounts, current programming, requested programming, and remaining fund balances, City staff developed a proposed budget and the 2019 Annual Action Plan. A budget sheet that outlines the planned activities is attached along with a full copy of the Annual Action Plan.

The 2019 budget includes both CDBG and HOME funding for the competitive grant program started in the 2018 annual action plan. In an effort to produce strong, measurable and visible results, City staff have been encouraged by HUD to invest in high impact projects. This direction has come from the leadership of the HUD Chicago Field Office, the direct oversight body for Peoria grants. Executing high impact projects will be both consistent with HUD's expectations and beneficial to Peoria's urban neighborhoods. A detailed memo about these projects of impact is attached.

The 2019 Annual Action Plan was published for a 30-day public comment period. The Plan was available for review at the Peoria Public Library Downtown Branch, the City Clerk's Office, the City's Community Development Department, and online at the City's website. To comply with HUD regulations, a variety of state, local, and nonprofit organizations were contacted to solicit comments. Two public hearings on the Plan were also held during the public comment period.

The 2019 Annual Action Plan is due to HUD on or before June 12, 2019. Upon City Council approval, staff will submit the plan to HUD. HUD will review the plan to ensure regulatory compliance and then process the 2019 grant award agreements. Once the agreements are issued and signed by both HUD and the City, the 2019 grant funds will be available for programming.

**B. Reallocation of Prior Year Funds**

As required by HUD, the 2019 Annual Action plan also includes the reallocation of prior year resources. These balances are due to projects coming in under budget. The plan proposes to reallocate the balances of the CDBG completed prior year programs listed below into the Health Department partnership Program. This program, which began in 2017, provides additional funds for a partnership with the Peoria City/County Health Department's lead hazard control program.

The rehabilitation activities allowed under the City/County Health Department's lead hazard control program

and healthy homes program are more limited than rehabilitation allowed under CDBG. The additional funds will be used to conduct rehabilitation activities such as roof repairs, systems repairs, and other rehabilitation activities that are not allowed under the Health Department's grants. The program would be available to owner-occupied properties as a grant and to rental properties with landlords contributing 20% of the overall rehabilitation expenses under the current program design of the Health Department. By reallocating funds to serve eligible low income households within the City of Peoria participating in the Health Department's program, the City and the Health Department can leverage federal funding to ensure all homes are code compliant and healthy once work is completed. Remaining funding from the Administrative funds, project delivery funds, public facility projects, and ADA Ramps project.

Project #	Project Title	Unused Funds
17CAD	Administrative Funds	\$ 75,860.26
17CPD	Project Delivery	\$ 10,315.24
19PF1	Public Facilities Contingency	\$ 2,000.00
19PF2	Public Facilities Contingency	\$ 1,443.00
17ADA	ADA Ramps	\$ 23,267.08
	<b>Total</b>	<b>\$112,885.58</b>

There were also HOME funds that were unallocated in 2017 due to an unexpected grant increase and one project that was under budget from 2018 that are proposed to be reallocated to the Competitive Grant program outlined in the 2019 Annual Action Plan.

Project #	Project Title	Unused Funds
17CH01	2017 CHDO Funds	\$ 6,670.76
17HM00	Unallocated Funds	\$ 5,872.00
	<b>Total</b>	<b>\$12,542.76</b>

**C. Reallocation of CDBG Program Income**

Since the City received less than \$25,000 in CDBG program income, Federal regulations allow the City to allocate the funds to a local account with fewer restrictions. The funds are still required to be used for specific purposes such as funds for match or program leveraging for future grants or Community Development programs, temporary Code Enforcement Aides, equipment purchases for Community Development field staff, or Housing Rehabilitation Programs.

This request is to move \$4,670 in 2018 Program Income to the Capital Fund under project D1440.

**D. Approve an Ordinance Amending the City Of Peoria 2018/2019 Biennial Budget**

The ordinance will amend the 2019 Revised Annual Budget to reflect the 2019 grant amounts for CDBG, HOME, and ESG and the reallocation of CDBG program income in the amount of \$4,670 from the CDBG Fund to the Capital Fund.

**FINANCIAL IMPACT:** The budget of the 2019 Annual Action Plan as attached would be enacted along with the reallocation of prior year funds and program income.

**NEIGHBORHOOD CONCERNS:** The development of the 2019 Annual Action Plan included a 30-day comment period and outreach to numerous organizations as listed in the plan. All comments and responses are included in the plan.

**IMPACT IF APPROVED:** The City of Peoria will be in compliance with HUD regulations and will be eligible to receive and expend HUD funds as outlined.

**IMPACT IF DENIED:** The City of Peoria will not be in compliance with HUD regulations and will not be eligible to receive HUD funding.

**ALTERNATIVES:** Funds could be allocated for alternative programs eligible under CDBG, HOME, and ESG as the Council directs.

**EEO CERTIFICATION NUMBER:** All subrecipients and contractors will be required to maintain an active EEO certification Number.

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

1. Financially Sound City
2. Beautiful Peoria

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

1. Reinvest in neighborhoods.
2. Have an efficient government.

**DEPARTMENT:** Community Development

<b>Business by Sector</b>	<b>Number of Workers</b>	<b>Number of Jobs</b>	<b>Share of Workers</b>	<b>Share of Jobs</b>	<b>Jobs less Workers</b>
Agriculture, Mining, Oil & Gas Extraction	179	418	0.4%	0.3%	57.2%
Arts, Entertainment, Accommodations	5,060	9,969	10.0%	7.9%	49.2%
Construction	1,649	7,992	3.2%	6.3%	79.4%
Education and Health Care Services	15,253	23,355	30.1%	18.4%	34.7%
Finance, Insurance, and Real Estate	2,412	3,702	4.8%	2.9%	34.8%
Information	613	2,442	1.2%	1.9%	74.9%
Manufacturing	8,154	25,167	16.1%	19.8%	67.6%
Other Services	2,230	5,056	4.4%	4.0%	55.9%
Professional, Scientific, Management Services	5,448	10,128	10.7%	8.0%	46.2%
Public Administration	1,624	5,828	3.2%	4.6%	72.1%
Retail Trade	5,384	18,918	10.6%	14.9%	71.5%
Transportation and Warehousing	1,945	6,244	3.8%	4.9%	68.9%
Wholesale Trade	795	7,586	1.6%	6.0%	89.5%
Total	50,746	126,805	X	X	60.0%

# Compare Broadband Availability in Different Areas



Search Nationwide or enter a state: 
 Select area:

**Broadband**
  
**Technology** ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
   
**Speed** ≥ 25/3 Mbps
   
**Date** Dec. 2018 (latest public release)

## Percentage of population with broadband providers

### United States (National)



Area	no providers					1 or more providers					2 or more providers					3 or more providers				
	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal
Nationwide	0.04	0.02	0.12	0.03	1.46	99.96	99.98	99.88	99.97	98.54	99.75	99.78	99.64	99.77	97.93	93.40	97.36	77.15	93.68	70.88

### County



Area	no providers					1 or more providers					2 or more providers					3 or more providers				
	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal	all	urban	rural	non-tribal	tribal
Peoria County, IL	0.00	0.00	0.00	0.00	--	100.00	100.00	100.00	100.00	--	100.00	100.00	100.00	100.00	--	96.66	98.81	84.91	96.66	--

# Estimated percent of owner-occupied housing units with two or more selected physical or financial conditions, between 2014-2018.

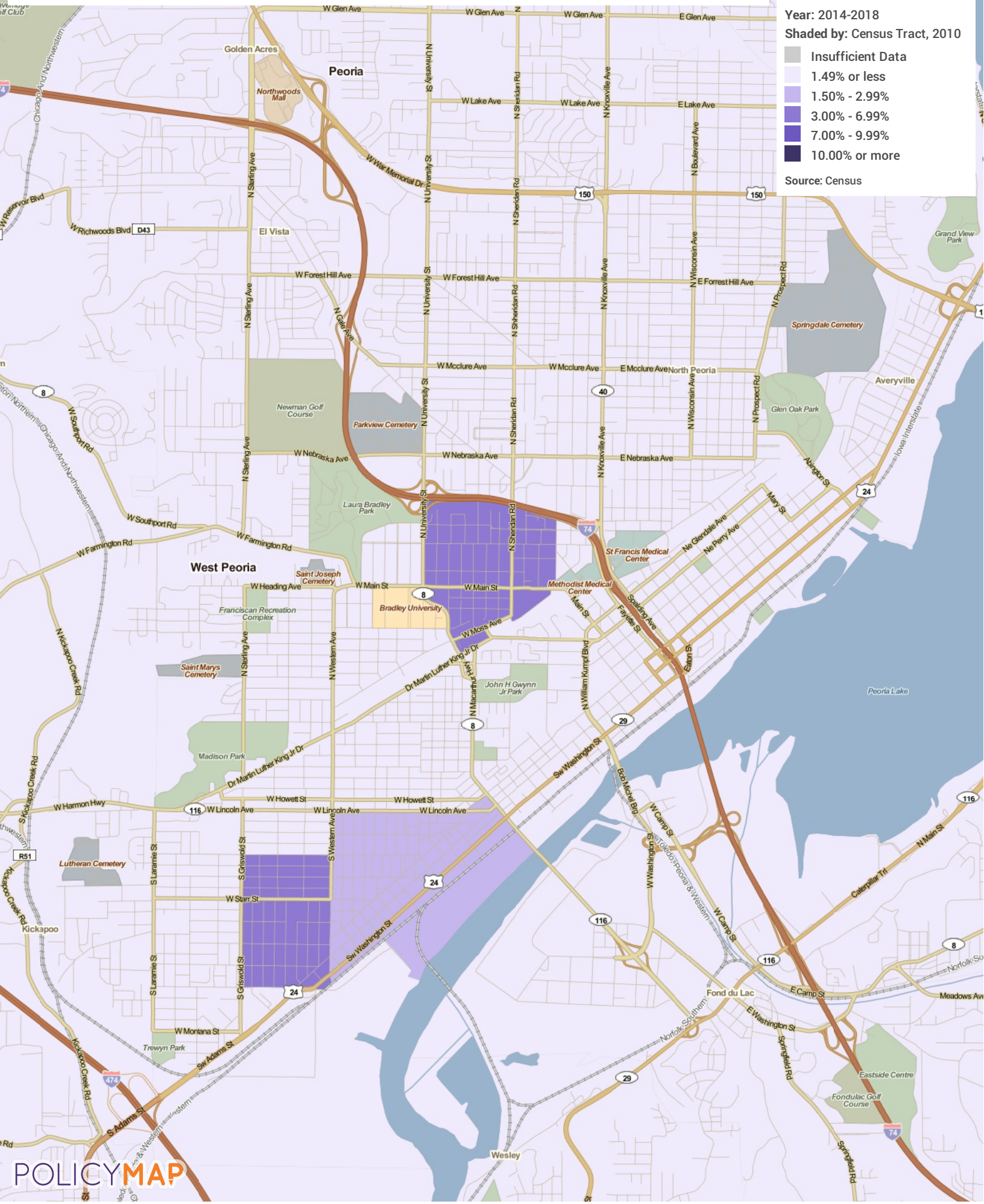
Percent of Owner-Occupied Housing Units with Two or More Selected Conditions

Year: 2014-2018

Shaded by: Census Tract, 2010

- Insufficient Data
- 1.49% or less
- 1.50% - 2.99%
- 3.00% - 6.99%
- 7.00% - 9.99%
- 10.00% or more

Source: Census

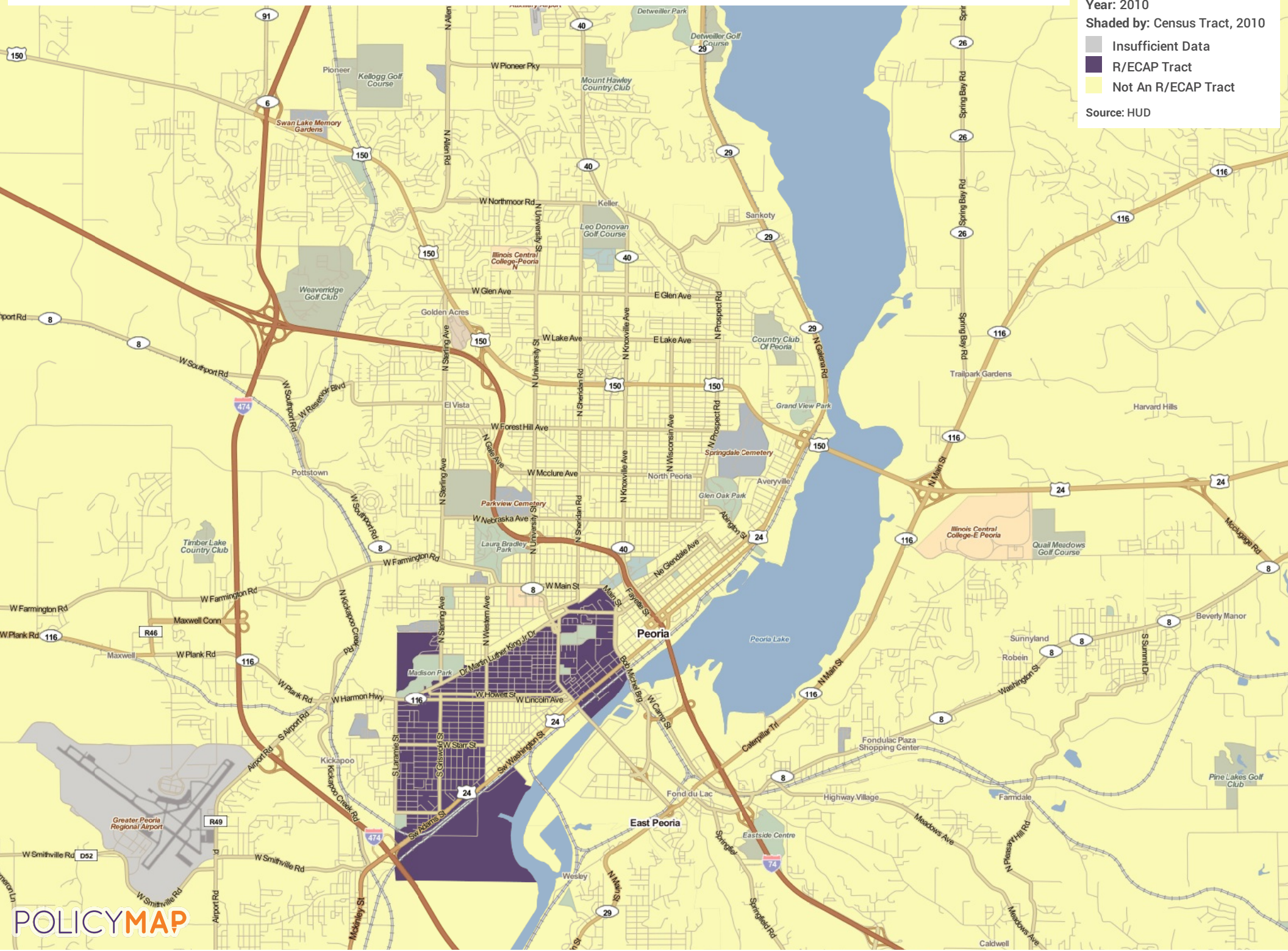


# Racially and ethnically-concentrated areas of poverty, as of 2010.

R/ECAP Status  
Year: 2010  
Shaded by: Census Tract, 2010

- Insufficient Data
- R/ECAP Tract
- Not An R/ECAP Tract

Source: HUD



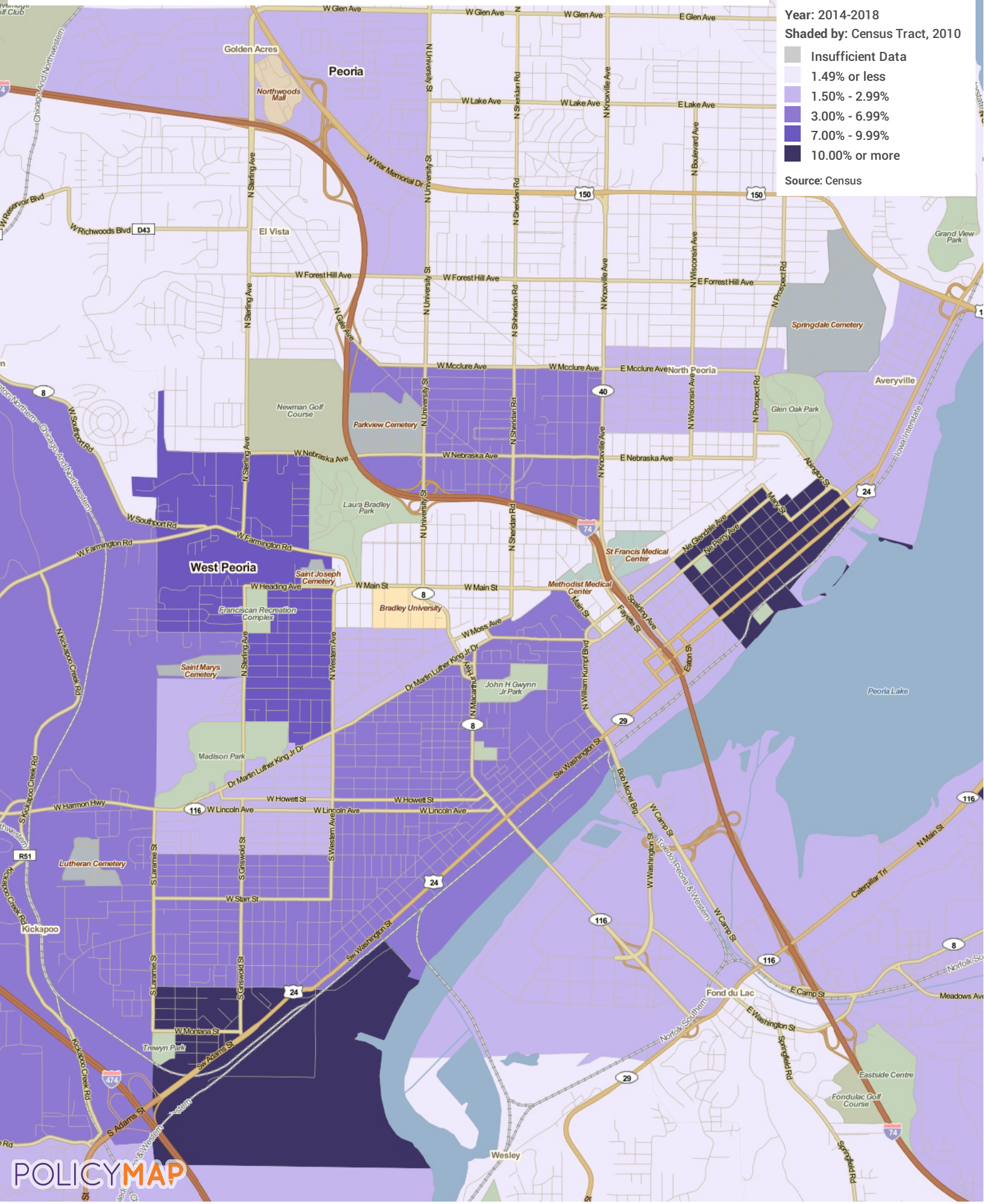
# Estimated percent of renter-occupied housing units with two or more selected physical or financial conditions, between 2014-2018.

