



City of Peoria, IL Assessment Report

1/13/2016

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OVERVIEW

In March 2015, the City of Peoria, Illinois submitted a Request for Assistance (RFA) to the National Resource Network, seeking help addressing challenges regarding affordable housing and workforce development. The RFA materials noted the Southside neighborhoods of Peoria face considerable economic and social challenges such as poverty, unemployment, crime, and lack of access to fresh food. The City requested assistance developing a commercial corridor master plan for the South Village TIF area, a component neighborhood of the Southside. Following a review of the RFA application and supplemental materials, and a call with the Mayor and senior advisors on April 29, 2015, the National Resource Network accepted the City's application and initiated an assessment of core challenges and opportunities.

OVERVIEW OF THE NATIONAL RESOURCE NETWORK DIRECT ASSISTANCE PROGRAM

The National Resource Network (Network) develops and delivers innovative solutions to American cities that are rounding the corner on some of their toughest economic challenges. The Network works with mayors and other local leaders to identify practical solutions, sharing real-world expertise and best practices, and helps cities develop the tools and strategies they need to grow their economies and more effectively use existing federal investments. Cities that receive assistance from the Network will serve as laboratories for innovation and learning that will also strengthen federal policies and programs moving forward.

The Network delivers on the ground direct assistance to individual cities from a team of experts that works side-by-side with a city for up to 12 months. Teams assess local needs, provide recommendations, and help cities to identify and execute strategies that align with their economic recovery. Teams also work with cities to identify potential opportunities for funding and strategic partnerships with foundations, nonprofits, and local businesses to help them achieve their economic goals. The direct assistance program is based on the following principles:

- The Network prioritizes assistance to cities that demonstrate both significant levels of need and a demonstrated commitment to promoting and executing strategies to grow their economy.
- The Network provides an assessment of the City's needs, evaluating economic development, housing, land use, infrastructure, crime, schools, budget, and city operations.
- Based on these assessments, the Network proposes customized direct assistance strategies.

PEORIA ASSESSMENT TEAM

On June 4th and 5th, 2015, a Network assessment team conducted a site visit in the City of Peoria. The team included representatives from the following organizations:

- **Enterprise Community Partners.** For more than 30 years, Enterprise has introduced solutions through public-private partnerships with financial institutions, governments, community organizations and other partners that share the vision that one day, every person will have an affordable home in a vibrant community. Jarrod Elwell, and Erika Ruiz, Senior Program Directors, represented Enterprise Community Partners on the Peoria assessment team.
- **Public Financial Management.** The PFM Group of companies is a national leader in providing independent financial advice as well as investment advisory, management, and consulting services to local, state, and regional government and non-profit clients. PFM helps clients meet their financial challenges with a broad array of products, backed by unquestioned

professionalism and outstanding service. Gordon Mann, a Senior Managing Consultant, represented Public Financial Management on the Peoria assessment team.

- **HR&A Advisors.** HR&A is an industry-leading real estate, economic development and public policy consulting firm. HR&A has 40 years' experience working with cities across the country to create economic growth through rigorous analysis, hands-on assistance, and creative strategies that tap local assets. Todd Fawley-King, Program Analyst, represented HR&A Advisors on the Peoria assessment team.

PEORIA ASSESSMENT METHODOLOGY

The Network uses a systematic approach to the assessment process that includes data collection and analysis, interviews with key leaders, and the development of a tailored set of findings and analysis for each city.

Review of Baseline Conditions

The first phase of the Peoria assessment focused on reviewing budgetary, operational, economic, and related information provided by the City and publicly available demographic information identified by the Network, to understand and assess Peoria's current priority challenges and opportunities. A copy of the findings from this data review can be found in the appendices.

On-Site Interviews

The second phase of the Peoria assessment consisted of on-site interviews. Over the course of two days, the assessment team met with members of the executive team, department directors, and business, community, and education leaders to better understand key challenges facing Peoria and identify potential opportunities for direct assistance that would be most catalytic or transformative. The assessment team met with the following individuals:

- **Jim Ardis**, Mayor, City of Peoria
- **Denise Moore**, Councilmember First District, City of Peoria
- **Chris Setti**, Assistant City Manager, City of Peoria
- **Ross Black**, Community Development Director, City of Peoria
- **Jim Scroggins**, Finance Director, City of Peoria
- **Jerry Mitchell**, Chief of Police, City of Peoria
- **Dr. Leslie McKnight**, Economic Development, City of Peoria
- **Steve Fairbanks**, Neighborhood Development Specialist, City of Peoria
- **Anthony Corso**, Chief Innovation Officer, City of Peoria
- **Dr. Grenita Lathan**, Superintendent, Public School District 150
- **Mark Rothert**, Assistant Administrator, Peoria County
- **Tom Berwanger**, Director, Aristo Properties Group
- **Marilyn Mosley**, Southside Unified for Change
- **McFarland Bragg II**, Community Action Agency
- **Jamila Wilson**, Community Action Agency
- **Nick Hayward**, Tri-County Regional Planning Commission
- **Erik Reader**, LISC
- **Anika Goss-Foster**, LISC
- **Michelle Bush**, Consultant, LISC
- **Brittany Brown**, LISC
- **Lavetta Ricca**, Southside Peoria Resident
- **Barbette Shroud**, Southside Peoria Resident

Follow-up Interviews

The National Resource Network team also conducted follow-up phone interviews with the following stakeholders who were unavailable during the assessment visit.

- **Patrick Urich**, City Manager, City of Peoria
- **Brenda Coates**, Chief Executive Officer, Peoria Housing Authority
- **Yvonne Long**, Director of Modernization & Development, Peoria Housing Authority
- **Dr. Stan Liberty**, Interim President, Bradley University
- **Gary Anna**, Vice President for Business Affairs, Bradley University
- **Terry Waters**, Vice President Strategy/Business Development, UnityPoint Health
- **Ryan Spain**, Councilmember At-Large, City of Peoria; Vice President for Government Relations, OSF Saint Francis Medical Center

Recommendation for Direct Assistance

The third and final phase of the Peoria assessment consisted of developing this assessment report, which provides recommendations for direct assistance from the Network. These recommendations are based on an evaluation of the City's baseline conditions, priority issues and opportunities identified during on-site interviews, and additional research and evaluation of the City's primary challenges.

