



**SOUTH VILLAGE TAX INCREMENT FINANCING DISTRICT (TIF)**  
**HOUSING REHABILITATION PROGRAM**  
**GUIDELINES & APPLICATION**

**PROGRAM OVERVIEW**

**Program Overview:**

The South Village Tax Increment Financing District (TIF) Housing Rehabilitation 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 permanent building and site improvements on parcels within the boundary of the South Village TIF. The purpose of the Program is to increase the owner-occupancy rate, improve the outward appearance of homes, and increase the assessed valuation of properties within the South Village Boundary.

**Level of Assistance:**

The **South Village Housing Rehabilitation Program** will provide up to \$15,000 in assistance to home owners for exterior improvements only. The program is a 50/50 matching grant program. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. The property owner can reapply annually, but the maximum grant for a five year period may not exceed \$15,000. The program is limited to exterior improvements only (Roofing, Siding, Etc.).

**Eligibility:**

To be considered for the South Village Housing Rehabilitation Program:

1. Property must be located within the boundary of the South Village TIF.
2. Applicant(s) must own the property.
3. Owners of vacant single-family residential property are eligible, if the property becomes owner-occupied within 90 days from the date of completion of work associated with any approved application.

**Timeline:**

- ❖ Applications will be accepted from April 1<sup>st</sup> through September 1<sup>st</sup> of each year, as funding is available.
- ❖ Applicants on the wait list from the previous year (when applicable), will be given first priority.
- ❖ Applications will be reviewed and approved on a first come, first serve basis.

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

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

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

**Other Requirements / Information:**

- Property taxes must be paid, no City liens (with the exception of mortgages) may exist on the property, and the property must have active homeowner's insurance coverage.
- Repairs that would be made under a homeowner's insurance policy will not be covered.
- If a property is found to have a code violation(s), funds received must be used to resolve violations as part of any loan application. At the time of post inspection, no code violations may be present.
- Property owners may only use contractors from the City of Peoria's rehabilitation contractor list. See attached list of approved contractors.
- For approved applications, required permits must be pulled and work must begin with 30 days of the issuance of a Notice to Proceed. A request for an extension can be filed by the City, contractor, or property owner; to be agreed upon by all parties.
- If grant funds are received through this Program, the property must remain owner-occupied for 3 years. If the property owner vacates the property before 3 years has past, property owner must pay back grant funds at a prorated rate, based on length of occupancy. Exemptions from this requirement may be granted. An exemption may be granted due to hardship, which requires approval of City staff.

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

1. Copy of recorded deed as proof of property ownership.
2. Insurance declaration page as proof of property insurance.
3. Paid receipts or escrow statement as proof of paid property taxes.
4. A current exterior photograph of the building as it presently appears, showing all facades to be impacted by proposed work.
5. Two bids for proposed work.

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

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



**CITY OF PEORIA  
SOUTH VILLAGE HOUSING REHABILITATION PROGRAM**

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Primary Phone Number: \_\_\_\_\_ How do you own your property? Mortgage \_\_\_\_\_ Own \_\_\_\_\_

Are there any back taxes or City liens owed on property? Yes \_\_\_\_ No \_\_\_\_

*Please provide a brief narrative of the work to be performed (attach additional pages as needed):*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Checklist of Required Application Documents:**

- Two bids for proposed work.
- Insurance declaration page as proof of property insurance.
- A current exterior photograph of the house as it presently appears, showing all facades to be impacted by proposed work.

I(WE) CERTIFY THAT I(WE) ARE THE OWNER(S) OF THIS PROPERTY AND THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY(OUR) KNOWLEDGE AND BELIEF. I(WE) UNDERSTAND THAT ANY WILLFUL MISSTATEMENT OF FACT OR THE FAILURE TO PROVIDE MATERIAL INFORMATION WILL KEEP THIS APPLICATION FROM BEING CONSIDERED. I(WE) UNDERSTAND THAT THE SUBMISSION OF THIS APPLICATION DOES NOT GUARANTEE THAT I(WE) WILL BE GIVEN A REHABILITATION GRANT/LOAN. I(WE) HEREBY AUTHORIZE THE CITY OF PEORIA TO INSPECT THE PROPERTY AND TO OBTAIN VERIFICATION FROM ANY SOURCE NAMED IN THIS APPLICATION.

Signatures: (All owners must sign):

\_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

# South Village Housing Rehabilitation Program

## Frequently Asked Questions

**Q: What is the South Village Housing Rehabilitation Program?**

**A:** The South Village Tax Increment Financing District (TIF) Housing Rehabilitation Program is a 50/50 matching grant program which provides up to \$15,000 of assistance to property owners of owner-occupied properties for permanent building and site improvements on parcels within the boundary of the South Village TIF. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. To be considered for the South Village Housing Rehabilitation Program, property must be located within the boundary of the South Village TIF and applicant(s) must own and occupy the property.

**Q: What is the Intent and Goal of the Program?**

**A:** Without proper maintenance, a deteriorating structure can become a health and safety hazard to the occupants, as well as surrounding residents. Substandard housing can detract from the overall appearance of the neighborhood and can negatively affect property values. The City of Peoria has authorized a portion of the South Village TIF funds to be used for this housing program to assist property owners wanting to rehabilitate residential property located within the South Village Tax Increment Financing District to achieve the following goals:

1. To provide financial assistance to home owners in the South Village area to enhance their investment in improving the quality of dwellings in the neighborhood, by doubling the overall investment in the neighborhood.
2. Improve the quality of life for homeowners and residents in the South Village area by assisting them with repairs and/or property improvements to make their homes decent, safe, and sanitary.
3. Preserve and enhance the quality of the neighborhood as well as the value of public capital invested in the streets, utilities and other public facilities.
4. Assist with home improvements creating pride of ownership, preserving the value of the homeowners' equity and creating happiness and well-being for the occupants.
5. Increase the equalized assessed valuation of properties within the South Village boundary.
6. To catalyze further investment within the South Village area beyond funding provided by the South Village Housing Rehabilitation Program.