Percent of Renter-Occupied Housing Units with Two or More Selected Conditions

Year: 2014-2018  
Shaded by: Census Tract, 2010

- Insufficient Data
- 1.49% or less
- 1.50% - 2.99%
- 3.00% - 6.99%
- 7.00% - 9.99%
- 10.00% or more

Source: Census





# **Citizen Participation Attachments**

# City of Peoria: Community Needs Survey

**Your Opinion Counts!** The City of Peoria receives federal funds each year to provide decent housing, create a suitable living environment, and expand economic opportunities for low income residents. The City is conducting a community needs survey to help identify neighborhood priorities in order to make the City of Peoria a great place to live, work, and play.

Your individual answers will be kept confidential. The City of Peoria will only report this information in combination with other survey responses and in summary format.

## Let's talk about you!

What is your zip code?

---

Which council district do you live in?

---

OR What neighborhood do you live in?

---

What is your age group?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

What is your Gender?

- Male
- Female
- Transgender
- Gender Non-Conforming
- Other

What is your household income?

- Less than \$15,000
- \$15,000 - \$29,999
- \$30,000 – \$44,999
- \$45,000 – \$55,999
- \$60,000 - \$74,999
- \$75,000 +

I am a:

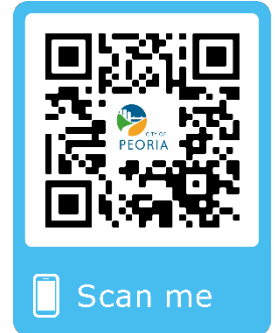
- Homeowner
- Renter
- Other \_\_\_\_\_

Race

- White
- Black/African American
- Asian
- American Indian/Alaskan Native
- Native Hawaiian/ Other Pacific Islander
- Asian and White
- Black/African American and White
- Other Two or More Races

Ethnicity

- Hispanic/Latino
- Non-Hispanic/Latino



## Let's talk about the community!

Please rate each of the following housing needs in the City of Peoria on scale from low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Help buying a home/down payment assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for homeowners to make housing repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for landlord to make housing repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for People with Disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency improvements to current housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new affordable <u>rental</u> units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new affordable <u>homeowner</u> units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential lead abatement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please rate each of the following community needs in the City of Peoria on a scale of low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Economic Development – Job Creation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Construction/Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADA Ramps on sidewalk corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dangerous Building Demolition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please rate each of the following homeless needs in the City of Peoria on a scale of low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Homeless Shelter Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance to previously homeless individuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outreach/services to homeless persons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of affordable units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please select up to 10 of the most important public service needs in the City of Peoria.

- |   |   |
|---|---|
| <input type="checkbox"/> Child Care Services (Under 13)                                       | <input type="checkbox"/> Mental Health Services                                   |
| <input type="checkbox"/> Youth Services (ages 13 to 19)                                       | <input type="checkbox"/> Neighborhood Cleanups                                    |
| <input type="checkbox"/> Crime Awareness/Prevention   | <input type="checkbox"/> Senior Services  |
| <input type="checkbox"/> Employment Training  | <input type="checkbox"/> Services for Abused Children                             |
| <input type="checkbox"/> Fair Housing Activities (Counseling on housing discrimination, etc.) | <input type="checkbox"/> Services for Persons with Disabilities                   |
| <input type="checkbox"/> Food Banks   | <input type="checkbox"/> Services for Victims of Domestic Violence/Sexual Assault |
| <input type="checkbox"/> Health Services  | <input type="checkbox"/> Substance Abuse Services                                 |
| <input type="checkbox"/> Housing Counseling   | <input type="checkbox"/> Tenant/Landlord Counseling                               |
| <input type="checkbox"/> Legal Services   | <input type="checkbox"/> Transportation Services                                  |

Are you able to find safe, decent, and affordable housing in your community?

- Yes  
 No

If no, please explain the challenges you have faced in finding safe, decent, and affordable housing in your community.

Do you believe housing discrimination exists in your community? If yes, please explain how and where discrimination exists.

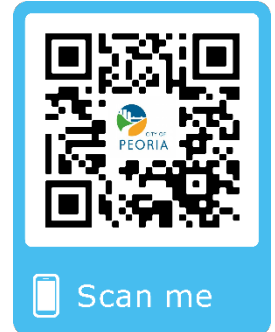
Are there specific neighborhoods or areas of the City you think should be targeted for revitalization plan or blight removal? If yes, please describe the neighborhood or area.

Do you have any additional ways to improve your neighborhood or additional comments?

Got a survey? Return it to 419 Fulton St., Rm. 203, Peoria, IL 61602

Questions? Contact Kathryn Murphy at 309.494.8607 or [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org)!

# Ciudad de Peoria: Encuesta sobre las Necesidades de la Comunidad



**¡Su Opinión Cuenta!** La Ciudad de Peoria recibe fondos federales cada año para brindar viviendas decentes, crear un ambiente de vida adecuado, y expandir oportunidades económicas para sus residentes de bajos recursos. La Ciudad está realizando una encuesta sobre las necesidades de la comunidad para identificar prioridades barriales para que la Ciudad de Peoria sea un lugar mejor para vivir, trabajar y jugar. Sus respuestas individuales serán confidenciales. La Ciudad de Peoria solamente reportará esta información en combinación con otras respuestas en un formato resumido.

## ¡Hablemos de Usted!

¿Cuál es su código postal?

---

¿En qué distrito concejal vive?

---

O ¿En qué barrio vive?

---

¿Cuál es su rango de edad?

- Menos de 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

¿Cuál es su Género?

- Masculino
- Femenino
- Transgénero
- Genero No conforme
- Otro

¿Cuál es su ingreso familiar?

- Menos de \$15.000
- \$15.000 - \$29.999
- \$30.000 – \$44.999
- \$45.000 – \$55.999
- \$60.000 - \$74.999
- \$75.000 +

Soy:

- Dueño de Casa
- Alquilo/Rento
- Otro \_\_\_\_\_

Raza

- Blanco
- Negro/Afroamericano
- Asiático
- Nativo de Estados Unidos/Nativo de Alaska
- Nativo de Hawái/ Otra Isla del Pacífico
- Asiático y Blanco
- Negro/Afroamericano y Blanco
- Otras Dos o Más Razas

Etnicidad

- Hispano/Latino
- No Hispano/Latino

## ¡Hablemos de la comunidad!

Califique las siguientes necesidades de vivienda en la Ciudad de Peoria en escala desde más baja a más alta.

	<i>Necesidad Baja</i>	<i>Necesidad Moderada</i>	<i>Necesidad Alta</i>
Ayuda para comprar una casa/Asistencia para pago de anticipos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda para dueños para realizar reparaciones en el hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayuda para arrendatarios para realizar reparaciones en el hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para personas mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para grupos familiares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas para personas con discapacidades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras energéticamente eficientes en viviendas ocupadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construcción de nuevas unidades <u>para alquiler</u> a bajo costo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construcción de nuevas unidades <u>residenciales</u> a bajo costo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mitigación de plomo residencial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Otras necesidades: \_\_\_\_\_

Califique las siguientes necesidades de la comunidad en la Ciudad de Peoria en escala desde más baja a más alta.

	<i>Necesidad Baja</i>	<i>Necesidad Moderada</i>	<i>Necesidad Alta</i>
Desarrollo Económico – Creación de Puestos de Trabajo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reparación/Construcción de Aceras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rampas de acuerdo con ADA en las esquinas de las aceras	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aplicación de Códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolición de Edificios Peligrosos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Otras necesidades: \_\_\_\_\_

Califique las siguientes necesidades de las personas sin hogar en la C. de Peoria en escala desde más baja a más alta.

	<i>Necesidad Baja</i>	<i>Necesidad Moderada</i>	<i>Necesidad Alta</i>
Operaciones de Refugios para Personas sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia con el pago de renta a personas previamente sin hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prevención de situaciones que resultan en la indigencia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de extensión comunitaria para personas sin hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construcción de unidades de bajo costo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Otras necesidades: \_\_\_\_\_

Seleccione como máximo 10 de las siguientes necesidades que considere como más importantes para la C. de Peoria.

- |   |   |
|---|---|
| <input type="checkbox"/> Servicios de Guarderías (Menores de 13 años)   | <input type="checkbox"/> Servicios de Salud Mental                                      |
| <input type="checkbox"/> Servicios para Jóvenes (de entre 13 y 19 años)   | <input type="checkbox"/> Limpiezas Barriales  |
| <input type="checkbox"/> Concientización/Prevención de Delitos  | <input type="checkbox"/> Servicios para Personas Mayores                                |
| <input type="checkbox"/> Capacitación Laboral   | <input type="checkbox"/> Servicios para Niños Maltratados                               |
| <input type="checkbox"/> Actividades sobre Equidad de Vivienda (Asesoramiento sobre discriminación de vivienda, etc.) | <input type="checkbox"/> Servicios para Personas con Discapacidades                     |
| <input type="checkbox"/> Bancos de Alimentos  | <input type="checkbox"/> Servicios para Víctimas de Violencia Domestica/Agresión Sexual |
| <input type="checkbox"/> Servicios de Salud   | <input type="checkbox"/> Servicios de Abuso de Sustancias                               |
| <input type="checkbox"/> Asesoramiento de Vivienda  | <input type="checkbox"/> Asesoramiento para Propietarios/Inquilinos                     |
| <input type="checkbox"/> Servicios Legales  | <input type="checkbox"/> Servicios de Transporte  |

¿Puede usted encontrar una vivienda segura, decente y de bajo costo en su comunidad?

- Si  
 No

De no ser así, explique los desafíos que ha enfrentado al tratar de encontrar una vivienda segura, decente y de bajo costo en su comunidad.

¿Cree que existe la discriminación de vivienda en su comunidad? De ser así, explique en qué circunstancias hay discriminación.

¿Hay barrios o áreas específicas en la Ciudad que usted crea que deberían ser identificadas para un plan de revitalización o de reparación de deterioro? De ser así, indique que barrios o áreas.

¿Tiene alguna otra sugerencia para mejorar su barrio o algún otro comentario adicional?

¿Tiene una encuesta? Devuélvala a 419 Fulton St., Rm. 203,  
Peoria, IL 61602

¿Preguntas? Contacte a Kathryn Murphy al  
309.494.8607 o [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org)

# We want to hear from you!

Every five years, the City creates its Consolidated Plan, which informs how the City will spend its funds from HUD. In a typical year, the City receives about \$2.5 million from HUD.

We want to know how you think the City should spend these dollars. Attend one of the four meetings to share your voice!

**Wednesday, August 7 @ 6pm**

PCCEO - 711 W McBean St

**Friday, August 9 @ 8:30am**

Special Meeting of Human Resources Commission

Twin Towers Place - 456 Fulton St, Room 420

**Monday, August 12 @ 6pm**

First English Lutheran Church - 725 E Forrest Hill Ave

**Wednesday, August 14 @ 6pm - Spanish speakers available**

Peoria Friendship House - 800 NE Madison Ave

For more information or for persons with disabilities who may need additional assistance, please contact Kathryn Murphy at

[kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org), or

309.494.8607.

# ¡Queremos Escucharlo!

Cada cinco años, la Ciudad genera su Plan Consolidado, lo cual guía como la Ciudad utiliza los fondos que recibe de HUD. En un año regular, la Ciudad recibe alrededor de \$2,5 millones de HUD.

Queremos saber cómo piensa usted que la Ciudad debería utilizar este dinero. Asista a una de estas juntas para expresar su opinión.

**Miércoles, 7 de agosto - 6pm – Inglés Solamente**  
PCCEO-711 W McBean St

**Viernes, 9 de agosto - 8:30am – Inglés Solamente**  
Junta Especial de la Comisión de Recursos Humanos  
Twin Towers Place-456 Fulton St, Sala 420

**Lunes, 12 de agosto - 6pm – Inglés Solamente**  
First English Lutheran Church - 725 E Forrest Hill Ave

**Miércoles, 14 de agosto - 6pm – Inglés y Español**  
Peoria Friendship House - 800 NE Madison Ave

Para más información o para personas con discapacidades que puedan necesitar asistencia adicional, comuníquese con Kathryn Murphy, [kmurphy@peoria.gov](mailto:kmurphy@peoria.gov), 309.494.8607.

**City of Peoria**  
**Community Development Department**  
**2020 HUD Consolidated Plan Outreach Results**

## I. Executive Summary

Every five years, the City of Peoria is required by the Department of Housing and Urban Development (HUD) to create a Consolidated Plan. In the plan, the City outlines how it will spend the roughly \$2.5 million received annually from HUD as a formula grant. As a part of this effort, the City is required to conduct community outreach as a part of the prioritization process.

This year, City staff undertook a large citizen participation endeavor that included online and paper surveys about priorities for the HUD funding. The survey was sent to community partners, including local nonprofits, neighborhood groups, and the Chamber of Commerce, among others, for distribution to their networks. Staff also held three community meetings dedicated to the Consolidated Plan and HUD funding in conjunction with community partners and attended over 35 additional meeting or events to engage City of Peoria residents. Through this outreach, the City staff received 773 surveys.

In general, the feedback on program priorities aligned with much of the programming the City currently undertakes with the HUD funding. The top priority rated by respondents under housing needs was to help homeowners make repairs, which is the focus of the City's single-family rehabilitation programs. The community also identified a strong need for economic development programs for job creation, which has been made a priority by City Council in recent years and incorporated into funding opportunities.

The survey also asked about the availability of safe, affordable housing and the prevalence of housing discrimination. Nearly 24% of respondents indicated they were not able to find safe, affordable housing, with the top reasons cited as high cost, unsafe/unsanitary conditions, and crime. Survey respondents also identified the South Side, East Bluff, and North Valley as the top three areas that should receive targeted HUD funding.

A detailed summary of the survey results follows. City staff will utilize these results and other stakeholder input to design projects that will be included in the 2020 Consolidated Plan. The plan will come before City Council for approval.



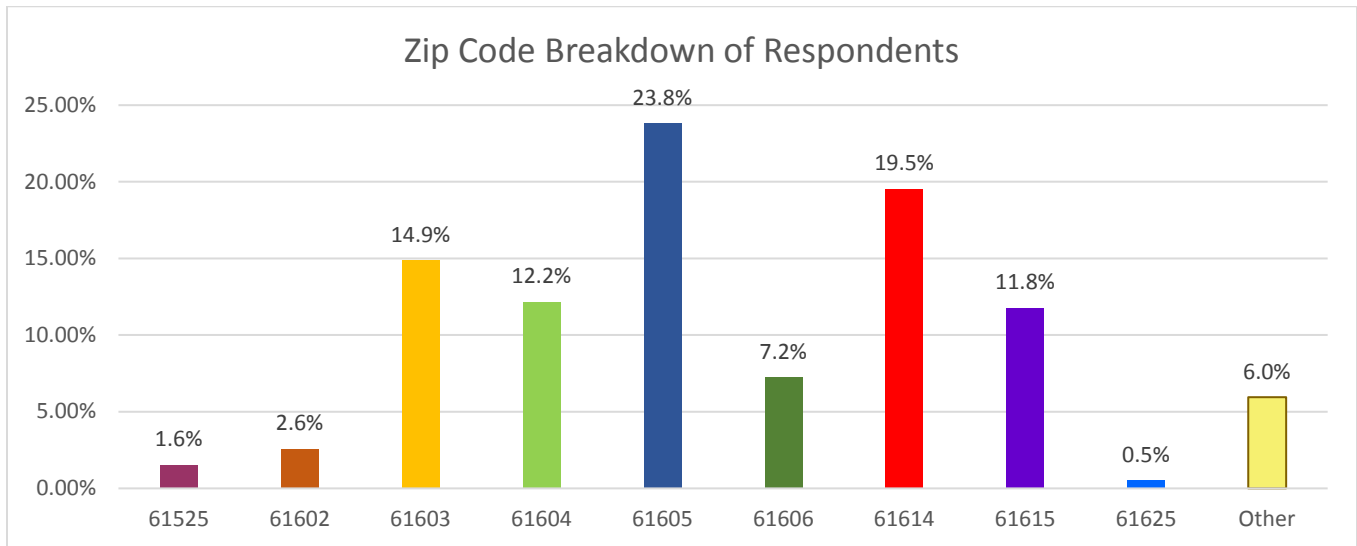
## II. Methodology

The survey was distributed both in person and online to reach a variety of respondents. While the City wanted to engage residents in all Council Districts and neighborhoods, a special emphasis was placed in reaching the low-income residents whom this funding is intended to assist. Community partners such as PCCEO played a vital role in distributing and collecting surveys from one of the targeted areas. This survey is not scientific in nature.

The first section of the survey included questions on demographics. Next, there were three questions categorized into housing needs, community needs, and homeless needs. Under each question, citizens ranked a variety of options, as “low,” “moderate,” or “high” priorities. Survey respondents ranked each option based on their personal thoughts on the needs for the City of Peoria. A low designation corresponded to one point, a moderate designation to two points, and a high designation to three points. Using a weighted average method, the sum of all points was then calculated and divided by the total number of respondents, resulting in a score between one and three points. The higher the average score, the greater the need. For each of the three questions, respondents could provide a brief narrative or comment on other needs they thought should be considered under each category.

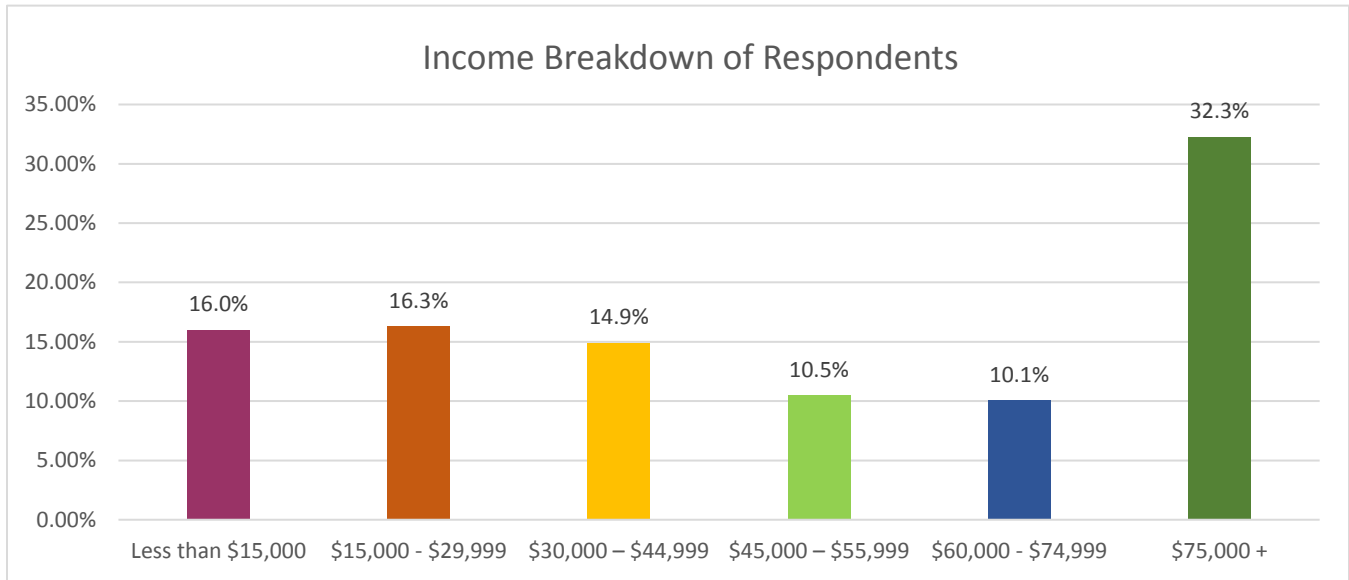
Additional yes or no questions and open-ended questions were included about the ability to find safe, affordable housing; the prevalence of housing discrimination; and if HUD funds should be targeted in specific areas. A final open-ended question soliciting any other comments was included to capture priorities not included elsewhere in the survey.