SUMMARY OF FINDINGS

The following is a summary of the assessment team's findings and the recommended technical assistance from the National Resource Network for the City of Peoria. The findings and recommended assistance are based on the Network's evaluation of Peoria's application and supporting materials, the two-day assessment visit to the City, and experience working with similar communities.

ASSESSMENT FINDINGS

- The City of Peoria is slowly increasing its population through annexation of outlying areas in unincorporated Peoria County, and is able to maintain its economy through retention of key industrial anchor institutions. However, preparing Peoria for renewed vibrant economic and population growth requires stabilizing the city's urban core by comprehensively addressing the poverty challenges and lack of opportunity in the Southside neighborhoods.
- The city population expanded by 2.6 percent between 2000 and 2013 to 115,814 people, but the employment base of Peoria County declined by 2.3 percent between 2008 and 2013. Caterpillar's recent announcement that it will stay in Peoria is an encouraging indicator for the regional economy. However recent downsizing at Caterpillar underscores the fragility of Peoria's economy.
- Preferences for suburban style housing as well as challenges at Peoria School District 150 (PSD 150) are driving rapid expansion of northern suburban areas which lie in the Dunlap School District but still within the city limits. Between 2000 and 2010, Peoria grew by 2 percent, while the population of these northern suburban areas increased by more than 50 percent. PSD 150's challenges are a significant concern for Peoria leaders and stakeholders. In 2012-2013, 67 percent of PSD 150 schools did not meet Illinois accountability standards, compared to 42 percent of schools statewide; The PSD 150 graduation rate was 71 percent and the school district faces a deficit of \$8.3 million for 2015-2016.
- The market preference for suburban housing typologies and challenges at PSD 150 have resulted in a significant decline in enrollment and increase in the number of students receiving free or reduced price lunches in PSD 150 over the last several decades. As of 2015, 61 percent of PSD 150 students were eligible for FRL compared to just 12 percent of students in the Dunlap School District.
- The social fabric of the Southside Community has deteriorated, and remaining residents express feelings of geographic and social isolation from the employment and retail districts of Peoria. Once the center of Peoria's working class, the Southside has lost more than 40 percent of its residents since 1970, and the decline does not appear to have stopped – all Census tracts in the Southside experienced population declines between 5 to 17 percent from 2000 to 2010.
- The Peoria Southside is a racially/ethnically-concentrated area of poverty (R/ECAP)¹ with poverty exceeding 90 percent of residents, and is the location of the only R/ECAP tracts in the wider Peoria metropolitan area. Within this zone Blacks are 65 percent of the population, but only 27 percent of the population citywide. Based on 2010 census data, the Southside R/ECAP tracts accounted for more than 50 percent of the entire impoverished population of Peoria.
- There is little to no market demand for the remaining housing stock or land in the Southside, resulting in significant blight, abandonment and disinvestment in the area. A recent study found that 71 percent of buildings in the South Village TIF sub-neighborhood of the

¹ R/ECAP Definition: Non-White comprising greater than 50 percent of the population, and poverty exceeding 40 percent.

Southside were deteriorated and 13 percent of buildings and 25 percent of parcels were vacant. The loss of residents has decimated the commercial sector, with commercial activity limited to a few corner stores and vendors specializing in discount goods. Empty industrial and former public facilities occupying full city blocks contribute to the neighborhood's ongoing decline. These sites include several 100 year-old former school facilities now in private hands that are unable to find new tenants or support major capital improvements, as well as a shuttered Hostess bakery compound.

- The Housing Authority's efforts to de-concentrate poverty face strong opposition. In the face of significant public opposition, the Housing Authority was unable to secure City Council support for plans to replace the 220 unit Taft Homes public housing compound with mixed-income housing on sites dispersed throughout Peoria. Additionally, the Housing Authority lacks an adequate mobility counseling program to help Section-8 Housing Choice Voucher clients secure residences in mixed-income neighborhoods. Blacks occupy 73 percent of the Housing Authority's 4,615 total units and occupying 81 percent of the units in the R/ECAP tracts, including 95 percent of the public housing project units and 93 percent of the Section-8 voucher units. In total, 36 percent of the Housing Authority's units are in the Southside R/ECAP tracts.
- The City has limited financial ability to address the challenges in the Southside and at PSD 150 because it faces rising pension costs, a threat that the State of Illinois will withhold the income taxes it collects and distributes to municipalities, and a total potential deficit of \$10.6 million for the 2015-2016 budget year.
- Peoria has multiple assets and strong stakeholders who could collaborate to invest in the Southside, but lacks focus and organization. Community institutions such as Bradley University and OSF Medical Center expressed interest in being part of efforts to address the challenges facing the Southside, but are unable to lead due to their focus on internal matters. Neighborhood organizations and residents are passionate about improving the Southside, but are either still establishing themselves in the community or are not adequately organized to effectively advocate for change. The City has projects and assets under development which could bring substantial investment to the community, such as the South Village TIF District and the proposed \$200 million green solution to the combined-sewer overflow. Leveraging these assets will require a vision for the area endorsed by residents, stakeholders, and leaders, as well as a long-term commitment of resources from the City.

RECOMMENDED TECHNICAL ASSISTANCE FROM THE NETWORK

Peoria requested assistance from the National Resource Network to develop a commercial corridor master plan for the South Village TIF area. Based on the Network's findings from the review of demographic and economic data and from the 2-day assessment visit, the Network believes that attracting private sector investment into the Southside requires Peoria's leaders and stakeholders first comprehensively address the ongoing population loss in the neighborhood, the lack of opportunity for residents, and the disinvestment in the community.