**Q: What are the boundaries of the South Village TIF?**

**A:** The attached map shows the proposed boundaries of the study area.

**Q: What exterior improvements are eligible?**

**A:** Eligible exterior improvements include, but are not limited to, repair and/or replacement of the following items:

- Exterior painting or walls, trim, and/or fascia
- Tuck-pointing, masonry
- Windows and doors
- Driveways, retaining walls, and interior walkways.
- Roofs, porches, foundations, exterior stairs
- Landscaping when part of an overall landscaping plan or associated with other improvements funded through this program.
- New construction and additions

Applications will be reviewed on a case by case basis to ensure compliance with the South Village Housing Program guidelines and the Illinois TIF Act requirements.

**Q: What type of improvements are ineligible for funding through the South Village Housing Rehabilitation Program?**

**A:** Ineligible projects include, but are not limited to:

- Interior improvements (HVAC, Insulation, etc.)
- Temporary improvements

- Appliances and fixtures
- Pools

**Q: If the project cost is higher or lower than the approved amount how is this handled?**

**A:** The homeowner pays 50% of the approved cost. Should the actual cost be less than anticipated, the homeowner will not receive a rebate from the city. The homeowner is responsible for any additional cost outside the approved contract. The home owner can re-apply for funds to cover the additional cost if necessary

**Q: Can I use any contractor of my choice?**

**A:** Bids may be obtained from contractors not the approved contractors list of the owner's choice, but winning contractor's bid must register with the city in order to proceed with work. If you know someone who would like to be registered as a City approved contractor please have them contact the City of Peoria.

**Q: How long will the program stay open?**

**A:** The program will remain open till funds are depleted

**Q: What are the requirements to participate in the program?**

**A:** Applicants must be aware of the following:

- Property taxes must be paid, no City Liens (with the exception of mortgages) Or other City debt (i.e. unpaid garbage bills, etc.) may exist on the property, and the property must have active homeowner's insurance coverage
- Repairs that would be made under a homeowner's insurance policy will not be covered
- If a property is found to have a code violation (s), funds received must be used to resolve violations as part of any loan application. At the time of the post inspection, no code violations may be present.
- A certified check made out to the contractor must be provided by the property owner to the City, within two weeks of an approved application

**Q: What documents do I need to bring when turning in my application?**

**A:** Applicants need to bring in the following items when turning in application

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

**Q: Can I do more than one project a year?**

**A:** The applicant can do as many projects as he/she wishes as long as they do not exceed the \$15,000 limit threshold for total projects.

**Q: If my property is currently contract for deed, can I still participate in the program?**

**A:** No, contract for deed or any other type of contract will not be accepted. The applicant must be the outright owner of the property to participate in the program.

**Q: Once approved to start work on my property, how long is my application valid for?**

**A:** Applications are invalid if work does not start within 90 days of the date of the Notice to Proceed, unless an extension is approved by the City of Peoria.

**Q: Can I do the home improvements myself?**

**A:** No in order to receive Program Funds, all work must be done by a contractor from the approved contractors list.

# Contractors List

## **GENERAL**

### **Brian Waldon**

#### **Construction:**

15564 Larimore Dr.,  
Mackinaw, IL 61755  
Phone: (309) 208-0184

### **TES & JK Construction**

4003 N. Rochelle Ln,  
Peoria, IL 61615  
Phone: (309) 264-3903

### **Bruce Ekhoﬀ Builders**

201 N. Eisele Dr.  
Peoria, IL 61604  
Phone: (309) 633-9250

### **Riverview Construction**

3206 NE Adams  
Peoria IL, 61603  
Phone: (773) 639-7505

### **BMI Contractors**

1123 McQueen,  
Peoria, IL 61604  
Phone: (309) 657-4469

### **Burnside Brothers Construction**

3563 SW Adams, Peoria, IL  
61605  
Phone: (309) 922-9390

### **GFP Building & Remodeling**

1814 N New York  
Peoria, IL 61603  
Phone: (309) 839-5236

### **Kelly Construction Contractors, Inc**

201 N 8<sup>th</sup> street  
Pekin, IL 61554  
Phone: (309) 346-6604

## **WINDOWS**

### **Renewal by Anderson**

3307 W Farmington Rd  
Peoria, IL 61604  
Phone: (866) 693-6707

## **ROOFING**

### **Rocky Top Inc**

1212 Black St.  
Pekin IL 61554  
Phone: (309) 620-4010

### **Lasser Roofing LLC**

2803 NE Adams  
Peoria, IL 61603  
Phone: (309) 712-1060

### **Kreiling Roofing**

2335 W. Altorfer Dr.  
Peoria IL 61615  
Phone: (309) 673-3649

## **PAINTING**

### **Creative Touch Painting**

3318 N Isabell ave  
Peoria, IL 61604  
Phone: (309) 229-1253

## **LANDSCAPING**

### **Williamson Brothers**

#### **Masonry & Landscaping**

129 LaSalle Ave  
Creve Coeur, IL 61610  
Phone: (309) 231-8453

### **JR Landscaping Services**

5747 Queenwood Rd  
Groveland, IL 61535  
Phone: (309) 202-6806

## **GARAGE**

### **American Pride Garages**

8600 n. Allen Rd  
Peoria, IL 61615  
Phone: (309) 694-1468