## III. Demographics

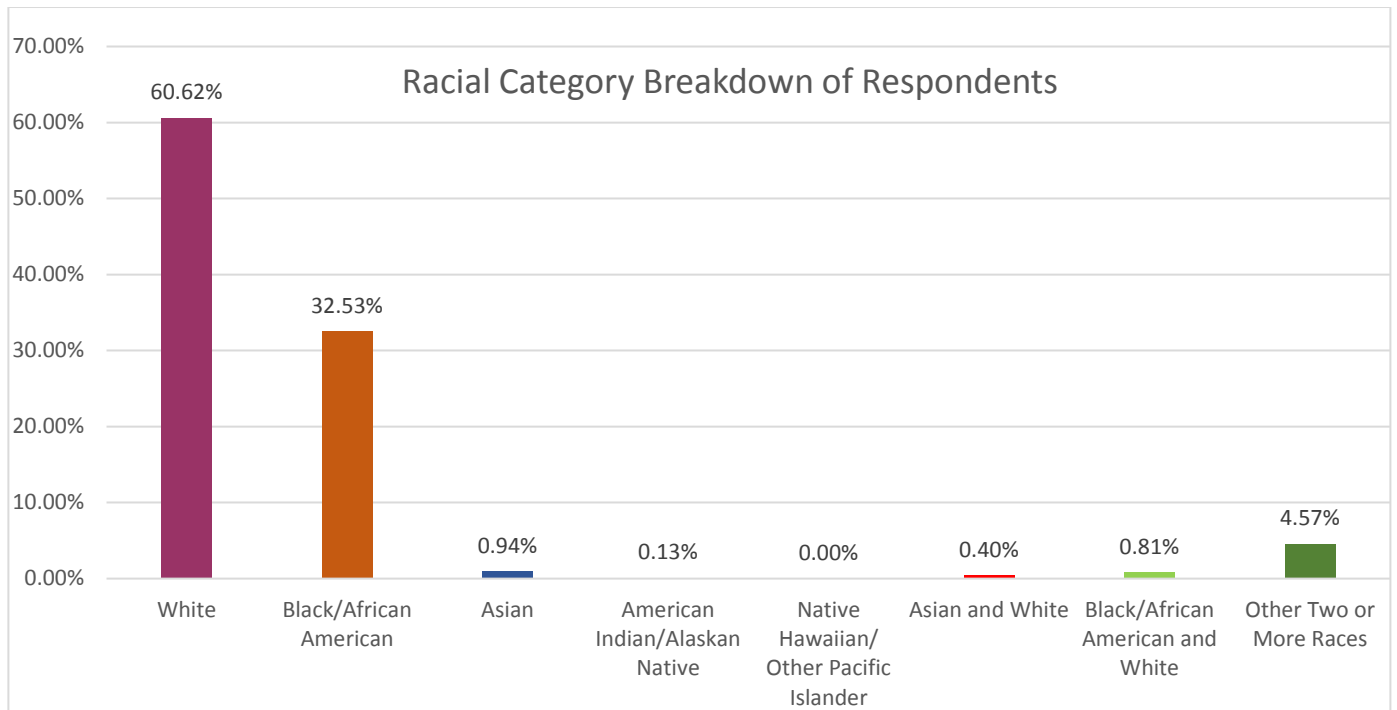


Of the 773 survey respondents, 14.9% resided in the 61603 zip code, 12.2% in the 61604 zip code, 23.8% in the 61605 zip code, 19.5% in the 61614 zip code, and 11.8% in the 61615 zip code. The remaining 18% of the respondents were split primarily among 61525, 61602, and 61606 zip codes, with small percentages residing elsewhere in other zip codes. Since housing is a regional issue, respondents living outside of the City of Peoria were able to complete the survey.

When asked about income, 16% of the respondents answered that their household’s income was less than \$15,000; with an additional 16.3% answering that their household’s income was between \$15,000 - \$30,000 while 14.9% earned between \$30,000 - \$45,000. Over 20% earned between \$45,000 - \$75,000, and 32.3% earned over \$75,000.

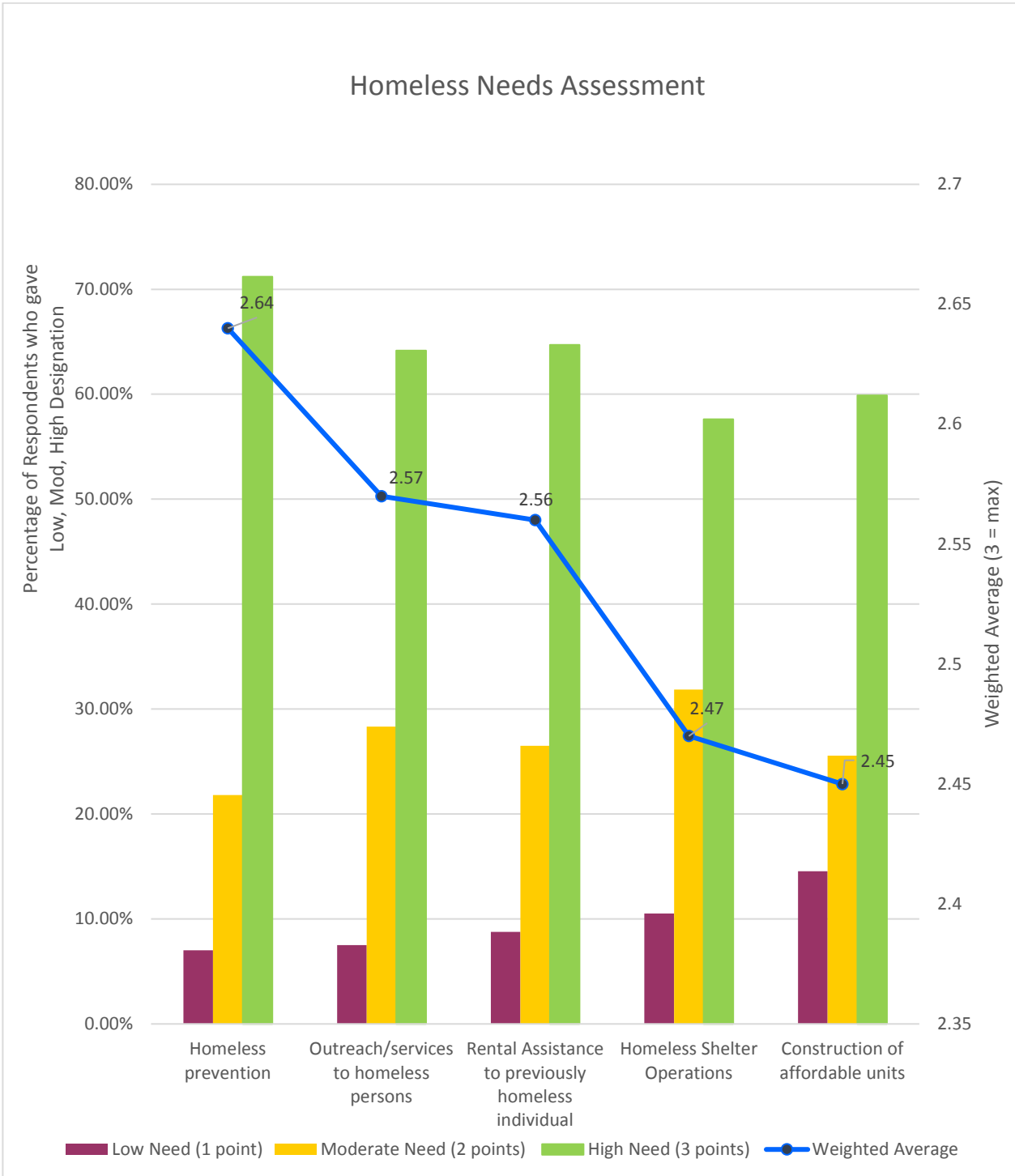


The majority of survey takers cited their race as white (60.6%), while 32.5% responded that they were Black, with 4.6% responding that they were two or more races. A small group of survey takers responded that their race was Asian (0.9%), Black and white (8%), and Asian and white (0.4%).



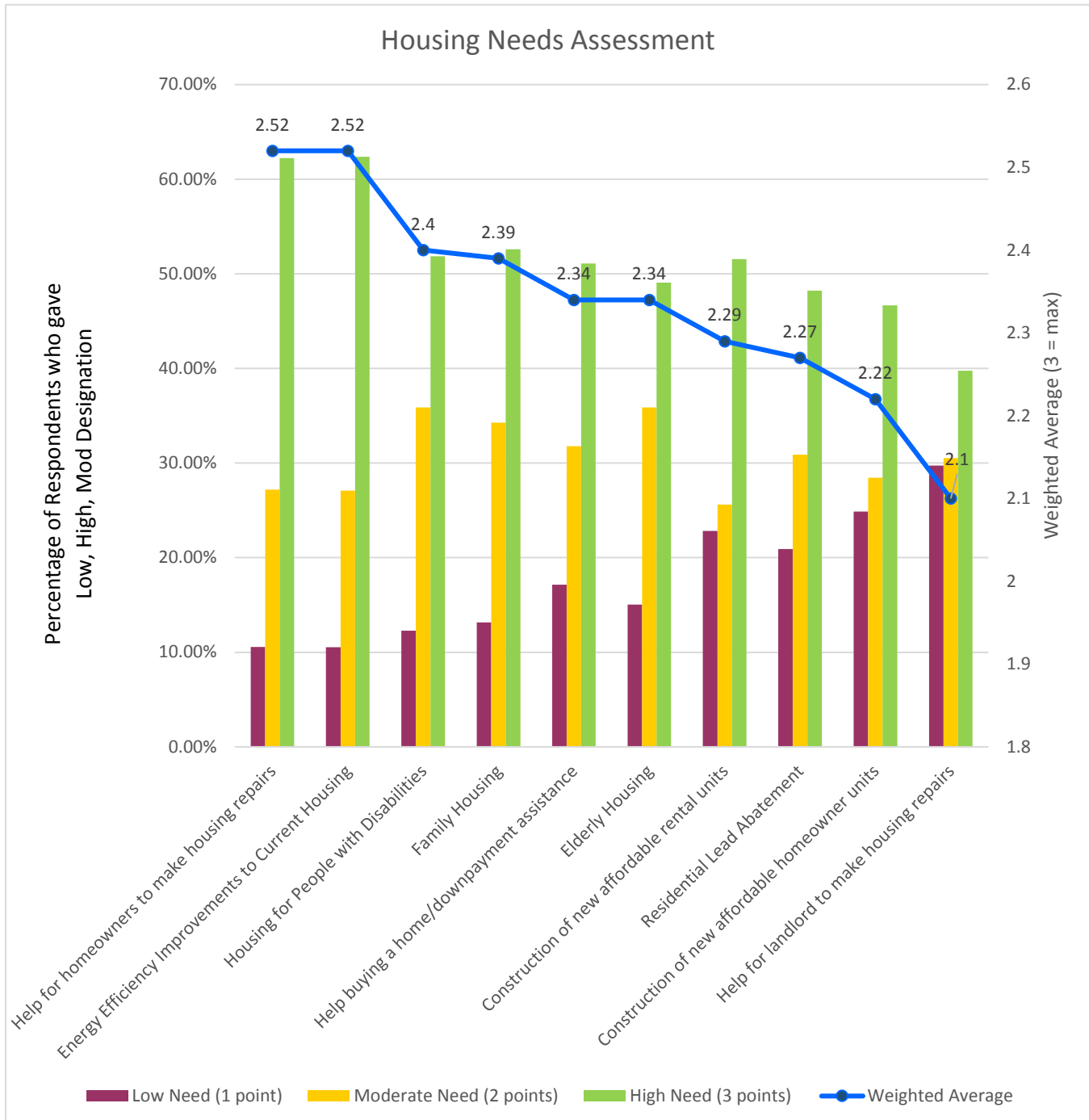
## IV. Homeless Needs

For the homeless needs question, homeless prevention services ranked highest at 2.64 out of 3 points, followed by outreach/services to homeless persons (2.57) and rental assistance to previously homeless individuals (2.56). The other homeless needs were ranked at 2.47 or below. Narrative comments on homeless needs included housing for convicted felons, deconcentrating poverty, and rehabilitation of older homes as housing opportunities for homeless/low-income individuals.



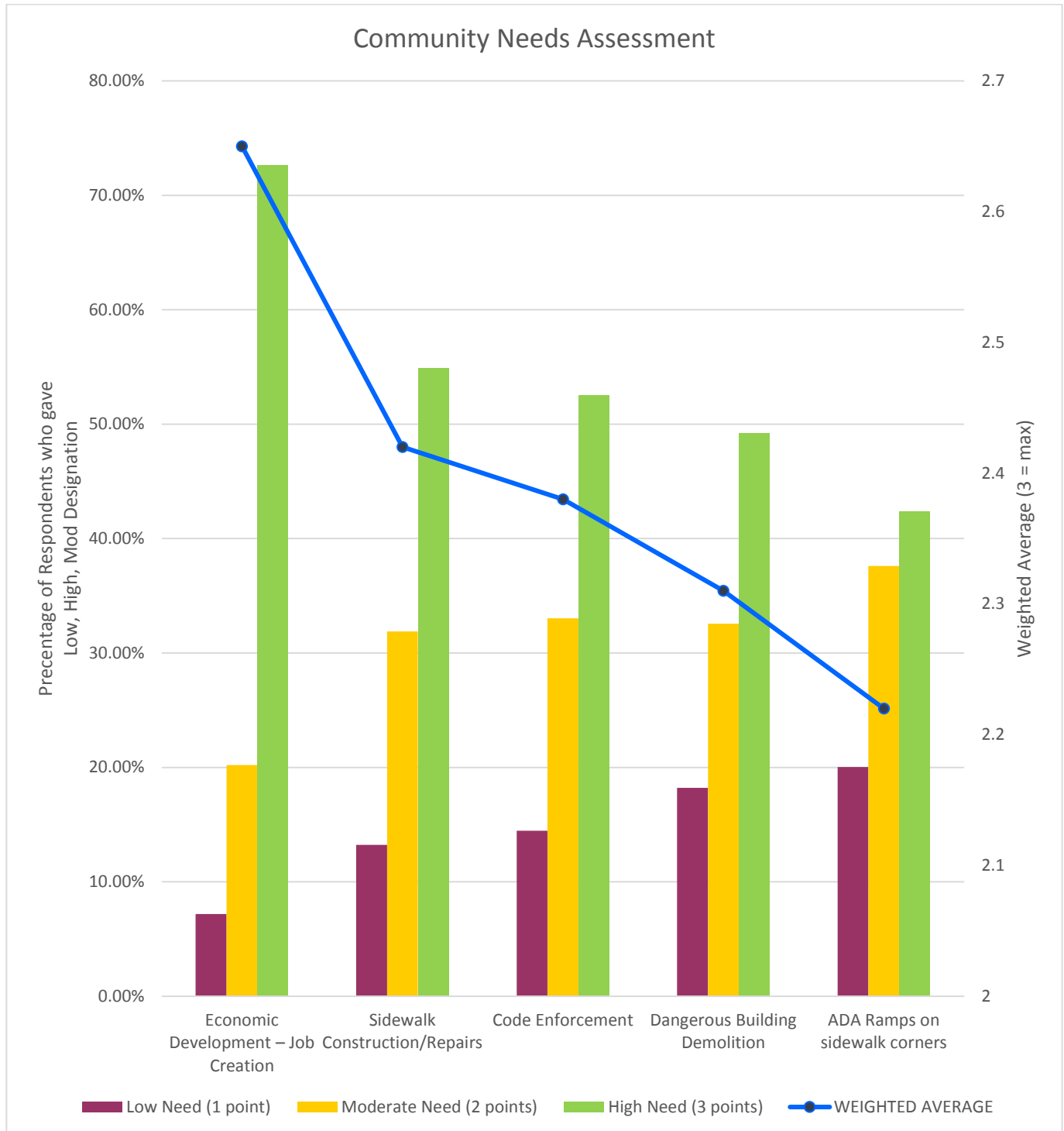
## V. Housing Needs

For the housing needs question, assistance for homeowners to make housing repairs and energy efficiency improvements for extant housing ranked highest, with weighted averages of 2.52 out of 3 points for each. Housing for individuals with disabilities and family housing followed close behind, at weighted averages of 2.40 and 2.39 respectively. The other housing needs were ranked at 2.34 or below. Narrative comments on housing needs included rehabilitation of older neighborhoods/homes and neighborhood improvement opportunities, services to lower income individuals, and the need for landlords to make repairs to rental units.