Therefore, the Network proposes to provide Peoria with direct technical assistance to help City leaders, business community leaders, and community stakeholders understand the importance of the Southside to the entire city, the lack of opportunities available to Southside residents, and the need for a concerted and collaborative neighborhood based-effort to improve conditions in the Southside community. In addition, the National Resource Network proposes working with the Peoria Housing Authority to help it enhance its mobility counseling services to better support its effort to de-concentrate poverty in the Southside.

Comprehensive Analysis of Southside Peoria Demographics, Conditions, and Assets

The Network will support Peoria’s focus on the Southside by looking across factors from housing and workforce data, to education, transportation, health, safety, and other components that contribute to providing opportunity (i.e. increased access to better jobs, housing, transportation and education) for area households. This data will be used to describe the importance of Peoria’s Southside for the economic vitality of the city, county, and beyond, via mapping of neighborhood factors, analysis by demographic criteria such as age, race, income, and cross-tab data, to identify submarkets and opportunities for targeted activities and interventions. The Network will also help Peoria identify resources currently expended in the Southside from Federal, State, and local sources that could be better aligned to impact the key challenges facing the Southside. Combined, this analysis will articulate to elected and government leaders, business leaders, and community stakeholders the importance of the Southside and demonstrate that it is an integral part of Peoria that requires a comprehensive but targeted place-based development strategy.

Mobility Counseling Training for the Peoria Housing Authority

The Network also proposes technical assistance directly with the Peoria Housing Authority to evaluate and recommend mobility counseling best practices. Mobility counseling is an intervention that ensures that people using government housing subsidies, such as the Housing Choice Vouchers (HCV), have access to full information about available housing options in a range of neighborhoods. Mobility Counseling has proven to be an effective way to assist people using government housing subsidies make voluntary moves out of areas of poverty concentration. Mobility Counselors work with families that have a rent subsidy through the HCV, providing education and support to empower families to make informed housing decisions which could include moving to “Opportunity Areas” within the City of Peoria. Opportunity Areas are neighborhoods that offer quality housing and better educational and employment choices so that families can use their subsidy not just to pay the rent, but to improve their lives.

A sample of Housing Mobility Counseling services include the following:

- Rental housing and credit counseling
- Needs assessment and referrals to programs such as energy assistance, food banks, security deposit guarantee program/resources, furniture resources, legal services etc.
- Tenant education and budget counseling
- Targeted rental search assistance
- Assistance designing security deposit work-out plans
- Assistance negotiating rental amount to conform to rent reasonableness guidelines
- Education to landlords or their agents on the Housing Choice Voucher program
- Landlord/tenant mediation and conflict resolution

The proposed mobility counseling assistance would be delivered and funded through HUD Community Compass funds. This component of the technical assistance would not require a 25 percent match from the City of Peoria.

THE NEED FOR NETWORK ASSISTANCE

The following section details the Network's justifications for the proposed tasks recommended in this assessment report, while the Appendix provides a more comprehensive analysis of certain demographic and socioeconomic conditions in Peoria that support the Network's recommendations.

STRONG ASSETS AND ATTRIBUTES, BUT CONTINUED ECONOMIC GROWTH REQUIRES ADDRESSING CHALLENGES IN THE SOUTHSIDE

Stable Population and Strong Community Assets

The City of Peoria, the largest city in Peoria County, has been able maintain its population size, supported by a strong employment base and high quality of life. Peoria experienced growth of 2.6 percent to 115,814 people between 2000 and 2013, indicating these underlying community assets. The City is successfully channeling some of this growth into restoration of historic buildings in Downtown and the Warehouse District. In 2013 Peoria won the National Civic League's All-American City Award for the fourth time, highlighting its positive attributes. The Peoria economy is anchored by the large manufacturing company Caterpillar, the largest employer in the city with over 15,000 employees in 2013. Other major employers include institutions such as Bradley University, OSF St. Francis Medical Center, and Unity Point Health Methodist hospital. Caterpillar considered moving its headquarters but announced in February 2015 that after a multi-year study it would stay and reinvest in Peoria, planning to build a new \$250 million headquarters on 31-acres in downtown.

Preparing Peoria for Renewed Growth Requires Increasing Opportunities in the Southside

Despite the strengths, the city's prosperity is fragile and generating conditions for renewed growth requires addressing the challenges facing the Southside (the collective name for a series of contiguous neighborhoods south of Downtown and between Martin Luther King Junior Drive and Adams Avenue). The headwinds facing Peoria are exemplified in Caterpillar's announcement on September 24, 2015 that it would lay-off 10,000 or more workers due to the global down-turn, with a significant percentage of those cuts affecting Illinois. At the same time, Caterpillar put its planned new headquarters project on hold.

The City of Peoria is also struggling with rising pension costs and faces a possible \$10.6 million deficit for the 2015-2016 budget year. The Southside's limited contribution to the economic vitality of Peoria hinders the City's ability to attract new industries and raise municipal revenues. Currently the Southside requires dedication of City resources needed for other purposes in order to address blight and abandoned properties. A May 2013 report supporting the establishment of the Southside Village TIF found that 71 percent of buildings in the neighborhood were deteriorated, negatively affecting surrounding property values and resulting City revenues from property taxes. The City of Peoria must actively address the challenges facing these neighborhoods in order to attract new residents, increase demand for the housing stock, and provide existing residents with access to opportunities.

PUBLIC SCHOOL PERFORMANCE AND LOCAL HOUSING PREFERENCES DRIVE GROWTH AWAY FROM THE SOUTHSIDE

Substantial Challenges at the Peoria Public School System

Peoria is served by two public school districts – the Peoria Public Schools District 150 (PSD 150) and Dunlap School District, that covers the northern newer and more recently annexed neighborhoods of Peoria.

PSD 150 faces substantial challenges. During the 2012-2013 school year 67 percent of PSD 150 schools did not meet Illinois accountability standards, compared to 42 percent of schools statewide. Graduation rates at PSD 150 were 68.2 percent in 2014 while chronic truancy was 27.1 percent, compared with a graduation rate of 88.9 and chronic truancy of 0.2 percent in Dunlap School District. Student performance at PSD 150 trailed Dunlap School District as well, with 28.5 percent of students ready for college-level course work in PSD 150 compared to 73.3 percent of students in Dunlap and 45.8 percent of students statewide.²

Since 1970 the student population of PSD 150 has fallen from approximately 25,000 to 13,300 in 2014, resulting in reduced fiscal resources as well as a student body that is no longer representative of the overall Peoria population. Non-white students account for 75.9 percent of PSD 150 population compared to 37.5 percent of the overall city population. The decline in the number of students has caused State grants linked to the size of the student body to fall. In addition, the migration of wealthier residents from PSD 150 to the Dunlap School District resulted in stagnation in local school resources derived from property taxes. The combined effect of these fiscal trends resulted in PSD 150 taking action to substantially reduce operating costs.

Stakeholders are highly cognizant of the challenges facing the public schools, and many stakeholders interviewed by the National Resource Network assessment team stated that school quality heavily influenced their personal decision to reside in neighborhoods within the Dunlap School District, or outside of Peoria. Stakeholders who remained in PSD 150 mentioned making a difficult decision to send their children to charter or private schools. The troubles in PSD 150 appear to cause friction between district executives and the school board. The superintendent of five-years, Grenita Lathan resigned abruptly in June 2015.

Local Preference for Newer Housing

Residents of Peoria appear to prefer larger, modern, suburban housing typologies that are not available in the Southside. The Southside, one of the oldest parts of the city, was traditionally a working-class neighborhood and the housing stock reflects this history, with smaller lots and smaller houses built prior to WWII. Peoria has a substantial amount of developable land to the north and surrounding the city, making it economical to build new housing in greenfield developments. With very little traffic in the metropolitan region, the benefit of enhanced access that comes with living in the neighborhoods adjacent to downtown is limited. The current comprehensive plan anticipates continued expansion and annexation of developable parcels in the north. The result of these trends is little market demand for housing and property on the Southside.

Recently, the City of Peoria used a TIF district, the Riverside TIF, to aggregate land for a suburban style housing development near the intersection of West Romeo B. Garrett Avenue and North MacArthur Highway. The necessity of a special tax district to enable land aggregation demonstrates the added costs and difficulties required to redevelop the legacy infrastructure found in the Southside, and indicates market forces are unlikely to redevelop the Southside without a long-term planning effort led by the City of Peoria.

THE SOUTHSIDE COMMUNITY IS DETERIORATING

Continued Population Loss

The Southside has suffered severe population loss since 1970. Peoria's population peaked in 1970 at 126,965 people, and since then the city has maintained this population through significant

² 2014 Illinois State Board of Education Report Cards. Available at:
<http://webprod.isbe.net/ereportcard/publicsite/getCampusCardSearchCriteria.aspx>

geographic expansion. This expansion enabled the city to retain its population by providing housing products demanded by residents, but caused substantial population loss in traditional neighborhoods surrounding downtown. Analysis of Census data by the City of Peoria shows that the Southside lost more than 40 percent of its residents between 1970 and 2010. The population loss appears to be ongoing, with population declines of between 5 and 17 percent in all Southside neighborhoods between the year 2000 and 2010. The social fabric of the Southside deteriorated as the middle-class moved away and left behind households in poverty. The population loss is also a major challenge for retail in the area and the Southside now has few shops and several component neighborhoods are food deserts. This ongoing population loss must be reversed in order to attract services to the area without the need for expensive public subsidies.

Elevated Poverty, Lack of Services, and Limited Access to Opportunity

Many households in the Southside live in poverty, and residents express feelings of isolation from public services, retail services, and employment opportunities. Within most Census tracts comprising the Southside, median family income was less than 50 percent of the City of Peoria family income. This Southside is also the center of the impoverished population of Peoria County, approximately 40 percent of impoverished Peoria County residents lived in the Southside in 2013.

Income and poverty status in Peoria correlates with race as the Southside is the only racially/ethnically-concentrated area of poverty (R/ECAP)³ in the Peoria metropolitan area. Poverty in the Southside R/ECAP exceeded 90 percent of residents, and Blacks were 65 percent of the population of this area, while poverty in the City of Peoria as a whole was 24.9 percent and Blacks were 27 percent of city population in 2013. The level of poverty limits the private market for retail services and amenities, and the last grocery store in the South Village TIF neighborhood closed recently. Residents informed the National Resource Network assessment team that the lack of access to fresh grocery and commercial services is one of the most critical hardships. A tour of the Southside revealed little commercial activity beyond convenience and liquor stores.

Southside residents the National Resource Network assessment met with had a strong perception that their community has been left behind or forgotten by the City, which is a source of considerable tension and concern. The National Resource Network team participated in a focus group with residents and community activists where concerns were expressed that the City of Peoria is providing the Southside with insufficient resources.

Limited Market Demand for Housing Leading to Abandoned Properties

There is little to no market demand for houses and properties in the Southside as a result of preferences for modern housing typologies, the concentrated poverty, and the lack of services in the area. As a proxy for demand, City officials estimated that in the past year only 11 or 12 mortgages were issued for the 3,299 parcels in the South Village TIF area, a rate far below rest of the city. In addition, the report supporting the establishment of the South Village TIF found that 13 percent of structures and 25 percent of parcels were vacant.

City officials also noted that the value of many properties in the South Village TIF is below \$10,000, so landlords have no incentive to invest in their properties and instead abandon them. The City seizes abandoned properties after several years of tax delinquency, and must then dedicate limited resources to these non-productive properties, estimating it costs \$10,000 to demolish each abandoned structure. The City currently manages up to several hundred abandoned properties in the area and anticipates that many more tax delinquent parcels will soon fall into public control. City

³ R/ECAP Definition: Non-White comprising greater than 50 percent of the population, and poverty exceeding 40 percent.

officials informed the National Resource Network Assessment team that they have no prospects for selling the properties in their control due to the lack of demand. Neighborhood residents stated that the abandoned homes are a significant challenge to quality of life due to the negative effect on surrounding property values, community image and crime.