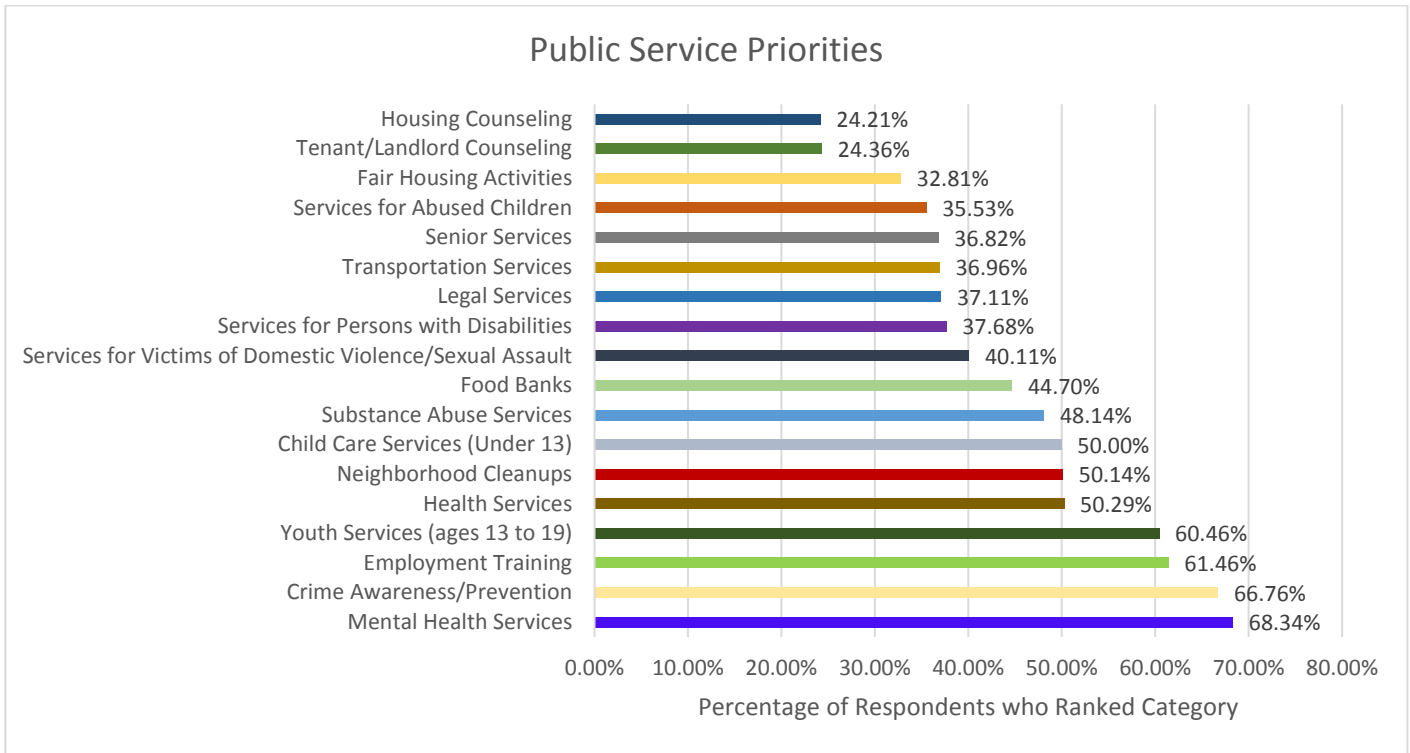
## VI. Community Needs

For the community needs question, economic development/job creation rose to the top at a weighted average of 2.65 out of 3 points, followed by sidewalk construction/repairs at 2.42 and Code Enforcement at 2.38. The other community needs were ranked at 2.31 or below. Narrative comments on community needs included safer streets through street lights and sidewalk repairs, code enforcement, and community-based job training and financial literacy programs.



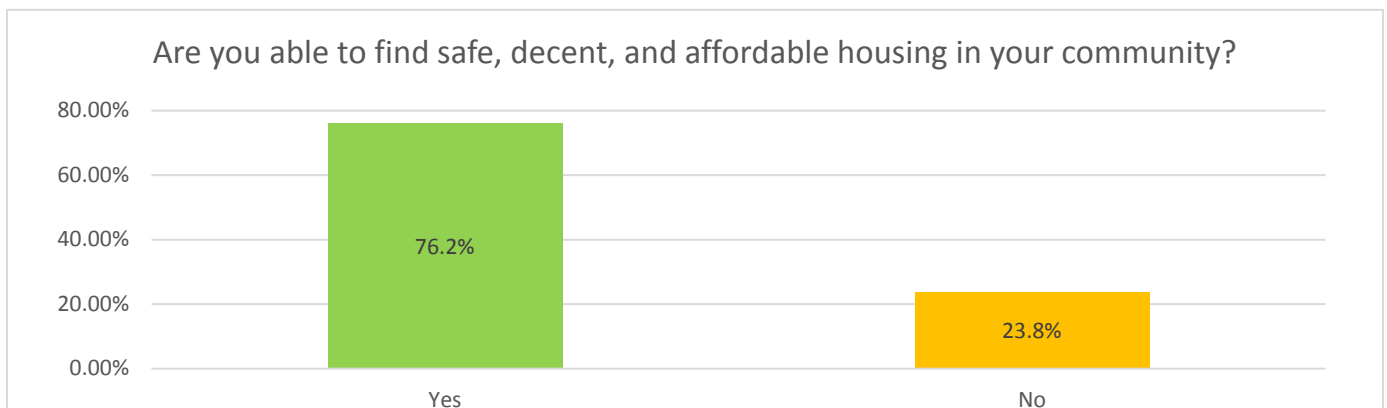
## VII. Public Service Priorities

The survey also included a question asking respondents to rank the most important public service needs in Peoria, choosing ten needs out of a list of eighteen. Mental health services and crime awareness/prevention were selected by over two-thirds of survey takers, making them the highest priority areas as identified through the survey. Employment training, youth services, and health services rounded out the top five, with each receiving selection by over 50% of all survey takers.

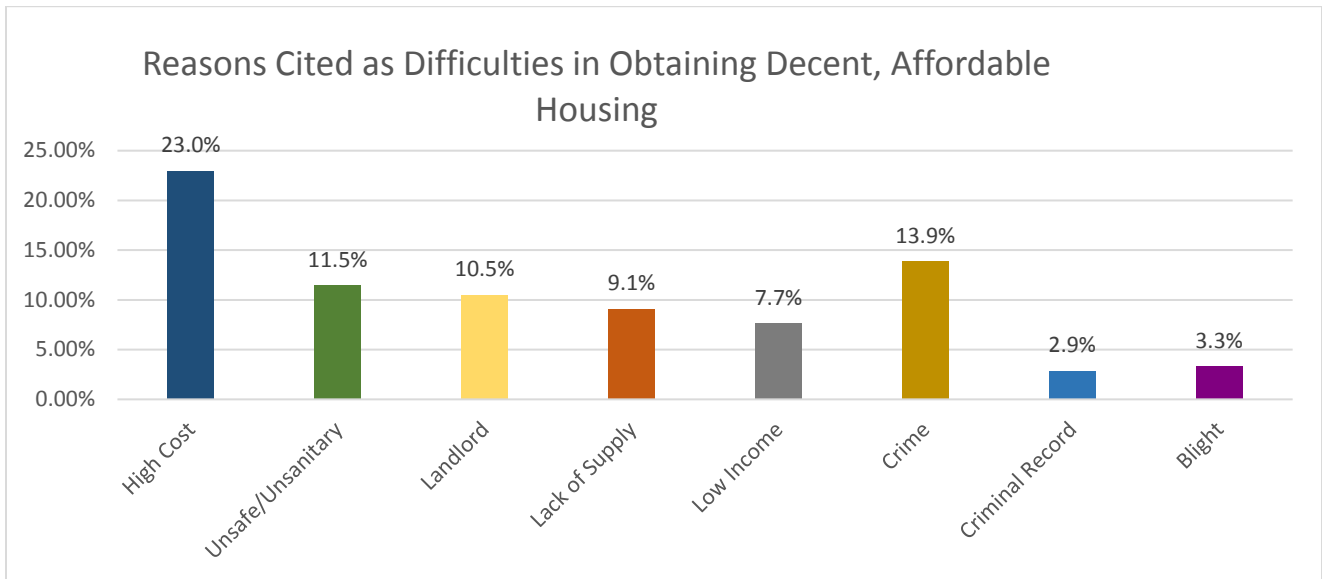


## VIII. Safe, Affordable Housing and Housing Discrimination

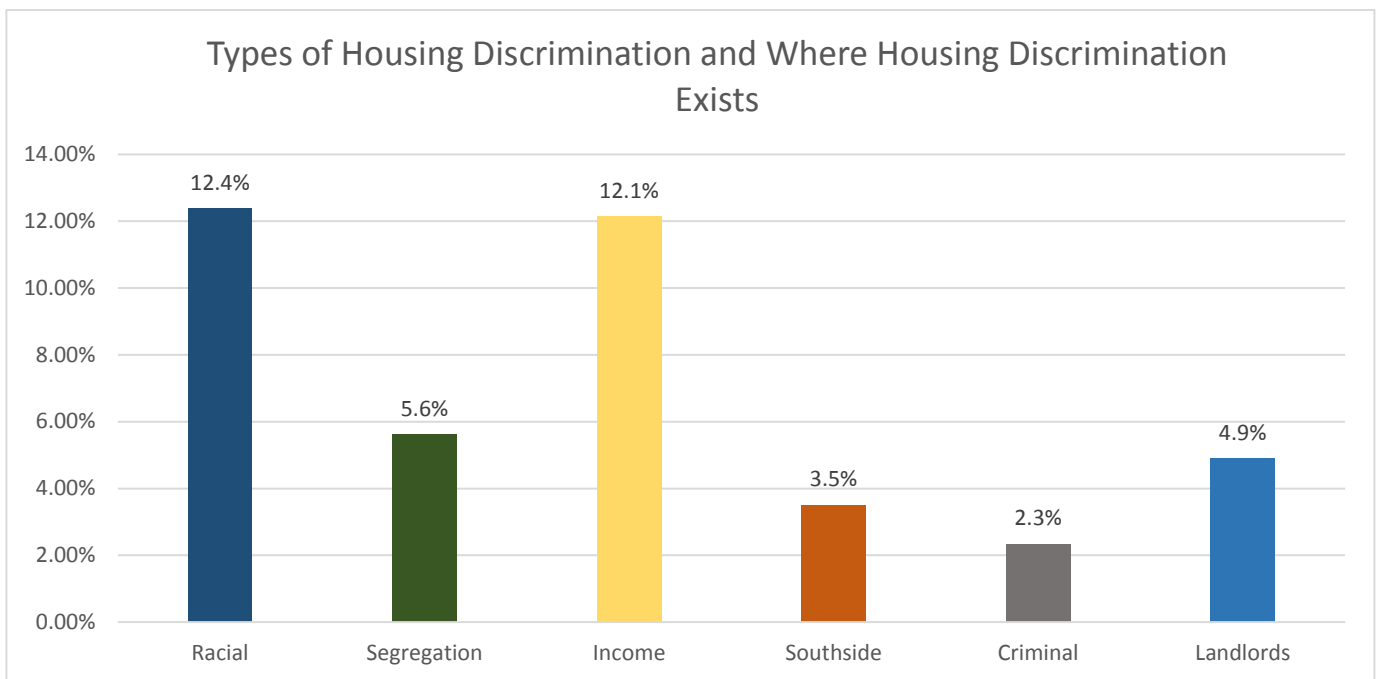
After ranking and prioritizing needs, respondents could provide further information regarding their personal housing needs and housing discrimination. Fully 76% of the 663 survey takers who answered the question responded that they were able to find safe, decent, and affordable housing in the community, while 23.8% said they are not.



Out of those unable to find safe, decent, and affordable housing—as well as individuals who wanted to provide further commentary—nearly 23% cited high cost as a barrier, while over 11% cited unsafe/unsanitary conditions, and 13.9% cited crime.

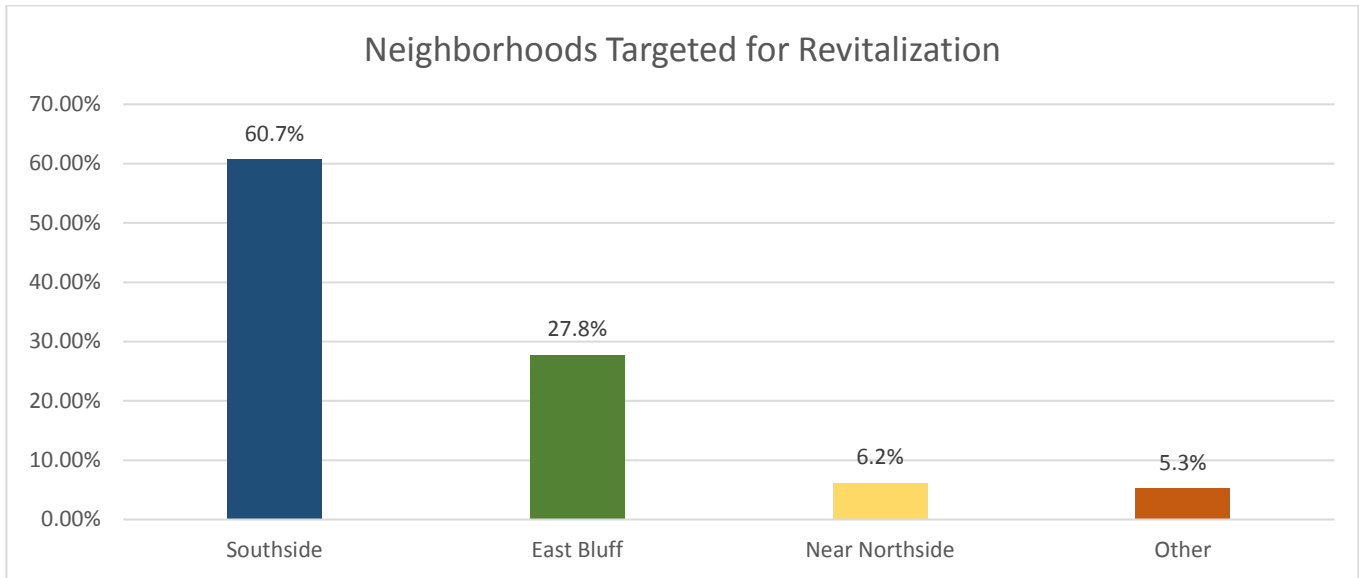


When asked about housing discrimination in their community, or if they themselves had faced discrimination in their pursuit of finding housing, 12.4% of the 428 respondents cited racial discrimination, while an additional 5.6% cited segregation. 12.1% of respondents mentioned income discrimination, while 2.3% mentioned discrimination against individuals with criminal records.



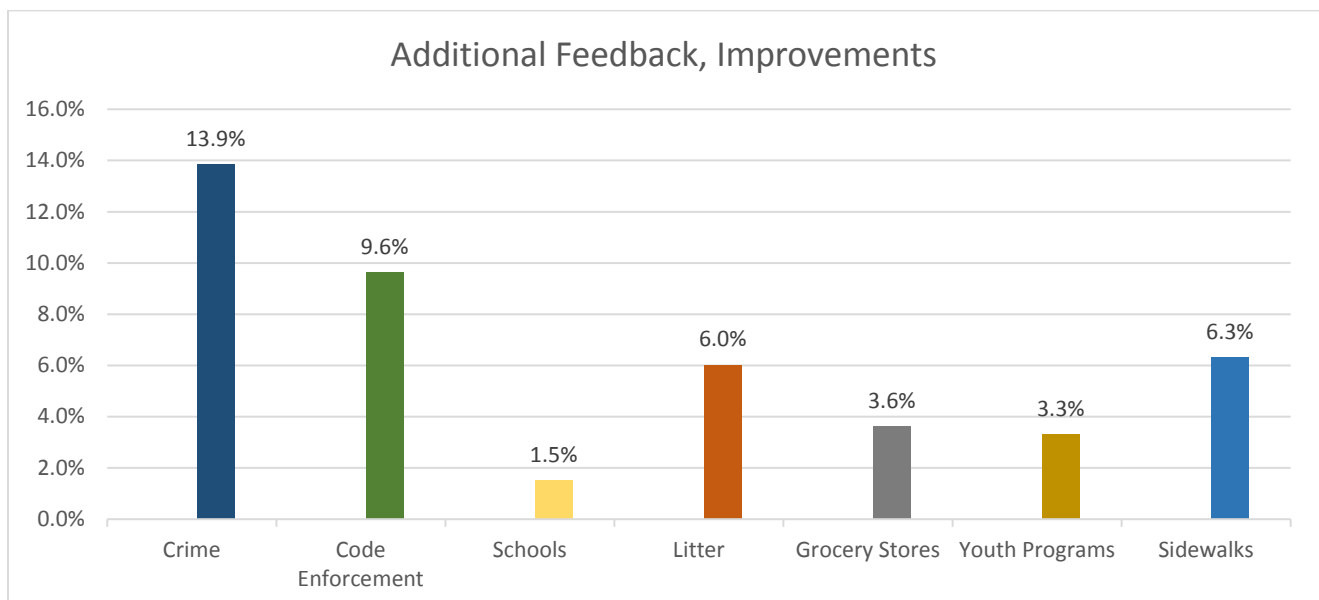
## IX. Targeted Use of Funds

Citizens were then asked to describe areas of the city which they believe should be targeted for revitalization. Of the 450 respondents to this question, 60.7% wrote that funds should be targeted toward the Southside, with 27.8% writing the funds should be targeted toward the East Bluff and 6.2% pointing to the Near Northside.



## X. Additional Feedback

At the end of the survey, respondents were able to add general comments as well as ideas on community and neighborhood improvement. More than 330 individuals provided responses to the question, with a variety of answers. Just under 14% of respondents cited crime as an important factor, while another 10% of respondents cited Code Enforcement. Other higher-frequency responses included sidewalks (6.6%) and litter (6.0%).





## XI. Conclusion

This year, City staff expanded the community outreach for the HUD consolidated plan and received great feedback from the community. In general, many of the priorities identified by the community are programming that the City's HUD programming provides or are provided by community partners.

The next steps for City staff is to create a five year plan that incorporates these priorities based on the funding available. City staff will consult with stakeholders and other funding providers to ensure the City funds are best utilized and not providing unnecessary duplication of services.

The final 2020 Consolidated Plan will come before City Council for approval once the US Congress has passed a full year 2020 budget.