In addition to abandoned housing, the Southside suffers from empty public facilities and industrial properties. Due to the decline in the number of students at PSD 150, the District closed several Southside schools to cut costs, and sold the properties to private developers for less than \$20,000 each. The City stated that the developers are now having difficulty redeveloping the full-block properties due to the cost of rehabilitating the old brick buildings. During a tour of the Southside, the National Resource Network assessment team saw possible evidence that one developer is stripping a school building for component parts. In addition to the empty school properties, there is a large Hostess bakery that closed when the company went bankrupt. The City is working with the landowner to find a new use for the property.

Challenges to Deconcentrating Poverty on the Southside

The City of Peoria does not have a robust effort to improve access to employment and services by deconcentrating poverty in the Southside. The Peoria Housing Authority (PHA) lacks a systematic mobility counselling program and proposals to replace public housing facilities with mixed income communities dispersed throughout Peoria stalled in the face of significant community opposition. During interviews with the National Resource Network assessment team, PHA leaders acknowledged that it lacks a system to encourage and support section 8 voucher recipients in exploring housing in wealthier neighborhoods outside of the Southside. The PHA expressed interest in learning more to better assist its clients and deconcentrate poverty.

The PHA's efforts to replace the 260 unit Taft Homes project just north of Downtown encountered intense public opposition to a proposal that included new mixed-income public housing sites spread throughout Peoria. PHA leaders stated that their staff endured significant criticism from large and angry crowds in public meetings convened to discuss the plan. The initiative to replace Taft Homes is now stalled while the City of Peoria explores other options. The PHA manages the Harrison Homes site on the Southside, a public housing property where over 1,000 apartments were built during WWII, but now containing just 170 units. The PHA is now considering options to relocate residents of Taft Homes to the Harrison Homes site.

PEORIA HAS STRONG STAKEHOLDERS WHO COULD PARTNER TO COMPREHENSIVELY ADDRESS THE CHALLENGES ON THE SOUTHSIDE

Although the City of Peoria faces substantial challenges to revitalizing the Southside, multiple anchor institutions such as Bradley University, OSF St. Francis Medical Center, UnityPoint Health, and Caterpillar, could form a strong long-term collaboration to comprehensively address the issues holding back the Southside and Peoria. Caterpillar has already made a commitment to the Southside in the form of a grant to seed a local LISC office, a non-profit organization dedicated to community development. The LISC operation in Peoria is dedicated to the Southside and is currently establishing itself, but would be an important stakeholder organization in any collaborative effort. Although the institutional anchors have proven capacity to implement long-term plans as well as clear dedication to the City of Peoria, they are currently unable to lead due to their focus on internal matters. Other assets in the Southside include the residents themselves, the recently established South Village TIF district, and the proposed \$200 million green solution to the combined-sewer overflow. Leveraging these assets to transform the Southside requires vision, leadership, and long-term commitment from the City's political leaders.

RECOMMENDATIONS FOR NETWORK ASSISTANCE

Peoria requested assistance from the National Resource Network to develop a commercial corridor master plan for the South Village TIF area. Based on the Network's findings from the review of demographic and economic data and from the 2-day assessment visit, the Network believes that attracting investment to the Southside requires Peoria's leaders and stakeholders first comprehensively address the ongoing population loss in the neighborhood, the lack of opportunity for residents, and the disinvestment in the community.

The Network proposes direct assistance to catalyze stakeholders into taking the first step in that process, collectively engaging and jointly commit to developing and implementing solutions to the problems in the Southside. The Network will provide Peoria direct technical assistance to help City leaders, business community leaders, and community stakeholders understand the importance of the Southside to the entire city, the lack of opportunities available to Southside residents, and the need for a concerted and collaborative neighborhood based-effort to improve conditions in the Southside community.

The formulation of a plan to comprehensively address the Southside's challenges is not part of the scope proposed by the National Resource Network. However, the intent of the culminating 2-day workshop is to present stakeholders with an opportunity to review and discuss the complexity of the Southside's conditions and to evaluate if there are predetermined solutions that can be accessed and/or implemented. If not, the Network will facilitate exploration during this workshop by Peoria and its stakeholders to determine if there is a willingness and ability to embark on a collective impact initiative. Frequently, collective impact promotes accelerated social change without requiring substantial funding increases. Collective impact initiatives facilitate new ways for organizations to work together to produce better outcomes. Additionally, the establishment of a collective impact initiative is not included in the scope of work proposed by the National Resource Network.

COMPREHENSIVE ANALYSIS OF SOUTHSIDE PEORIA DEMOGRAPHICS, CONDITIONS, AND ASSETS

Task 1: Stakeholder Outreach Process

The Network project team will work with City Staff to reach out to and engage stakeholders (non-profits, public agencies, educational and medical institutions, business partners and foundations) and elected officials through a series of one on one and group meetings. This outreach process will further the Network's understanding of local community development history, trends, assets and resources. It is important for the Network to engage a variety of stakeholders as the challenges are complex and multifaceted. This engagement by the Network will be done explicitly in partnership with the City of Peoria. The outreach will also build awareness among stakeholders of the need for the Peoria community to actively address the challenges on the Southside, and recruit stakeholders to engage in the 2-day workshop (task 3, below).

Task Goals

Better inform the team's understanding of the city's stakeholders and available resources to address the Southside's short, medium and long-term needs. The information will identify past and present services and resources as well as inform potential and projected impact. Build awareness and commitment among Peoria stakeholders to actively engage in a long-term effort to address challenges in the Southside.

Task 2: Data Gathering and Analysis

The Network Project Team will focus its data collection on Peoria's Southside by looking across factors from housing and workforce data, to education, transportation, health, safety, and other components that contribute to providing opportunity (i.e. increased access to better jobs, housing, transportation and education) for area households. The Team will review all publically available data, including existing reports, to minimize duplication of effort and resources already expended.

This collected data will be analyzed to describe the correlation between past, present and projected investment and the impact of Peoria's Southside on the overall vitality of the City, County, and beyond, via mapping of neighborhood factors, analysis by demographic criteria such as age, race, income, and cross-tab data, submarkets and opportunities for targeted activities and interventions. The Network will also help Peoria identify Federal, State, and local resources expended over time in the Southside and that could be aligned and/or leveraged with additional private or public funding to increase impact across program areas and comprehensively address the Southside's challenges. This assessment will include an analysis of how continued deterioration of the Southside will affect the finances of the City of Peoria, including assessment of foregone tax revenue and increased costs from challenges such as crime and blighted properties.

Task Goals

Help define the nature and size of the Southside's challenges and to identify common objectives among key stakeholders.

Develop key takeaways and statistics to demonstrate the need to stakeholders to develop and commit to a common long-term agenda for the Southside. Inspire the stakeholders of Peoria to convene and jointly agree to address the Southside's complex social problems with a high level purpose.

Task 3: Summary Presentation/Workshop

The Network will hold a two day workshop with the City and stakeholders to help interpret the findings of the studies, further investigate implications, and identify opportunities for collaborative action. The team will work with the City to identify which stakeholders should attend, produce materials for the workshops, and lead the event. Workshop sessions will include both small- and large-group discussions. In a concise report, the Network will summarize the results of the data gathering/analysis, the major takeaways from the workshop, the next steps agreed to by stakeholders, and recommendations for a collective impact framework.

Task Goals:

Facilitate deeper understanding of the findings and implications of the environmental, social and economic conditions of the Southside within a citywide context; inform potential stakeholder roles and influence a commitment to develop a comprehensive place-based strategy to address needs. Identify next steps.

Task 4: Mobility Counseling Training for the Peoria Housing Authority

The National Resource Network will provide technical assistance directly with the Peoria Housing Authority to evaluate and recommend mobility counseling best practices. This would include a 2-day assessment followed by regular remote coaching and assistance.

Housing Mobility Counseling services this training will cover include:

- Rental housing and credit counseling
- Needs assessment and referrals to programs such as energy assistance, food banks, security deposit guarantee program/resources, furniture resources, legal services etc.

- Tenant education and budget counseling
- Targeted rental search assistance
- Assistance designing security deposit work-out plans
- Assistance negotiating rental amount to conform to rent reasonableness guidelines
- Education to landlords or their agents on the Housing Choice Voucher program
- Landlord/tenant mediation and conflict resolution

The proposed mobility counseling assistance would be delivered and funded through HUD Community Compass funds. This component of the technical assistance would not require a 25 percent match from the City of Peoria, and is not counted as part of the technical assistance estimated cost, below.

Task Goals:

Increase the efficacy of Peoria Housing Authority staff to provide mobility counselling services, and by extension better assist Peoria Housing Authority clients find housing choices in neighborhoods with lower poverty rates and increased access to employment and services.

PROJECT DURATION AND ESTIMATED COST

The project team will begin work on the project in January 2015 and anticipates project completion by June 2016. The proposed timeline and key milestones to complete the project are:

- January 2015:
 - Project kickoff
 - Begin Task I: Stakeholder Outreach
 - Begin Task II: Data Gathering
- February 2015:
 - Continue Tasks I & II
- March - April 2016:
 - Continue Task I: Stakeholder Outreach
 - Begin Data Analysis portion of Task II
- May 2016:
 - Continue Task I: Stakeholder Outreach.
 - Continue Task II: Data Analysis
 - Begin Task III: Draft Report & preparation for 2-Day presentation/Workshop
- June 2016:
 - Complete Task III: Final report and Two-Day Summary Presentation/Workshop

The projected cost of the engagement is estimated to be approximately **\$75,000**. The Network will fund **\$56,250** of the cost of the engagement. The City of Peoria will be responsible for funding **\$18,750** of the cost of the engagement.

APPENDIX 1: CITY PROFILE

PEORIA FAST FACTS

- **Stable economy: regional medical and retail hub with strong manufacturing industry**
- **Only 29% of 12th graders are college-ready**
- **Both City and School District actively struggling with large projected deficits**

Demographics

Resident Population	115,814
Avg annual growth rate ('00-'13):	0.2%
Residents w/ a B.A.:	32.4%
Residents w/ no High School diploma:	11.8%
% Schools chronically underperforming:	67%
Median Household Income:	\$42,214
2014 unemployment rate:	7.9%
Poverty Rate:	24.9%
Non-College Poverty Rate:	21.2%
Child Poverty Rate	37.7%
Residential Vacancy Rate:	9.8%
% Renter Occupied	46.1%
Median Home Sales Price	\$88,525
Drop from pre-recession peak to recessionary low:	-9.3%

Economy

Total Jobs:	108,908
Biggest Employer	Health Care, Company Management
% Job Loss '08-'13	-2.3%
Biggest Job Loss:	Manufacturing
% workforce who live outside the city:	68.9%

City Budget

FY15 General Fund revenues	\$93.6M
Biggest Sources	State Sales Tax (26%) Home Rule Sales Tax (24%)
Biggest Expenditures	Police (37%) Fire (26%)
FY13 Pension contributions	\$16.4M
% ARC	85% - 97.5%
Funded Ratio	54% - 61%
FY14 OPEB contribution	\$1.9M
% Annual OPEB Cost	21.3%

OVERVIEW AND CORE CHALLENGES

The city of Peoria sits on the Illinois River, 170 miles south-east of Chicago. The city is considered a bell-weather for the American market, and products and ideas are frequently tested in the area to assess how they will perform nationally. The Peoria community is very proud of its reputation and has won the All-American City award four times, most recently in 2013. In addition, the city is home to Caterpillar Inc., a fortune 500 manufacturer of heavy machinery and construction equipment, which has several manufacturing plants in the area.