7/11/2019

**COOKIES WITH COMMUNITY DEVELOPMENT  
SIGN IN SHEET**

NAME	ADDRESS	ZIP CODE
Debbie Brown	1510 N. Douglas St.	61606
Linda Drebnay	1107 N Maplewood Ave	61606
Michelle Kemman	419 W. High St.	61606
H Wagne Wilson	Mjlehman408@hotmail.com	T-Shirt? 256-8211
Ann Bare	1216 N. Orange St.	61606
	/	





**COOKIES WITH COMMUNITY DEVELOPMENT  
SIGN IN SHEET**

NAME	ADDRESS	ZIP CODE
Chris Williamson	1230 S Sowera R	61603
CORBA DARRS	1617 N WYBARK	61507
MISA NAGASE	1922 W ROTHMAN	61604
Maya Chaver	2307 W Prospect Rd	61603
Tony BERRY	222 E GIFT AVE	61603
Ann Mudd-Henston	301 E Virginia	61603
Frankie J. Steeman	3412 N. Indiana	61603
Delvada Stoughter	1815 Livingston St	61605
Lorraine Washington	2619 N. Bigelow St.	61604
Nancy Long	2306 N. Atlantic Ave.	61603
Ethel Forbes	2401 N. Grand #4	61604

**COOKIES WITH COMMUNITY DEVELOPMENT  
SIGN IN SHEET**

NAME	ADDRESS	ZIP CODE
Sara Noy Macher		
JAMIE SHREIVAR		
Amchd Bradley		
Gayland Ford		
Berkto Shrocks	1109 S Greenlawn	61605
DeRue's Thompson		
Robin Grant hary		
John Block	906 S. Greenlawn	61605
HARRY A. BLOCK	806 S. GREENLAWN	61605
Carl Holloway		61604
Tony Scroggins	407 W. Maywood Ave	61604
Denise Moore	City of Peoria	61605



Heart of Illinois  
Homeless  
Continuum of Care

## **Heart of Illinois Homeless Continuum of Care**

Wednesday, July 31, 2019 at 1:00 PM  
Heart of Illinois United Way  
509 W. High Street, Peoria, IL

### **GOVERNING BOARD AGENDA**

- I. Call to Order
- II. Reports and Presentations from Director, Officers, and Task Groups
  - a. Director's Report
    - i. Onboarding Update
    - ii. Current Priorities: NOFA, HMIS Training, Branding
    - iii. Looking Ahead: Data Standards, System Performance Measures, Strategic Planning
  - b. City of Peoria Consolidated Plan Presentation
- III. Old Business
  - a. NOFA: Strategy and Timeline
- IV. New Business
  - a. Governing Board Vacancies
- V. Adjournment

2020 Consolidated Plan Public Meeting  
 PCCFO  
 August 7, 2019 6:00 PM

Sign In Sheet

Name	Address	Zip Code
William Beecher	2605 W Krause Avenue Pearia	61605
Crystal Rashin	411 E. Formosa Ave. Pearia	61603
Diane Grimes	1921 W. Butler St. Pearia I	61605
Cyril Cook	2404 W. Wainwright St. Pearia	61605
Africa Harris	610 E. Embert Pl. Pearia II	61603
Dyuska Hughes	1520 N Pearson Ave Pearia II	61604
J. Washington	1530 N. Pearson Ave Pearia II	61604
Kathin Maxwell	711 W. Baeban	61605
Aurea Ewan	4507 N. Sterling	61615
Alan Jaquez	7303 Spring Cypress Rd. Apt. 1325	77379
Hacienda Ave. Jaquez	P.O. Box 251 Prairie View, TX <del>77446</del>	77446
Mary Bullock	1303 South Arroyo St.	61605
Tanner Brown	1710 W. Martin	61605
Kimberly Carry	1502 W. Aiken Ave	61605



2020 Consolidated Plan Public Meeting  
 PCCFO  
 August 7, 2019 6:00 PM

Sign In Sheet

Name	Address	Zip Code
Morroca Burnside	725 Spring Hollow Ln 1205 W Maple Aven	61605 61604
Serg Brando Gabriel	1205 W. McCaughey 409 E Arceuth	61604 61614 61603
Marta A Ramos	2307 W Kellogg	61604
Marianne Ford	2307 W Kellogg	61604
Jeannette Wernersaker	500 E Therman Ave	61603
Fanni M. Spini	2306 N. Dahl Street	61604
Tessa Jhy	1531 W. Martin	61605
HELEN KING	3209 N. Sylvania Ln,	61615
Debra's Thompson	-	-
Miriah Bush	821 S Kim Mar Rd apt B Fenix	61605

2020 Consolidated Plan Public Meeting  
 PCCEO  
 August 7, 2019 6:00 PM

Sign In Sheet

Name	Address	Zip Code
Donna Jamison	711 W. McBean St	61605
Julie Hudson Skindvall	METEC 2605 W. Krause	61605
Diana R. Kelly	7125 W. Howard St	61605
Frank Winfrey	1127 S. Laramie	61605
Rev Irene Lewis-Wimbly	3018-W Marquette	61605
Leona Rude Kleen	711 W McBean	61605
Charles T. White	923 W. Millman	61605
Maurice Johnson	2627 W. Townline	61615
Couri Thomas	2316 N. North St.	61604
Shirley Smith	1829 W Howard St	61605
Kim Hudgins	406 River West Blvd	61605
Gene Rutford	2318 W. Han	61605
Martha Ross	1418 W. RB Garnett Dr	61605

2020 Consolidated Plan Public Meeting  
 PCCFO  
 August 7, 2019 6:00 PM

Sign In Sheet

Name	Address	Zip Code
Marilyn Mosley	769 W Springy Hill Ave	61607
Star Murt	1125 W. Cedar Lane Oak District	61614
Jan Adams	1606 W. Smith	61605
Dwayne Harris	1416 S Queens	61605
Clord Underwood	1015 S Matthews St	61605



**CITY OF PEORIA**  
**HUMAN RESOURCES COMMISSION**  
**Special Meeting**

Friday, August 9, 2019  
8:30 a.m.

Twin Towers Plaza, 456 Fulton Street – Room 420  
Peoria, IL

**- AGENDA -**

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**CALL TO ORDER**

**ROLL CALL**

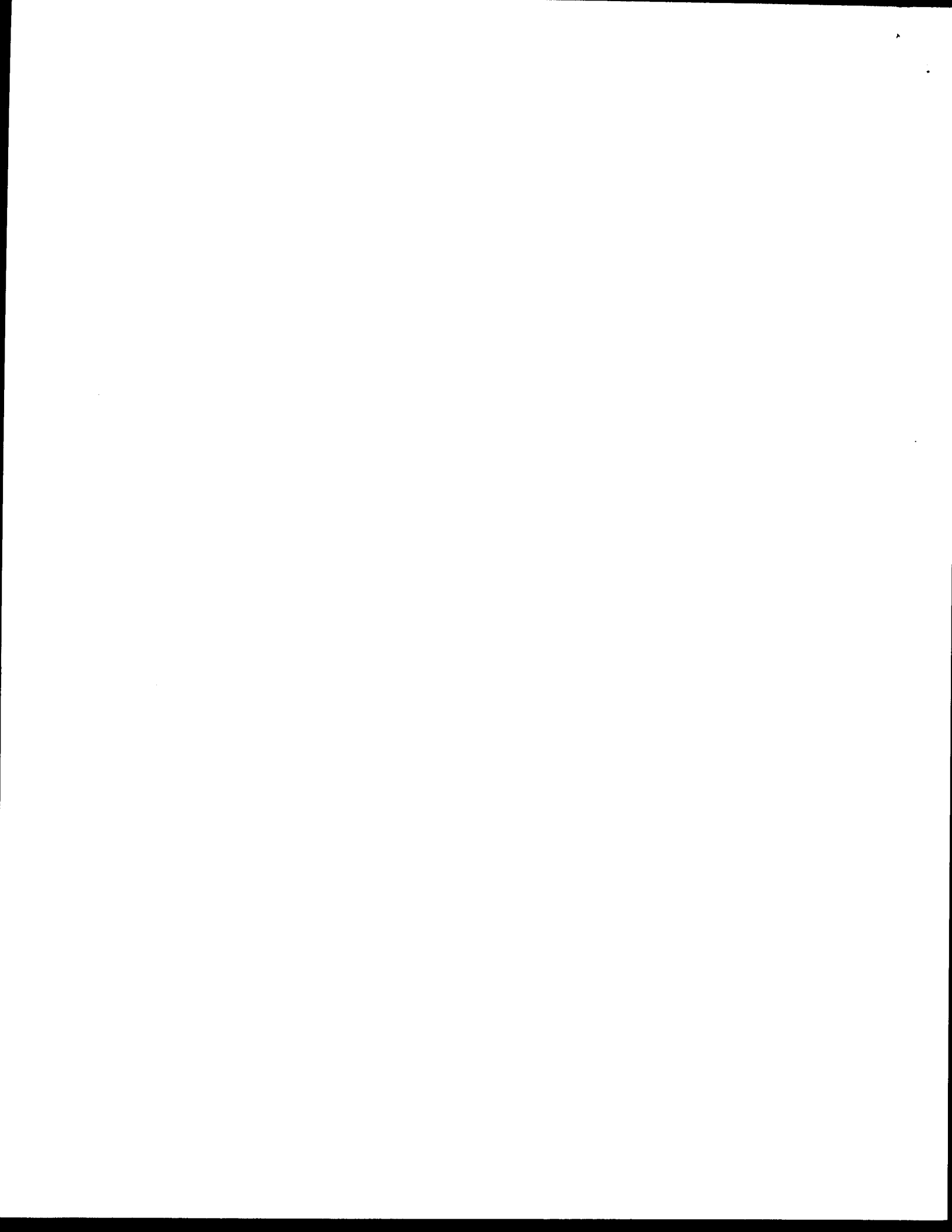
**MINUTES** - Approval of Minutes for March 15, 2019

**REGULAR BUSINESS**

- A. HUD Consolidated Plan Presentation and Discussion
- B. Citizen Comments
- C. Other Business

**ADJOURNMENT**

**Next Special Meeting: Friday, November 1 at 8:30 AM**



: OF THE CITY OF PEORIA, ILLINOIS :

**HUMAN RESOURCES COMMISSION**

**Regular Meeting**

**CALL TO ORDER**

The Regular Meeting was held by Human Resources Commission (HRC) in Room 404 at City Hall, 419 Fulton Street, Peoria, Illinois, on March 15, 2019 at 8:30 a.m. Chairperson Jessica Zobac called the meeting to order @ 8:30 a.m.

**ROLL CALL**

Roll call showed the following Commissioners were present: Jessica Zobac, Shandra Bond, Mark Brown, Farrell Davies, Brittney Ferrero, Lisa Fuller, Alexander Ikejaku, Patrick Kirchoffer, Judy Oakford, Janice Zagardo, and Meiosha Zobac. Absent were Catherine Cross and Brett Kolditz.

Staff present: Kathryn Murphy and Kaylee Drea

**MINUTES**

The minutes for the February 15, 2019 meeting were reviewed.

**MOTION**

Commissioner Kirchoffer moved that the minutes be approved. The motion was seconded by Commissioner Oakford. Approved unanimously by viva voce vote 11-0.

**NEW BUSINESS**

**A. 2020 Priorities Discussion and Possible Vote**

The Commission discussed the results of the completed surveys and considered possible priorities for 2020. Chairperson Zobac gave a brief overview of how the 2020 priorities will inform who applies for funding from the Commission.

Commissioner Brown and Commissioner Bond arrived at 8:35 a.m.

Chairperson Zobac asked the commission to consider focusing on a variety of different issues including employment training. Staff Member Murphy reminded the Commission that they chose seven priorities to fund last year.

Commissioner Davies suggested that the Commission consider funding eight priorities for 2020 including employment training. Commissioner Fuller shared the prioritization of the Community Health Needs Assessment for 2020. Commissioner Fuller noted that the Community Health Needs Assessment and the Commission shared mental health and substance abuse as priorities for 2020.

Commissioner Zagardo inquired if the Commission prioritized food banks, legal services, or disability assistance in 2019. Staff Member Murphy indicated that the main change for 2020 was adding the priority

of assisting victims of domestic violence if the Commission approved the suggestion by Commissioner Davies.

**MOTION:**

Commissioner Davies moved to accept the top eight priorities through employment training for the primary areas of funding. The motion was seconded by Commissioner Zagardo. Approved unanimously by viva voce vote 11-0.

**B. 2020 Application/ Evaluation Process and Possible Vote**

Staff Member Murphy presented two changes made to the 2020 application to the Commission per previous discussions. Staff Member Murphy pointed to a reworded question in the application. This question was reworded with the intention of encouraging smaller organizations to partner with larger organizations to leverage their impact in the community as well as to encourage larger organizations to mentor smaller organizations who may not have the capacity or expertise to effectively administer CDBG funds.

Staff Member Murphy also shared an improvement she made to the 2020 application to prevent applicants from miscalculating the number of unduplicated clients served each year. Commissioner Davies complimented Staff Member Murphy on the updated application.

Commissioner Zagardo inquired if there was a change to funding amount for 2020. Staff Member Murphy responded that she is waiting for HUD to inform her of the 2019 funding allocation, but that she used 2018 funding as an estimate for 2020. This estimate will be updated once 2019 funding is known. The Commission discussed the role that Congress and the federal government plays in CDBG funding.

Staff Member Murphy noted several changes made to the application timeline. She informed the Commission that the application will be released earlier to provide more time for applicants to complete the application and the training sessions will be changed accordingly to provide more time for organizations to respond to the request for applications.

**MOTION:**

Commissioner Kinnhoffer moved to approve the changes to the application. The motion was seconded by Commissioner Oakford. Approved unanimously by viva voce vote 11-0.

**C. Other Business**

Staff Member Murphy reminded the Commission that as appointed officials who oversee funding they must complete a Statement of Economic Interest and return it to the Peoria County Clerk's office by May 1, 2019 or risk being fined.

Staff Member Murphy stated that the Commission will not need to meet again until November providing that City Council approves their funding priority recommendations but reminded the Commission that they are welcome to join staff for monitoring visits.

Staff Member Murphy informed the Commission that Associate Grants Coordinators Ben Krokum and Sara Maillacheruvu will be performing monitoring visits this year.

**ADJOURNMENT**

**MOTION:**

Commissioner Bond moved that the meeting be adjourned. The motion was seconded by Commissioner Ferrero. Approved unanimously by viva voce vote 11-0.

The meeting was adjourned at 8:54 a.m.

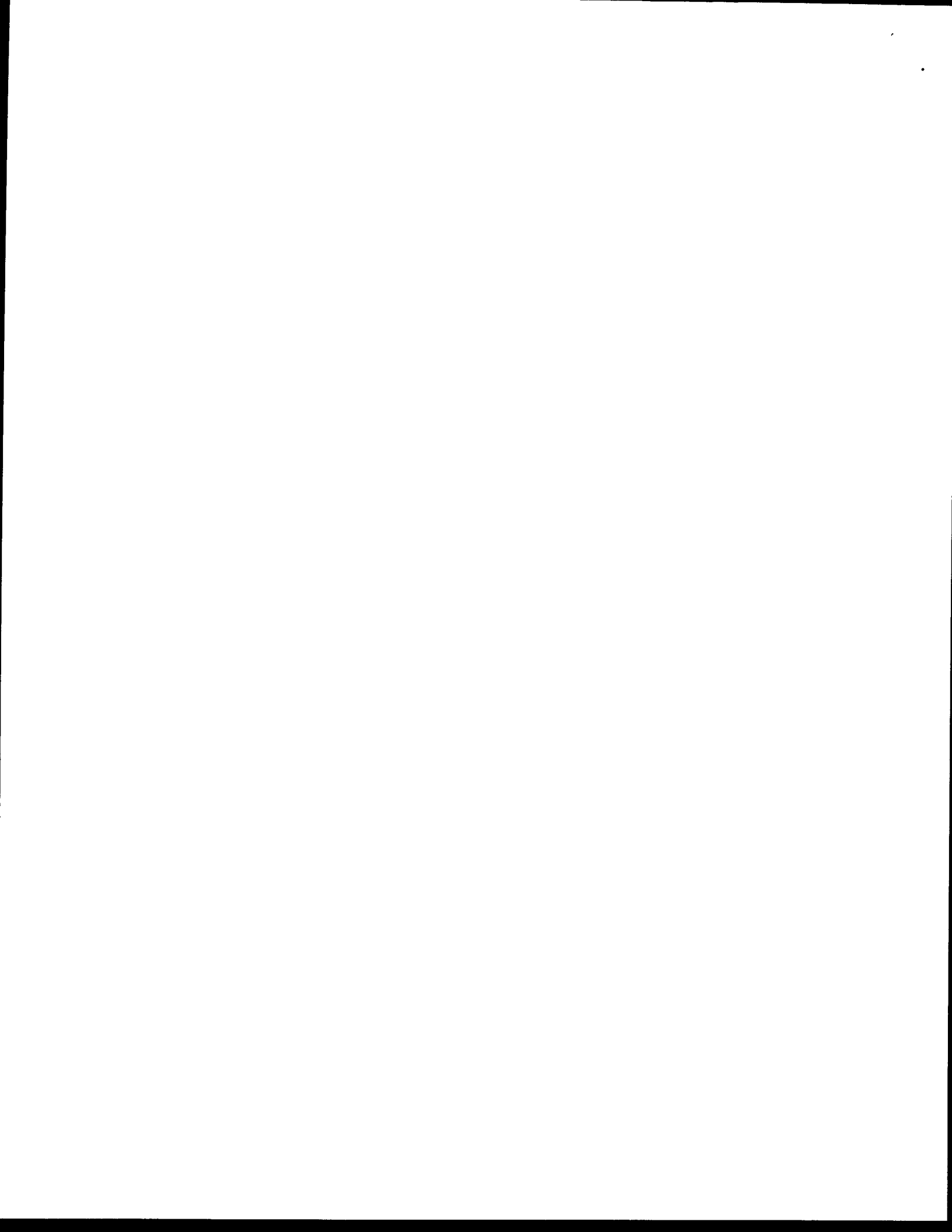
Meeting minutes prepared by:

---

Kaylee Drea

DRAFT





# City of Peoria: Citizen Participation and the Consolidated Plan August 9, 2019

Kathryn Murphy  
Grants Manager  
Community Development  
Department  
[kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org)



## Goals for Today

- Provide background about Department of Housing and Urban Development (HUD) Consolidated Plan process
- Review the type of funding the City of Peoria receives from HUD and the type of eligible projects for each funding source
- Obtain your input through a survey about the priorities for the City's HUD funding over the next 5 years.

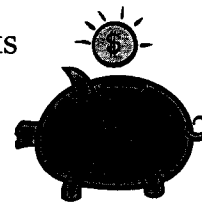
## What is the Consolidated Plan?



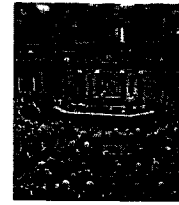
- The Department of Housing and Urban Development (HUD) requires localities receiving HUD funds to submit five-year “Consolidated Plans”
  - How will HUD money be used?
  - What do local citizens—you all!—have to say?
  - What impact could funds have?
- City then creates “Annual Action Plans” for each how each year’s projects meet Consolidated Plan objectives

## Type of HUD Grants

- Every year, the City receives three grants from HUD:
  - Community Development Block Grant
  - Emergency Solutions Grant
  - HOME Grant
    - Community Housing Development Organization (CHDO)
- Specific, restrictive uses for each of the three grants
- Gives local governments freedom to implement funds to best serve our community’s needs



## Amount of HUD Funding



- Congress sets the funding levels of HUD grants/funds during its allocation process
  - Delayed in recent years due to budget standoffs
- The City of Peoria is an “entitlement community,” meaning it receives its HUD funds based on a formula allocation
- This year, roughly \$2.57 million in overall funds
  - CDBG: \$1,766,783
  - HOME: \$655,929
  - ESG: \$145,529

## Goals of HUD Grants

- CDBG
  - Provide decent housing
  - Create a suitable living environment
  - Expand economic opportunities
- HOME
  - Preservation and creation of affordable housing
- ESG
  - Providing services for homeless individuals and families

## Income Requirements for Assistance

Income Limits	30% AMI Extremely Low Income	50% AMI Very Low Income	80% AMI Low income
1 Person Household	\$16,150	\$26,950	\$43,050
4 Person Household	\$25,750	\$38,450	\$61,500

## Understanding affordable housing

- By HUD definition, any household spending over 30% of its Adjusted Gross Income (AGI) on housing is cost-burdened and does not live in an “affordable” housing unit

- E.g.: Shreya earns \$30,000 at Wellness Co. She spends \$800/month on a studio apartment, or \$9,600/year. This is 32% of her AGI, so the unit is, by HUD definition, unaffordable to her.