DISINVESTMENT IN OLDER NEIGHBORHOODS

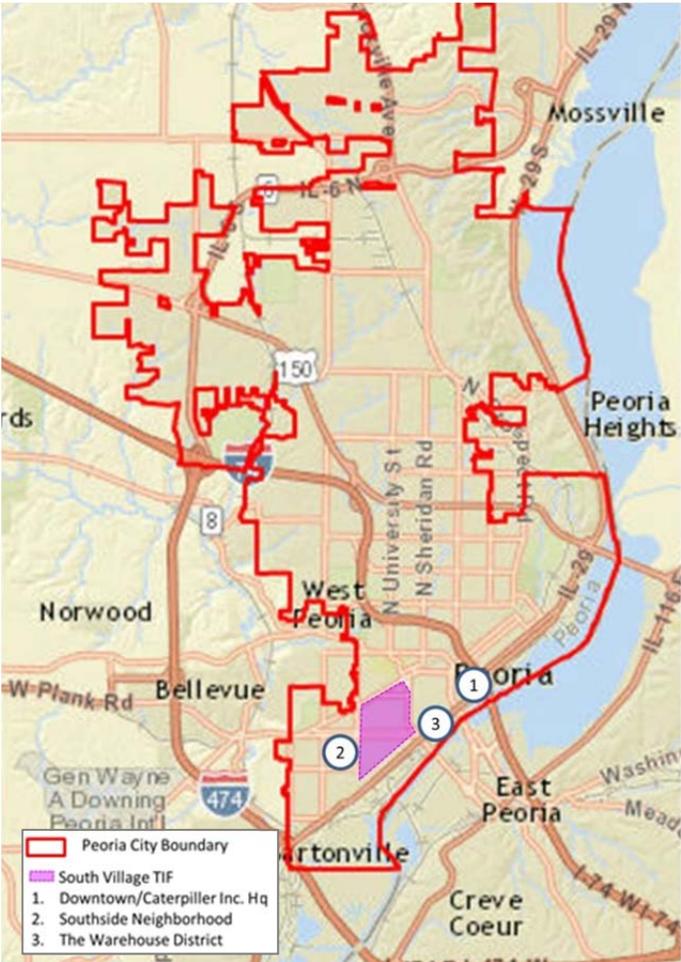
Peoria’s primary challenge is disinvestment and social collapse in the Southside, a set of older neighborhoods south of Downtown. The city’s growth to the north was facilitated by flat topography, ease of annexation, and ability to convert agricultural lands to new subdivisions. As residential uses were developed to the north, new customer-serving office and retail investment – grocery stores, doctor’s offices, banks, and other services – chose to locate in these areas and not in the older neighborhoods.

CORE CHALLENGES

Stark economic segregation and disinvestment in older neighborhoods

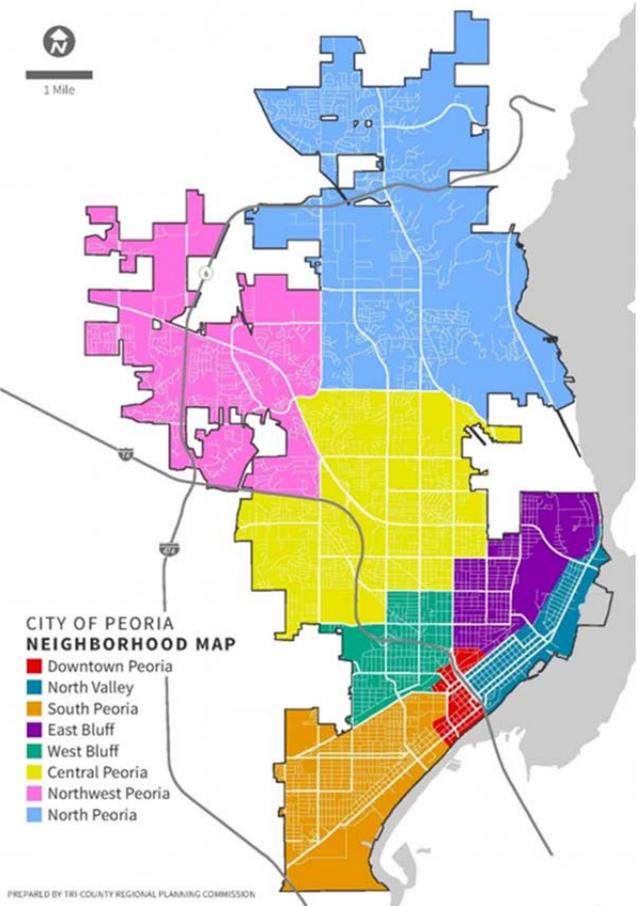
Structural deficits projected for the foreseeable future

Figure 1: Map of Peoria with Key Features



Source: Esri Business Analyst

Figure 2: Map of Peoria Neighborhoods



Source: Tri-County Regional Planning Commission

The impact of income disparity on mobility is seen in the changing enrollment in the Peoria School District 150 (PSD 150), which covers the city’s historic city limits but does not serve the northern neighborhoods where land annexation and new low-density developments have occurred. Student enrollment at PSD 150 declined from 25,000 in 1970 to 13,300 in 2014, and the proportion of low-income students rose from 19 percent to over 70 percent. According to Peoria City staff, the public perception of PSD 150 has become increasingly negative, which has reinforced outmigration trends and contributed to higher demand for new housing development in these northern areas which are part of the Dunlap School District.

Most Peoria residents with higher incomes reside in newer homes along the northern edge of the city, while the residents remaining in the historic neighborhoods ringing the downtown – Southside, East Bluff, and West Bluff – are more likely to be minorities, have low incomes, lower education achievement, and live in older homes. In addition, these areas suffer from higher concentrations of crime and blight.

ONGOING DOWNTOWN REDEVELOPMENT

To date, the City has directed significant public and private investment to its downtown, aimed at creating a

vibrant, attractive jobs center for regional businesses and a destination for visitors. Projects include the renovated Civic Center, restoration of the historic Pere Marquette hotel, a new Caterpillar Visitor Center and Peoria Riverfront Science Museum, renovation of the Peoria Zoo, as well as streetscape and landscaping improvements. The City now appears poised to focus on the neighborhoods immediately surrounding the downtown. At present, its primary neighborhood revitalization tools include tax increment financing districts, demolition of blighted structure, and community policing.