- In Peoria, there is an issue around the “decency” or quality of units, especially for renters

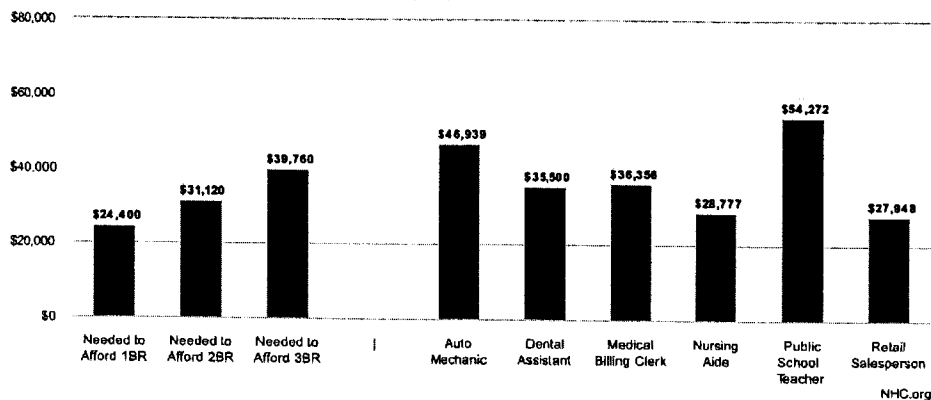
- On paper, many units are affordable but are actually dilapidated, unsafe, unsanitary, etc. and do not provide a decent living environment

## Understanding affordable housing

- Market-rate affordable vs. subsidized affordable
  - A number of units are produced by the housing market on its own that are “affordable” to individuals who may be lower income
    - Question of decency resurfaces
  - City, PHA, local nonprofits, etc. create “Affordable” housing through vouchers, subsidized housing projects with express purpose of being affordable to lower income households
    - Project Based Rental Assistance, Housing Choice/Section 8 Vouchers

## Eligibility for Affordable Housing

Peoria, IL , Rental Market



## Community Development Block Grant (CDBG)



- Flexible block grant from HUD to serve moderate and low income people.
- 15% of grant can be allocated to Public Service project to provide funding to nonprofits
- Variety of other options for use of this funding including rehabilitation, economic development, demolition, community centers, code enforcement, and infrastructure improvements such as sidewalks and ADA ramps
- Ongoing maintenance and new construction are not eligible under this grant

## How the City uses CDBG

- Public Services
  - \$265,000 in funding to 15 organizations in 2010
- Dream Center Peoria
  - \$400,000 grant to support 24/7 operations.
- Code Enforcement
  - Supplemental funding of inspectors
- Rehabilitation Programs
  - Emergency Repair, Roof Replacement, Lead Abatement, and Accessibility Ramps for homeowners



## Emergency Solutions Grant (ESG)



- Assist families/individuals experiencing homelessness through rehousing and support to homeless shelters
- Emphasis on connecting homeless individuals/families with permanent housing
  - By stabilizing housing, can provide wraparound services individual needs to find employment/necessary support

## How the City uses ESG

- Support shelter operations to ensure area's homeless population has safe/habitable place to stay
- Provide grants to the following organizations:
  - Phoenix Community Development Services
  - Dream Center Peoria
  - Center for Prevention of Abuse
  - Salvation Army



## HOME grant

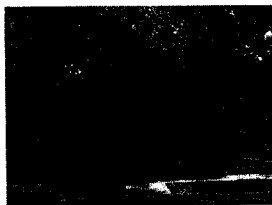
- For affordable housing development including both single-family and multi-family.



- At least 15% of HOME grant must be set aside for Community Housing Development Organizations (CHDOs)
  - Legal requirements to qualify as CHDO

## How the City uses HOME

- Partnership with Habitat for Humanity
  - Current focus on single-family housing
  - In 2017 – 2018 year, built 4 homes
- Provide gap funding as necessary to local projects



## Map of Previous Projects

- <https://codepen.io/aagostini/full/oKWbNE>

## Your input is important!

- We would like to hear from you about what you think the needs are in the City of Peoria.
- We have a limited amount of funding to provide these services and have to make choices about what to prioritize.
- Your input through the survey will assist staff in selecting the projects and programs provided over the next 5 years.



**Questions?**



Official Certificate of Publication as Required by State Law and IPA By-Laws

Certificate of the Publisher

Gatehouse Media certifies that it is the publisher of the Peoria Journal Star. Peoria Journal Star a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City Peoria, County of Peoria, Township of Peoria, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time in Peoria Journal Star, namely one time per day for 0 successive weeks. The first publication of the notice was made in the newspaper, dated and published on **July 31 2019**, and the last publication of the notice was made in the newspaper dated and published on **July 31 2019** The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Peoria Journal Star has signed this certificate by Gatehouse Media, its publisher, at Peoria, Illinois, on **July 31 2019**.

**City of Peoria**  
**ad #4681398**

By:

*Douglas + Bigelow*

Doug Bigelow  
Legal Notice Representative  
Peoria Journal Star – Gatehouse Media

Publisher

(Note: Unless otherwise ordered, notarization of this document is **not** required.)  
Ad attached

**Legal Notice**

**Legal Notice**

**NOTICE OF PUBLIC HEARING  
City of Peoria, Illinois  
2020 HUD Consolidated Plan**

NOTICE IS HEREBY GIVEN that the City of Peoria will hold a public hearing on Friday, August 9 at Twin Tower Place, 456 Fulton Street, Room 420 at 8:30 AM as a part of a Special Meeting of the Advisory Commission on Human Resources.

The purpose of this hearing is to obtain views and opinions about the 2020-2024 Consolidated Plan. The meeting will provide an overview of the funding the City of Peoria receives from the Department of Housing and Urban Development (HUD) including the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships program, and Emergency Solutions Grant (ESG). The meeting will also provide an opportunity for the public to comment and provide input on the uses of funding prior to a draft of the plan being created.

The public hearing is open to the public and residents are encouraged to attend. The location of the hearing is handicap accessible. Please call the number below if you need an interpreter.

A summary of the comments, including comments not accepted and the reasons for such, will be included in the plan submitted to HUD. For questions regarding this notice, please contact Kathryn Murphy at (309) 494-8607 or via e-mail at [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org).

811 212 079 - First English Lutheran Church

Name	Address	Zip Code
Justin Nashir	419 Fulton St	61605
Paul Spangl	512 E. Kansas	61603
Dyann Stevenson	2930 N. DeShmond	61603
Richard H. Hildeke	1619 N. W. York St.	61603
Nancy Long	2306 N. Atlantic	61603
Rebecca Carey	2214 N. Knoxville, Apt A	61603
Veronica Wright	419 E Acadra Ave	61603
Jackiel Newman	100 Richard Pryor Place - #111	
Melissa H. Foltz	100 Richard Pryor Place - #111	
Bernardo Rodriguez	701 E. Ravine Ave.	61603
W. Lee Zimm	2402 N. E Wisconsin	61603

8/18/2019 - First English Lutheran Church

Name	Address	Zip Code
Sara Maillacærum	419 Fulton St	61602
Nancy Shadid	114 E. Arcadia Ave.	61603
Jim Combs	212 E. Arcadia Ave	61603
Sid + Tim		
Mary Clark	3307 W. Prospect Rd	61603
Jessie Mc Gowan Jr.	707 E. Thrush	61603
Marilyn Tely	607 W. Stoughton	61604
Tim Yeann	10712 N Fenimore Dr (First English number)	61505

8/12/2019 - First English Lutheran Church

Name	Address	Zip Code
Sara Mailachorn	419 Fulton St	61602
Chris Williamsen	1230 E Seneca Pl	61603
Willia Lucas	611 E. Frye	61603
Pam Hazzaman	508 E. Arden	61603
Nancy A. Kimble	1619 N. New York Ave	61603
Beth Jensen		
K. Berkus		61614
Schull	1428 W. Glen Ave (apt 504)	61614
Marilyn M. Stoy	709 W Spring Hill <del>Ln</del>	61605
Debra & Steven Sanchez	E Freye Ave	61603
Lueshand Munn	1839 N. Wisconsin Ave, #1	61603





Heart of Illinois  
Homeless  
Continuum of Care

## HEART OF ILLINOIS HOMELESS CONTINUUM OF CARE

American Red Cross  
311 W. John H. Gwynn Jr. Ave  
August 13, 2019 @ 2:30 PM

### GENERAL MEMBERSHIP MEETING AGENDA

- I. Welcome (Rachael Cansino)
- II. Introductions
- III. Governing Board Update (Rachael Cansino)
- IV. Continuum Update
- V. Task Groups
  - a. Coordinated Entry
  - b. CoC Grant Recipients
  - c. HMIS Task Group
  - d. Strategic Planning Task Group – on hold
- VI. City of Peoria – 2020 Consolidated Plan – Ben Krokum and Kathryn Murphy
- VII. Agency Presentations
  - a. August 2019 – Housing Action Illinois, Willie Heineke
  - b. September 2019 – Goodwill Veterans Program, Amber Darrell
  - c. October 2019 – CoC Discussion, Kate Green
  - d. November 2019 – Salvation Army organizational overview, Tom Fulop
- VIII. Old Business
- IX. New Business
- X. Adjournment

**To support our mission to assist the homeless and near homeless individuals and families, please invite others to join the Continuum. Membership forms are available upon request.**



Official Certificate of Publication as Required by State Law and IPA By-Laws

Certificate of the Publisher

Ganett certifies that it is the publisher of the Peoria Journal Star. Peoria Journal Star a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City Peoria, County of Peoria, Township of Peoria, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time in Peoria Journal Star. The publication of the notice was made in the newspaper, dated and published on February 19<sup>th</sup>, 2020. The notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, the Peoria Journal Star has signed this certificate by Ganett, its publisher, at Peoria, Illinois, on February 19<sup>th</sup>, 2020.

**City of Peoria**  
**Ad # 4697528**

By:

Ashley Anderson  
Legal Notice Representative  
Ganett  
Publisher

(Note: Unless otherwise ordered, notarization of this document is **not** required.)

**Legal Notice**

**Legal Notice**

**NOTICE OF PUBLIC HEARINGS AND PUBLIC COMMENT PERIOD**

**City of Peoria, Illinois  
2020-2024 Consolidated Plan, Citizen  
Participation Plan, and Analysis of  
Impediments**

NOTICE IS HEREBY GIVEN that the City of Peoria will hold a public hearing on Wednesday, March 4th at PCCEO, 711 W Mcbean St, at 5:30 p.m. A second public hearing will be held on Thursday, March 5th at the First English Lutheran Church at 725 E Forrest Hill at 5:30 p.m.

The purpose of these hearings is to obtain views and opinions from the public on the draft 2020-2024 Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments. The Consolidated Plan provides an overview of the activities that will be conducted with 2020-2024 grant funding through the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships program, and Emergency Solutions Grant (ESG).

A 30 day public comment period must be held for comment on the Consolidated Plan. This comment period is from Thursday, February 20 to Monday, March 23 at 5:00 p.m.

Draft copies of the 2020-2024 Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments is available for review at the following locations during regular business hours: City of Peoria Community Development Department, City Hall Room 203; and Peoria Public Library, 107 NE Monroe Street.

A copy is also available on the City of Peoria website ([www.peoriagov.org](http://www.peoriagov.org)) under the Community Development Department, Grants Management Division, and then Plans.

Written comments should be sent to the Community Development Department, Attn: Kathryn Murphy, at 419 Fulton Street, Room 203, Peoria, IL 61602 or via email to [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org).

This public hearing is open to the public and residents are encouraged to attend. The location of this hearing is handicap accessible. Please call the number below if you need an interpreter. The 2020-2024 Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments is subject to amendment or approval by the City Council.

A summary of the comments, including comments not accepted and the reasons for such, will be included in the plan submitted to HUD. For questions regarding this Notice, please contact Kathryn Murphy at (309) 494-8607 or via e-mail at [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org).

# We Want to Hear from You!

Last summer, the City of Peoria distributed a Community Needs Survey for how the City's funding from HUD should be spent. Come hear the results of the survey and the details of the goals included in the 2020-2024 Consolidated Plan.

After the presentation, a public hearing will be held at each location for citizen comments on the plan.

## **Wednesday, March 4 @ 5:30 pm**

PCCEO

711 W McBean Street

## **Thursday, March 5 @ 5:30 pm**

First English Lutheran Church

725 E Forrest Hill Avenue

## **Friday, March 20 @ 8:30 am**

Meeting of Human Resources Commission

City Hall – 419 Fulton Street, Room 404

For more information or for persons with disabilities who may need additional assistance, please contact Kathryn Murphy at [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org), or [309.494.8607](tel:309.494.8607).



**Home for All  
Continuum of Care**

Wednesday, February 26, 2020 at 1:00 PM  
Heart of Illinois United Way  
509 W. High Street, Peoria, IL

**GOVERNING BOARD AGENDA**

- I. Call to Order
- II. Approval of Minutes
- III. Reports and Presentations from Director, Officers, and Task Groups
  - a. Director's Report
  - b. General Membership Update
- IV. Old Business
  - a. *From the Field: What is Rapid Rehousing?*
- V. New Business
  - a. Consolidated Plan Presentation – Kathryn Murphy, City of Peoria
  - b. Youth Homelessness Demonstration Project
  - c. HUD Funding Update
  - d. Committee Structure and Board Roles
    - i. Committee Liaisons
    - ii. 2020 Funding Subcommittee
- VI. Adjournment



**Home for All  
Continuum of Care**

March 3, 2020 at 2:00 PM  
American Red Cross  
311 W. John Gwynn Jr. Ave., Peoria, Illinois

**STRATEGY COMMITTEE AGENDA**

- I. Call to Order
- II. Approval of Minutes
- III. New Business
  - a. Strategy Committee Overview
  - b. Affordable Housing Committee Overview
  - c. City of Peoria 2020-2024 HUD Consolidated Plan
  - d. FY2021 IDHS Homeless Prevention Funding
- IV. Old Business
  - a. Performance Reporting Metrics
  - b. Annual Training Calendar
- V. Adjournment

**To support our mission to assist individuals and families experiencing homelessness or near homelessness, please invite others to join Home for All Continuum of Care.**

2020 Consolidated Plan Public Hearing

PCCEO

March 4, 2020 5:30 PM

Sign In Sheet

Name/Nombre	Address/Dirección	Zip Code/ Código Postal
LORIS WATSON	PCCCO Community Action	61605-
KATHIN McNEIL	PCCCO	61611
ARTHUR DELTA H	PCCCO	61614
Sheri J BHWSTEN	PCCCO	61605
ANDREAS DIAZ	1331 NE PERRY 61603	61603
Angela Davis	923 MILLER	61605
Bobbie SYRDER	704 S GREENLAWN	61605
Barbara Boyer	4515 NE JERICHO DR	61615
Wayne W. Cannon	409 E ARCADE	61603
DOMINA JAMISON	3230 W. MISSOURI	61603
Jacqueline Bush	PCCCO 3318 Greenway Pl	61615
Dwayne STARRIS	1416 S DRENS	61605
Fannie Adams	1805 NE PERRY AVE	61603

2020 Consolidated Plan Public Hearing  
 PCCEO  
 March 4, 2020 5:30 PM

Sign In Sheet

Name/Nombre	Address/Dirección	Zip Code/ Código Postal
Anne Schellmoser	4407 W. Cathy Cir PCCEO	61615
Anisha Hughes	PCCEO	61604
Tommy Shupp	616 Kingston PCCEO	61604
Jarel Merson	PCCEO	61605
Tobias Humble	PCCEO	61605
Aerial Johnson	PCCEO	61614
Brittany Sistrup	PCCEO	61614
Bernice Jones	PCCEO	61605
Cyrus Cooks	2444 W. Howard	61605
Mrs Hollingsworth	the 803 W. Browns	61604
Michele Miller	Prairie State Legal Services	61602
Joyce Bonds	5343 N. Howard Cir.	61615









**Home for All  
Continuum of Care**

**\*\*PLEASE NOTE NEW LOCATION\*\***

March 10, 2020 at 2:30 PM  
Illinois Central College, Peoria Campus  
Hickory Building, Rm H131  
5407 N University Street, Peoria, Illinois

**GENERAL MEMBERSHIP AGENDA**

- I. Welcome
- II. Introductions
- III. Approval of Minutes
- IV. Governing Board Update
- V. Continuum Update
- VI. Committees
  - a. Strategy Committee
  - b. Coordinated Entry Committee
  - c. HMIS Committee
  - d. Performance Committee
- VII. City of Peoria 2020-2024 Consolidated Plan – Ben Krokum, Cassie Belter
- VIII. Presentation/ Discussion – JOLT Harm Reduction
- IX. Old Business – Finish Discussion on Case Management after Housing Placement
- X. New Business
- XI. Adjournment

**To support our mission to assist individuals and families experiencing homelessness or near homelessness, please invite others to join Home for All Continuum of Care.**

2020-2024 HUD Consolidated Plan Public Hearing

PCCEO

March 4, 2020

1. A comment was received that the 2020 annual plan funding was outlined for the North Valley, but that no one in the North Valley was aware of this funding.

**Response:**

This area was noted on the citizen survey as an area that respondents wish to be targeted for revitalization with federal funds. In addition, the current planning efforts through the Illinois Housing Development Agency have had numerous public meetings and public participation. The goal of this plan has been to connect the planning efforts with HUD funding as with the 2019 funding in the Southside and the 2018 funding in the East Bluff.

2. A comment was received that the Neighborhood Enhancement Coordinator has not been in the North Valley Neighborhood Association meetings and needs to be more active in the community

**Response:**

Due to budget cuts, the City has one Neighborhood Enhancement Coordinator for the entire City of Peoria. She attends as many meetings as possible. Please reach out to her to invite her to your meeting and what topic you would like discussed. Due to the staffing level, all staff are trained in the functions of Neighborhood Enhancement. Our grants staff attended multiple neighborhood and community events to engage citizens and improve neighborhoods.

3. A comment was about an error in the year on page 154.

**Response:**

Thank you for your comment. This error has been corrected.

4. Comments was received regarding the HOME resale policy and the original sale price of Habitat Homes.

**Response:**

The original sale price for Habitat Homes are based on the appraised value. The house cannot be sold more than the value set by a private appraiser. This is monitored upon original sale by City staff in review of all closing documents. The resale provision is for if a Habitat homeowner wishes to sell the home during the 15-year affordability period. This is monitored through a use restriction against the property that the homeowner cannot sell without contacting City staff. If a homeowner chooses to sell, all paperwork is reviewed by staff to ensure it meets all of the HOME policies.

5. A comment was received that CHDO funds should be granted to an organization other than Habitat and they should not build in 61603.

**Response:**

CHDO funds must be granted to an organization that meets all the HOME regulations to become a certified CHDO. Recently, the City has had three certified CHDOs, but had only received funding requests from Habitat. This funding must be granted to a CHDO or will have to be returned to the federal treasury. Restricting where affordable housing can be built using HOME funds would be a clear violation of federal and state Fair Housing Laws.

6. A comment was received Habitat needs to have a better plan to assist new homeowners with things like gardening.

**Response:**

Habitat for Humanity has a variety of education requirements as part of becoming a homeowner. Attendance at workshops about financial planning, mortgages, being a good neighbor and code enforcement, and landscaping are just a few of the required classes for applicants. In addition, the City's Neighborhood Enhancement coordinator presented at classes in 2019 about property maintenance, code enforcement, and other neighborhood topics.

7. A comment was received about having hard copies of the results available as well as sharing the results with neighborhood organizations such as PCCEO.

**Response:**

In the future, hard copies will be available of the survey. In addition, the results have been shared with all of the organizations that helped collect surveys, including PCCEO and are posted on the City's website.

8. A comment was received about prioritizing residents in 61605 for the roof program and other funds in order to ensure that funding is going to the oldest and poorest neighborhoods.

**Response:**

Many of the oldest housing in Peoria exists outside of the 61605 zip code, as do many low-income residents. The roof program is managed through a lottery program open to all eligible property owners who need their roof replaced or repaired.

9. A comment was received about the other organizations contacted for consultation by the City and what topics were discussed.

**Response:**

Section PR-10 of the Consolidated Plan outlines all the organizations contacted and the input requested. In addition, PR-15 of the Consolidated Plan outlines all the Citizen Participation outreach.

# **Analysis of Impediments**

# Analysis of Impediments - City of Peoria - 2020

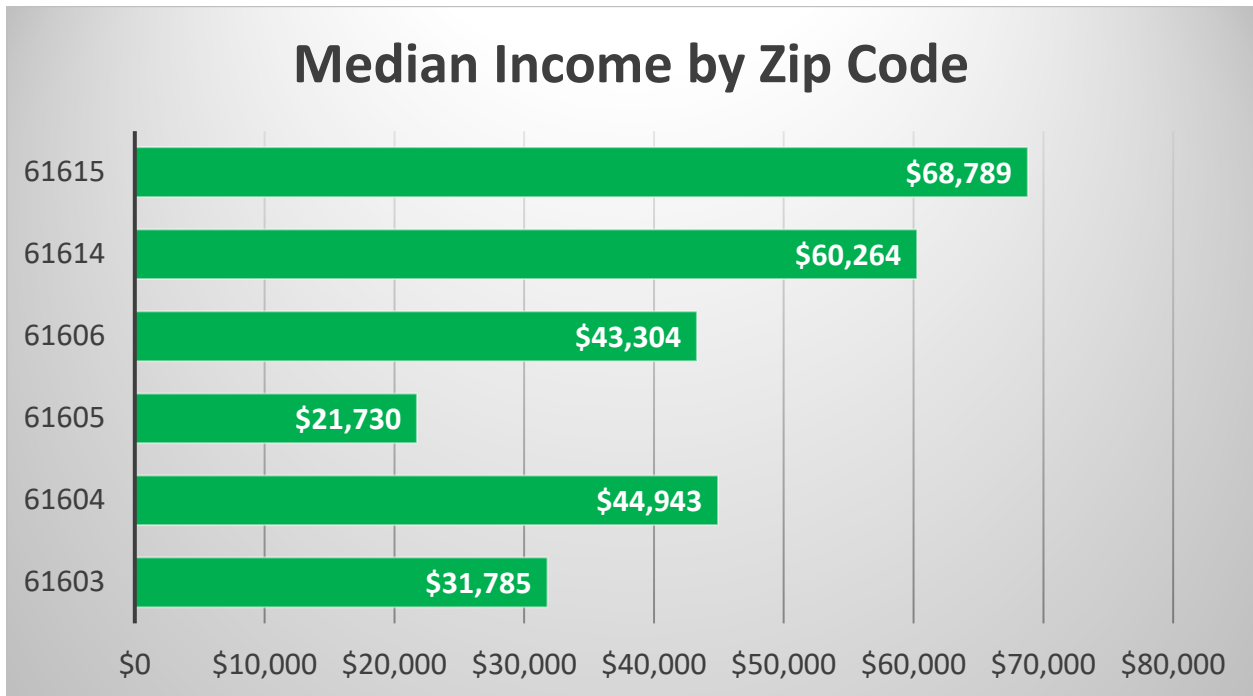
## Introduction

The following barriers to fair housing in the City of Peoria will be explored:

- Income disparities by zip code
- Poverty rates by race/ethnicity
- Cost burden (both renters and homeowners)
- Mortgage denials
- Lack of investment
- Age/quality of housing stock
- Housing discrimination

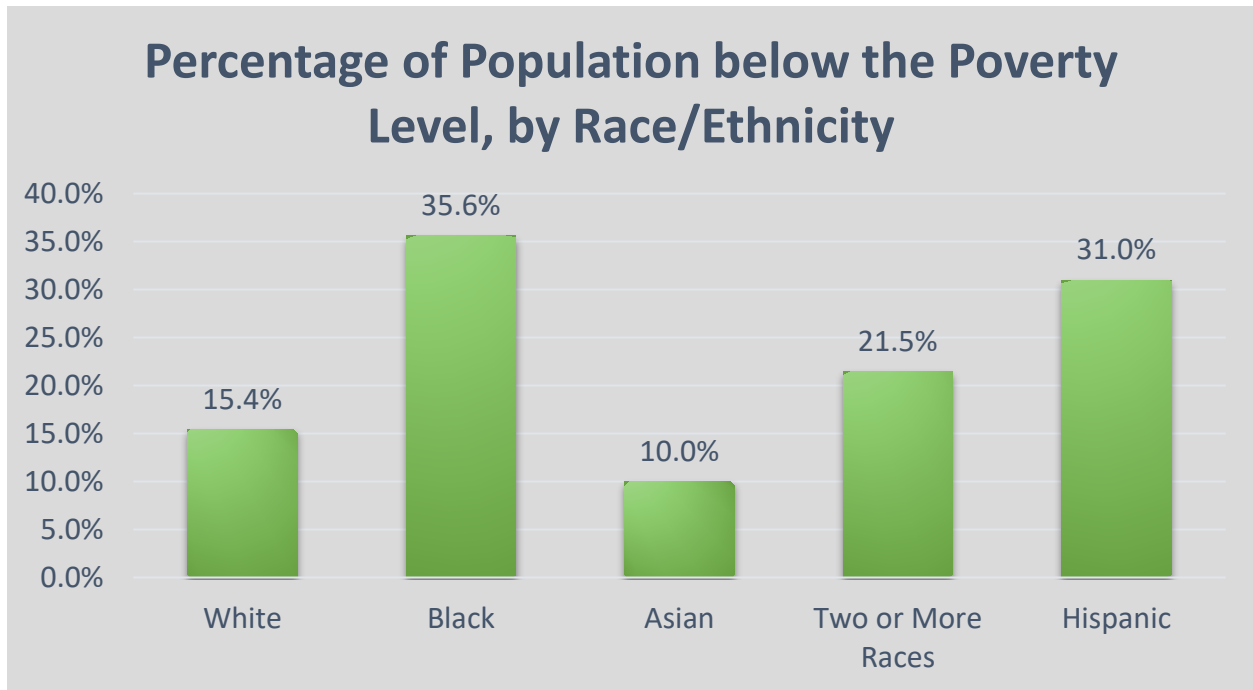
## Barriers

### *Income Disparities by Zip Code*



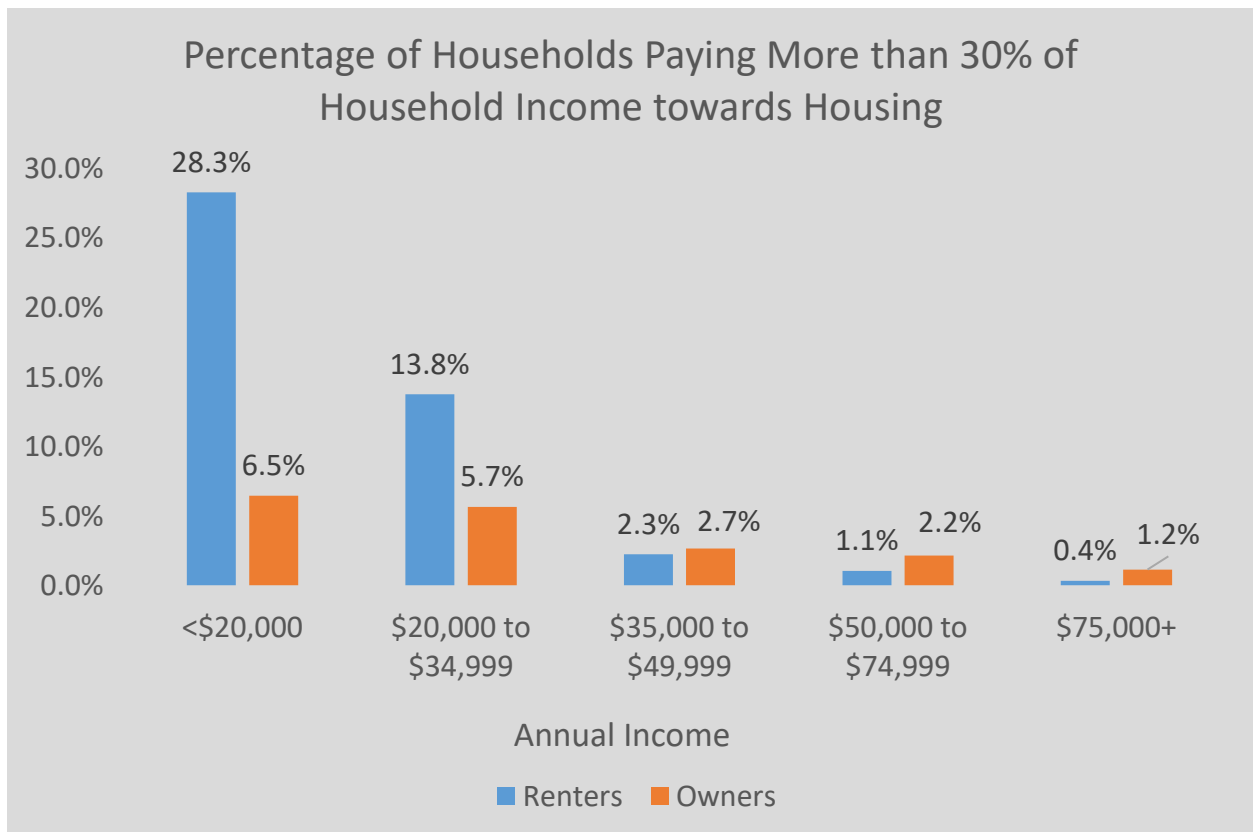
As seen in the chart above, there are significant differences in income depending on one's zip code. The two highest-income zip codes, 61614 and 61615, are in the wealthier northern part of the city. The two lowest-income zip codes, 61605 and 61603, are located within the East Bluff and South Side neighborhoods. The lowest-income zip code, 61605, earns less than one-third the median income earned in the highest-income zip code (61615).

**Poverty Rates by Race/Ethnicity**



Rates of poverty vary significantly by race in the City of Peoria. The average poverty rate in the City is 20.9%, but the poverty rate for Hispanic residents is nearly 1.5 times that rate. Black residents experience poverty at 1.7 times the rate of the overall population.

**Cost Burden**





Cost burden is a concern for both low-income homeowners and renters in the City of Peoria. The median family income is \$76,900, but cost burden is felt primarily by those below that level.

Rental households in the lowest income bracket (less than \$20,000) are over 70 times more likely to experience cost burden than rental households in the highest income bracket (\$75,000 and more). Even rental households in the second lowest income bracket (\$20,000 to \$34,999) are nearly 35 times more likely to experience cost burden.

### ***Mortgage Denials***

a. Mortgage denials by race indicate a variance between Black or African Americans and Whites. Nationally, the rate of Black or African Americans' mortgage denials was 52% higher than the rate of White denials (without controlling for income). In Peoria, that contrast is 104%, or nearly twice as high as the national disparity. Further, a Black or African American in Peoria is 18% more likely to have their mortgage denied than a Black or African American from the national population. Each of these disparities are slightly higher when accounting for denied mortgage dollars.

b. Mortgage denials by sex indicate a variance between male and female applicants. Nationally, the rate of female mortgage denials was 6% higher than the rate of male denials (without controlling for income). In Peoria, that contrast is 55%, or nearly eight times as high as the national disparity. Further, a female in Peoria is 9% more likely to have their mortgage denied than a female from the national population. Each of these disparities are slightly higher when accounting for denied mortgage dollars. Among themselves, females in Peoria were denied mortgage dollars at about the same rate as females from the national population. Peoria females did receive 14% more mortgage dollars per capita than their national counterparts. However, when compared to men, females in Peoria were denied about 11 times (1080%) the mortgage dollars than females vs. males from the national population.

c. Mortgage denials by income indicate a variance by income group. Within Peoria, applicants whose income was less than 50% of the MSA/MD median income were 50% more likely to have their application denied than those earners in the 50-79% of MSA/MD median income bracket. Those in the 50-79% of MSA/MD (Metropolitan Statistical Area/Metropolitan Division) median income bracket were themselves 49% more likely to have their application denied than those earners in the 80-99% of MSA/MD median income bracket. Those making 100% or more of MSA/MD median income experienced denials at about the same rate as the 80-99% of MSA/MD median income bracket. When compared to the national data, applicants of all income tiers in Peoria had fewer applications denied per capita than the national average.

d. Mortgage denials by Census Tract challenge applicants most acutely in the South Side, Averyville, and North Valley neighborhoods. These are also areas with high rates of low-income residents. Rates of denial in Averyville, for example, are around 50%. In the 61605 zip code, 72% of those applying for mortgages were denied. In contrast, the remaining 43 out of 48 census tracts in Peoria County saw mortgage denial rates below 45%. Further, 38 out of 48 tracts had denial rates below 23%, indicating that rates of denial are not only concentrated around Averyville and 61605, but that those concentrations are quite sharp.

### ***Lack of Investment***

In terms of actual mortgage dollars originated by Census Tract, the neighborhoods mentioned in the previous section saw very little investment. The six tracts with the least originated dollars each received less than \$650,000. In the worst case, a census tract in the 61605 zip code received only \$65,000. In general, more northern census tracts received larger aggregate mortgage dollars, climaxing with the Brimfield – Dunlap – Kickapoo tract receiving about \$79 million. Some factors that influence the low number of mortgage dollars in these riverside communities are outlined below.

1. These communities have a high concentration of low-income residents and rental properties. When applications are submitted by homeowners for their residents, applications are more often rejected since the applicants tend to have fewer assets and other collateral resources.

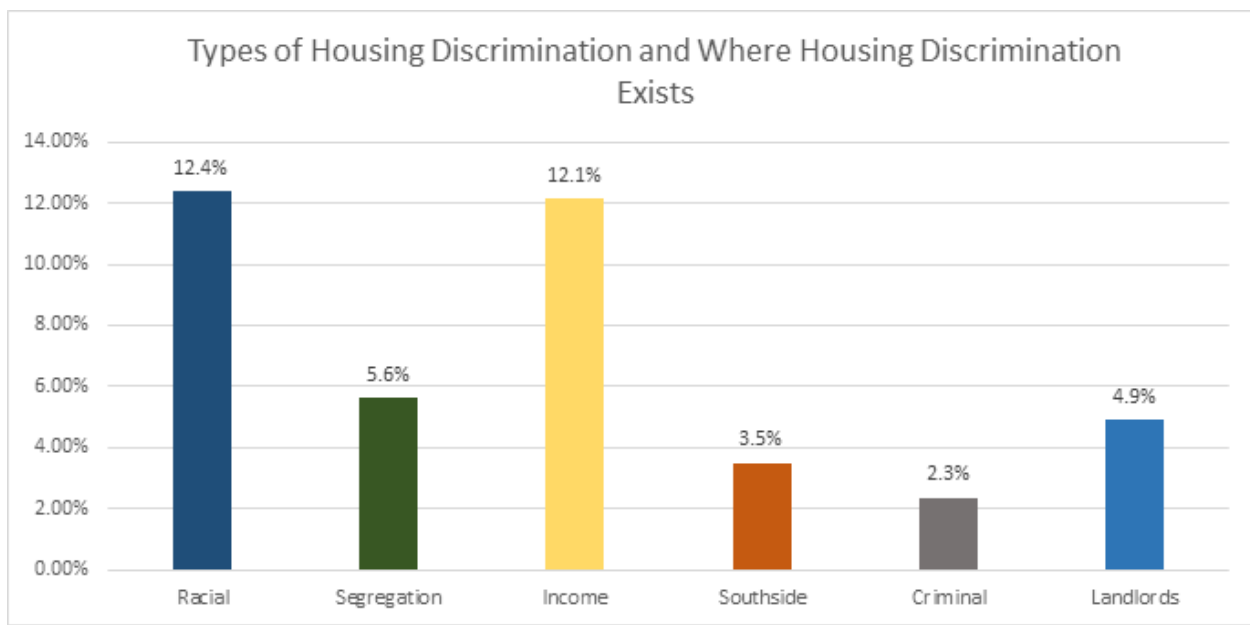
2. Many of the properties are assessed between \$5,000 - \$20,000 in value. Loans are seldom underwritten for such small amounts.
3. Because the sales prices of these properties are so low, transfers of ownership are more often conducted in cash or by trade; thus, mortgage activity is often unrecorded.

***Age/Quality of Housing Stock***

<b>Year Structure Built</b>	<b>Estimated Number of Units</b>	<b>Percent</b>
<b>2014 or later</b>	<b>271</b>	<b>0.5%</b>
<b>2010-2013</b>	<b>834</b>	<b>1.6%</b>
<b>2000-2009</b>	<b>4,619</b>	<b>8.7%</b>
<b>1990-1999</b>	<b>3,891</b>	<b>7.3%</b>
<b>1980-1989</b>	<b>3,668</b>	<b>6.9%</b>
<b>1970-1979</b>	<b>7,808</b>	<b>14.6%</b>
<b>1960-1969</b>	<b>7,319</b>	<b>13.7%</b>
<b>1950-1959</b>	<b>8,442</b>	<b>15.8%</b>
<b>1940-1949</b>	<b>4,418</b>	<b>8.3%</b>
<b>1939 or earlier</b>	<b>12,055</b>	<b>22.6%</b>
<i>Total housing units</i>	<i>53,325</i>	<i>100%</i>

Over 60% of the housing stock in the City of Peoria is at least 50 years old. Oftentimes, low-income individuals and families rent or buy homes older, substandard homes because the upfront cost is less expensive. However, these homes are far less energy efficient than newer homes, resulting in much larger utility costs for low-income households. Older homes are also more susceptible to plumbing and electrical issues, which can be costly to repair and create hazardous living conditions. Finally, since the majority of homes in Peoria were built before lead paint was banned in 1978, there is a high likelihood that those older homes are contaminated with lead paint, which puts these mostly low-income households at risk of associated health concerns.

***Housing Discrimination***

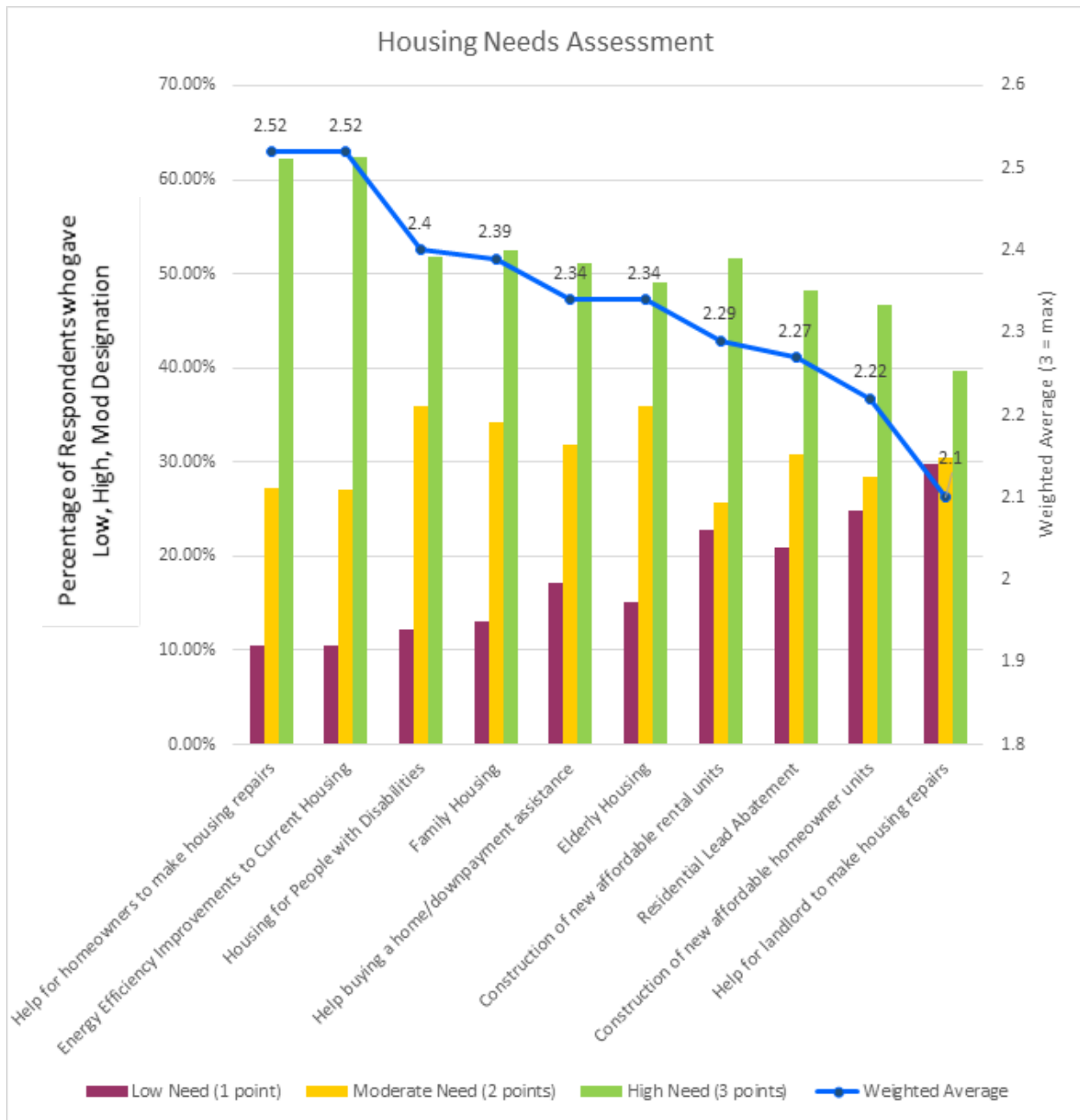


As part of the Consolidated Plan outreach, citizens were asked about housing discrimination. When asked about housing discrimination in their community, or if they themselves had faced discrimination in their pursuit of finding housing, 12.4% of the 428 respondents cited racial discrimination, while an additional 5.6% cited segregation. 12.1% of respondents mentioned income discrimination, while 2.3% mentioned discrimination against individuals with criminal records.

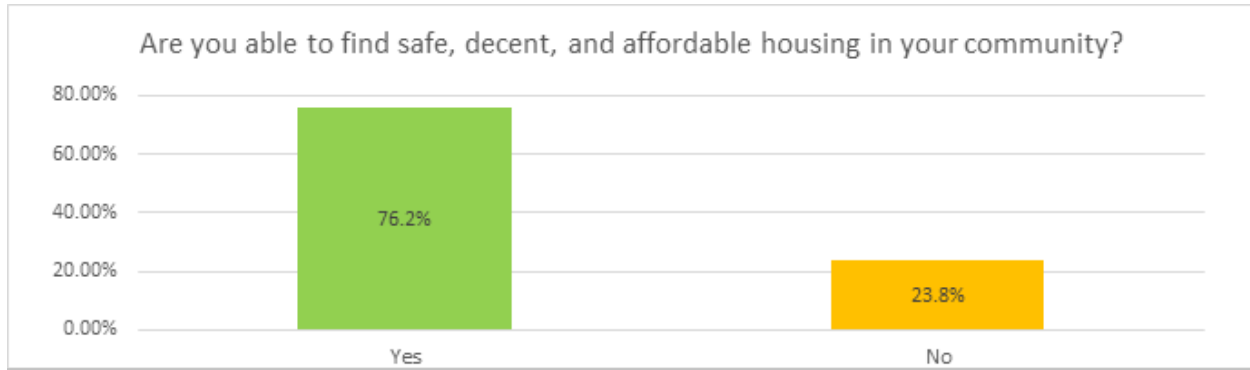
In FY 2018, there were 6 fair housing complaints filed in Peoria County. This was an increase from previous years (FY 2017: 4 complaints; FY 2016: 3 complaints; FY 2015: 1 complaint). It is unclear if these complaints originated from within the City of Peoria or outside of city limits. No complaints were made to the City’s Fair Housing Commission directly.

**Additional Citizen Input**

The Consolidated Plan outreach included additional questions about impediments to fair housing:

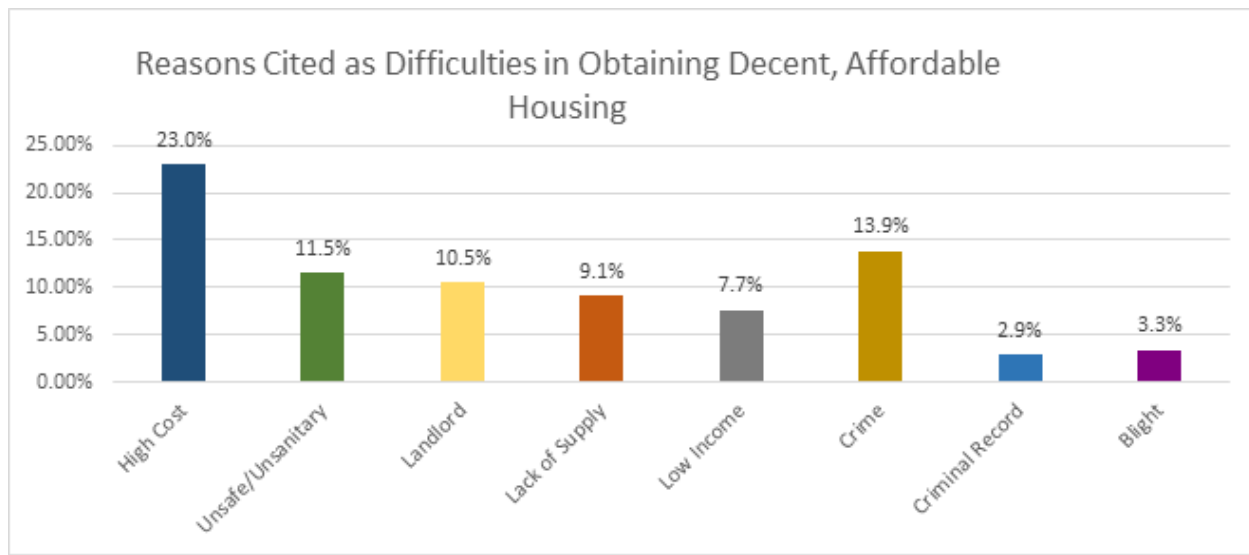


Assistance for homeowners to make housing repairs and energy efficiency improvements for existing housing ranked highest, with weighted averages of 2.52 out of 3 points for each. Housing for individuals with disabilities and family housing followed close behind, at weighted averages of 2.40 and 2.39 respectively. The other housing needs were ranked at 2.34 or below. Narrative comments on housing needs included rehabilitation of older neighborhoods/homes and neighborhood improvement opportunities, services to lower income individuals, and the need for landlords to make repairs to rental units. These findings correlate with the data referenced above.



76% of the 663 survey takers who answered the question responded that they were able to find safe, decent, and affordable housing in the community, while 23.8% said they are not.

Out of those unable to find safe, decent, and affordable housing—as well as individuals who wanted to provide further commentary—nearly 23% cited high cost as a barrier, while over 11% cited unsafe/unsanitary conditions, and 13.9% cited crime.



## **Assets**

- The City of Peoria’s Fair Employment and Housing Commission split into two separate commissions as of 2019. This was done in order to better focus on each issue independently. The duty of the Fair Housing Commission is “to serve an instrument of government, empowered by the municipal code, to exercise any power and perform any function pertaining to the protection of the public welfare in the matter of fair housing, and public accommodations. The FHC has the authority to monitor city fair practice policies and procedures, while providing a forum through which the citizens of Peoria may be provided access to equality of treatment and opportunity, regardless of protected class status. To receive and rule upon complaints of discrimination in housing.”
- Financial literacy and homebuyer education programs are available through various community partners such as METEC, Prairie State Legal Services, Peoria Citizens’ Committee for Economic Opportunity (PCCEO), Ameren Illinois, Navicorp, and Habitat for Humanity.
- The City of Peoria, as well as community partners such as PCCEO and Ameren Illinois, provide homeowner assistance programs to improve the quality of housing and quality of life. Programs are available for roof replacements, emergency repairs (such as broken water heaters or furnaces), ADA ramp installation, home weatherization, and energy efficiency upgrades.
- The City of Peoria has a long history of positive working relationships with neighborhood associations, faith communities, nonprofit groups, and other community organizations. These relationships have proven valuable in obtaining community input regarding the needs of the community.
- The City of Peoria employs a full-time Chief Diversity and Inclusion Officer in the Equal Opportunity Office. The Equal Opportunity Office (EOO) was established to facilitate fair practice in the administration of City of Peoria operations, and eliminate discrimination in the treatment of the citizens of Peoria in the areas of Employment, Housing and Public Accommodations. The EOO is responsible for the enforcement of the City’s Municipal Code pertaining to fair practices in the areas of employment, housing and contract compliance. The main function of the office is to develop and implement strategies that recognize and prevent discrimination in recruitment, selection, training, personnel practices and conditions of employment. Additionally, the office works to ensure city facilities, programs and services are accessible to people with disabilities and it also provides services to public citizens and employees of the City of Peoria. The Equal Opportunity Office is dedicated to ensuring the City of Peoria engages in employment practices that promote and builds a diverse workforce. The Office encourages the use of fair practice principles in the administration of the business operations of the City to facilitate equal access and opportunity.
- Multiple City of Peoria initiatives are aimed at improving the quality of life in targeted low-income neighborhoods. The East and South 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 single-family residential, owner-occupied properties (duplexes and mixed-use structures are excluded from the program) for certain permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF. The purpose of the Program is to increase the owner-occupancy rate, improve the outward appearances of homes, and increase the assessed valuation of properties within the East and South Village Growth Cell Boundaries.).

## **Conclusion**

There are a number of opportunities for the City of Peoria to improve its fair housing policies and practices:

- Increase investment in low-income, minority areas (i.e. 61603 and 61605) to minimize disparities in income, poverty rate, and cost burden.
- Continue to invest in homeowner rehabilitation and energy efficiency projects to minimize the utility and emergency costs of living in older homes.
- Due to the old age of the housing stock, provide lead paint abatement programs.
- Educate citizens about ways to report and resolve housing discrimination.

- Engage community partners in progressive ways to educate and support low-income households.

## **References**

Data in this analysis was derived from:

- Home Mortgage Disclosure Act (HMDA)
- Illinois Department of Human Rights (IDHR)
- 2013-2017 American Community Survey (ACS) 5-Year Estimates
- City of Peoria HUD Consolidated Plan Outreach Results Report

# **Citizen Participation Plan**

## City of Peoria: Citizen Participation Plan

The City of Peoria (herein referred to as the “City”) recognizes that Citizen Participation is an important part of administering its grant funds from the Department of Housing and Urban Development (HUD). As such, its Citizen Participation Plan encourages all citizens to participate in the development of its Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and any substantial amendments to the Plan(s). Persons of low- and moderate-income and those living in slum and blighted areas where federal funding is proposed to be used are particularly encouraged to be involved in the planning process.

The City of Peoria’s Citizen Participation Plan contains the required elements listed in the Consolidated Plan regulations in accordance with Section 104(a) of the Housing and Community Development Act of 1974 as amended as well as both 24 CFR 91.105(b) and 24 CFR 91.100. The Citizen Participation Plan aims to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of decent housing, suitable living environments, and expanded economic opportunities. The following sections outline the ways in which the City will incorporate input and feedback from Peoria residents into the planning process, while fulfilling HUD-mandated obligations.

### **Equitable Citizen Engagement**

In the development and review of the Consolidated Plan, Annual Action Plans, and CAPERs, as well as substantial amendments to the above documents, Citizen Participation is encouraged from all persons, especially those residing in slum/blight areas, targeted revitalization areas, and public housing developments. Low- and moderate-income individuals, minorities, non-English speakers, and individuals with disabilities are encouraged to participate. The City will take measures to ensure that it performs equitable citizen outreach as it solicits input and feedback on its various HUD plans and reports. As such, it will make an effort to host comment meetings in locations accessible to low-/moderate-income individuals and effectively communicate the notice of such meetings.

### **Translation**

If required and requested no later than 72 weekday hours prior to a public meeting/hearing in writing, an interpreter will be provided at the specific meeting/hearing.

### **Public Notice**

The City will provide a minimum of thirty (30) days for Public Notice whenever a federally required document is available for public comment, such as the Annual Action Plan, Consolidated Plan, and any proposed substantial Amendments. A minimum of fifteen (15) days for Public Notice shall be provided whenever the CAPER document is available for public review.



In addition, there will be a minimum of seven (7) days advance public notice of all public hearings, public meetings, and City Commission meetings that review or allocate HUD funding.

Forms of Public Notice include the following:

- City of Peoria website: [www.peoriagov.org](http://www.peoriagov.org)
- Peoria *Journal Star*: <https://www.pjstar.com/>
- City of Peoria social media accounts

### **Public Display and Comment Period**

Drafts of Annual Action Plans, CAPERs, Consolidated Plans, and substantial amendments will be placed on display for a period of no less than 15 days to encourage public review and comment.

The City will provide the following public comment periods:

- Citizens may comment on the Consolidated Annual Performance and Evaluation Report at least fifteen (15) days from the date of the Public Notice.
- Citizens may comment on the Consolidated Plan and Action Plan for at least thirty (30) days after the publication date of the draft plan.
- Citizens may comment on the Citizen Participation Plan for at least thirty (30) days after the publication date for the draft document.
- Citizens may comment on any Substantial Amendments to the Consolidated Plan and/or Annual Action Plan for at least thirty (30) days after the publication date for the draft document.

### **How to Comment**

Written comments may be sent to the following address:

Community Development Dept.  
Grants Division  
419 Fulton St., Rm. 203  
Peoria, IL 61602

Electronic comments may be submitted to the Grants Division of the City's Community Development Department. At present, Grants Manager Kathryn Murphy receives all comments on HUD plans and reports. She may be contacted at [kmurphy@peoriagov.org](mailto:kmurphy@peoriagov.org). In the event that Ms. Murphy leaves the City before this document is updated, citizens may refer to the [City's website](#) to identify a Grants Division staff member whom they can contact.

Comments must be received by the deadline for consideration. After the comment period closes, City staff will note all comments in the Consolidated Plan, Annual Action Plan, or CAPER and include the response to the comments received.

### **How to Access Plans and Reports**

During the comment period, the City will furnish a paper copy of its Annual Action Plans, Consolidated Plans, and CAPERs, as well as substantial amendments to the above, in its Development Center, located at the following address: 419 Fulton St, Rm 203, Peoria, IL 61602. Citizens may also access the documents online at the [City's website, under the "Plans" and "Reports" tabs](#). The City will also provide a paper copy to Peoria Public Library – Main Street Branch.

### **Persons with Disabilities**

Individuals with disabilities who require accommodations to participate in Public Hearings can contact the City of Peoria at 309.494.8600 within seventy-two (72) hours of a meeting in order to receive reasonable accommodations. The City will conduct all public meetings in locations that are handicap accessible, as possible. As requested, the City will mail copies of public meeting notices to persons who are homebound and request such accommodations no less than five (5) days prior the public meeting.

### **Minimizing Displacement**

Whenever possible, the City aims to minimize displacement and avoid activities that will cause displacement. When a Consolidated Plan activity causes displacement, assistance as required by the Uniform Acquisition and Relocation Act and any other acts or adopted policies will be provided. Written information will be sent to occupants prior to an offer being made for a property. Should displacement of residents be necessary as a result of the use of funds from a Plan, the City shall compensate residents who are actually displaced in accordance with HUD Handbook No. 1378, Tenant Assistance, Relocation and Real Property Acquisition, [available via this link](#).

### **Technical Assistance**

As requested, the City will provide reasonable technical assistance to organizations/individual entities supporting persons of low- and moderate-income. The technical assistance includes but is not limited to developing potential proposals for funding and information regarding CDBG and other federal programs, such as the rules, regulations, and eligible activities.

### **Substantial Amendments**

The Entitlement Communities will make all Substantial Amendments available for public review and comment. A Substantial Amendment shall be required if any one of the following criteria applies:

1. A proposed budget revision of 25% or more of an annual grant.
2. Activities proposed to be added to the plan.

In case of a Substantial Amendment, the same notification, comment and hearing processes as previously outlined above will be followed.

In preparing a final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final Substantial Amendment will have a section that presents all comments, plus explanations as to why any comments were not accepted.

### **Waiver Process**

Upon determination of good cause, the U. S. Department of Housing and Urban Development has the authority to waive certain regulatory provisions of the CDBG, HOME, and ESG programs subject to statutory limitations.

Examples of good cause for such waivers:

- Presidential disaster declarations under Title IV of the Stafford Act represent one example of good cause for such waivers.
- The City of Peoria may seek a waiver to its citizen participation process in emergency situations when expedited assistance offered through Consolidated Plan/Action Plan covered programs is deemed necessary by the City Manager.
- HUD issued notices to waive deadlines for submission and/or reduction of public comment periods. The City will follow the reduction of public comment periods as outlined by HUD notices.

Following HUD issuance of waiver notices or approval of a waiver requests, the City reserves the right to amend the Citizen Participation Plan comment period as follows:

1. A reduction to the reduced amount as outlined in the HUD guidance, or
2. A reduction in the public comment period for Consolidated Plan/Action Plan substantial amendments from 30 calendar days to seven calendar days, and
3. A reduction in the public comment period from 30 calendar days to seven calendar days in the event of a local “urgent needs” emergency or state/federally declared disaster, and
4. Flexibility in determining what constitutes reasonable notice and opportunity to comment.

### **Access to Records**

It is the City’s intention to provide reasonable and timely access to information and records relating to the proposed and actual use of CDBG, ESG, and HOME funds. As such, it will make information available to the public, upon request, regarding how funds were used during the past five years. As file maintenance limits expire for programs, citizens should understand that files are liquidated as per the program’s specific requirements (e.g., CDBG files must be

maintained for five years after the program year closes, after which point they can be destroyed).

### **Complaints**

The City of Peoria will provide a timely, substantive written response to every written complaint within 20 business days. Complaints may be submitted through the same channels as described for comments.