STRUCTURAL DEFICITS PROJECTED FOR THE FORESEEABLE FUTURE

Though the City has run General Fund surpluses since FY2009, the forecasted budget for 2016 is a more than \$5 million deficit and the City faces projected deficits for 2017, 2018, and 2019 of \$17.9 million, \$16.3 million, and \$16.9 million, respectively. More than half of General Fund revenues are derived from sales tax receipts, leaving the City highly dependent on fluctuations in consumer confidence and visitor attraction, as well as vulnerable to outmigration of workers and their associated consumer spending. Other significant revenue sources include service charges and fees (which have not been comprehensively reviewed), property taxes (which have yet to bottom out after the recession), and state income tax revenue sharing (which newly-elected Governor Rauner's FY16-FY19 Illinois Budget proposed to halve). The City also faces rising road maintenance costs, rising pension and OPEB liabilities, and an above average debt burden.

DEMOGRAPHICS

STABLE POPULATION; EVIDENCE OF ONGOING SUBURBANIZATION

The population of Peoria was stable between 2000 and 2013, with few changes to population size, age statistics, or household characteristics. During that time period, the number of residents increased by 2.5 percent to 115,800, and there were few changes to numbers of youth (25 percent of residents) and senior citizens (13 percent). Although the proportion of households that were family households decreased slightly from 60 percent to 57 percent and the number of households with children also declined from 32 percent to 30 percent, the average household size remained constant at 2.37.

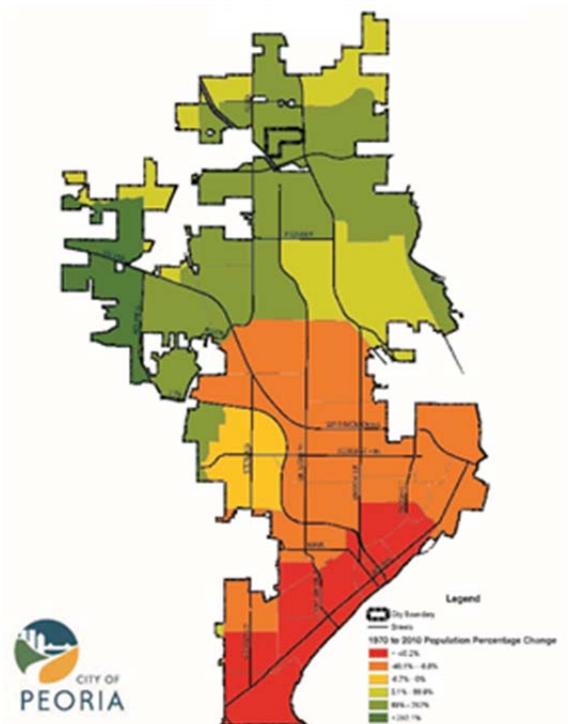
Despite the stable demographic composition, Peoria is experiencing ongoing suburbanization as growth occurs in newer low-density neighborhoods on the northern edges of the city and away from the city's historic core abutting the Illinois River (See Figure 3). While these neighborhoods are less dense, they remain within the boundary of Peoria and are not separate municipalities. Analysis done by the City of Peoria shows significant population loss in the Southside, a collection of neighborhoods south of Downtown, which lost more than 17 percent of its residents from 2000 to 2010 and more than 40 percent of its population since 1970. As the overall population of Peoria remained stable, departing residents are likely relocating to recently developed suburban neighborhoods in the north of the city, which experienced population increases in excess of 50 percent between 2000 and 2010. It would appear that the core urban neighborhoods are losing population due to a combination of local preference for low-density development patterns and new housing units, as well as the attraction of better schools, lower crime rates, and lower levels of poverty.

The two census tracts that most closely align with the downtown were the only area in the historic core of Peoria to gain residents between 2000 and 2010, possibly a testament to the City's downtown revitalization efforts.

PREDOMINANTLY WHITE BUT GETTING MORE DIVERSE; FEW IMMIGRANTS

Peoria residents are predominantly White (62.5 percent). However, between 2000 and 2013, the city saw increases in its proportion of Black (25 percent to 27 percent) and Asian (2 percent to 5 percent) residents, while its Hispanic population more than doubled from 2,800 to 6,200 residents. The city has few immigrants (8 percent) and only four percent of the population speaks English less than very well. Although Peoria is majority White, much of the Southside is majority Black, and the South Village TIF neighborhood is 70 percent Black.

Figure 3: Population Change by Census Tract, 1970 - 2010



LOCAL ECONOMY

POVERTY: INCREASING AND CONCENTRATED IN SOUTH PEORIA

The majority of poverty in the Peoria metropolitan area is concentrated within the City of Peoria, specifically in the downtown and the Southside. The number of individuals in poverty within the city increased by 42 percent within 13 years, growing from 18 percent of the population in 2000 to 21 percent in 2010, and then jumping to 24 percent in 2013. The sharper increase from 2010 to 2013 corresponded with a period when the median household income dropped from \$45,900 to \$42,200. In addition, although the number of individuals in poverty in Peoria County increased at a lower rate, the citywide median income slipped from 92 percent of the county median income to 86 percent.

UNEMPLOYMENT: SIMILAR TO COMPARABLE CITIES IN THE REGION

Unemployment trends in the City of Peoria generally mirror surrounding communities in central-west Illinois, and closely track the Illinois statewide average. As shown in Figure 5, unemployment in Peoria spiked from 4.7 percent in 2007 to 11.4 percent during the height of the recession in 2009, an increase of 3,800 people. This increase in unemployment rate was worse than all surrounding communities and the overall Peoria MSA.

Within Peoria, unemployment is a serious problem for the Southside neighborhood. During the City's intake call with the National Resource Network, City of Peoria staff noted that Southside unemployment is troublingly high, potentially due to lack of access to job opportunities and the small job base in the neighborhood. The City's RFA application for direct assistance indicated an interest in improving the retail environment in the Southside to increase employment opportunities for local residents, among other reasons.

Figure 4: Household Income by Block Group, as a percent of Median Family Income (MFI)

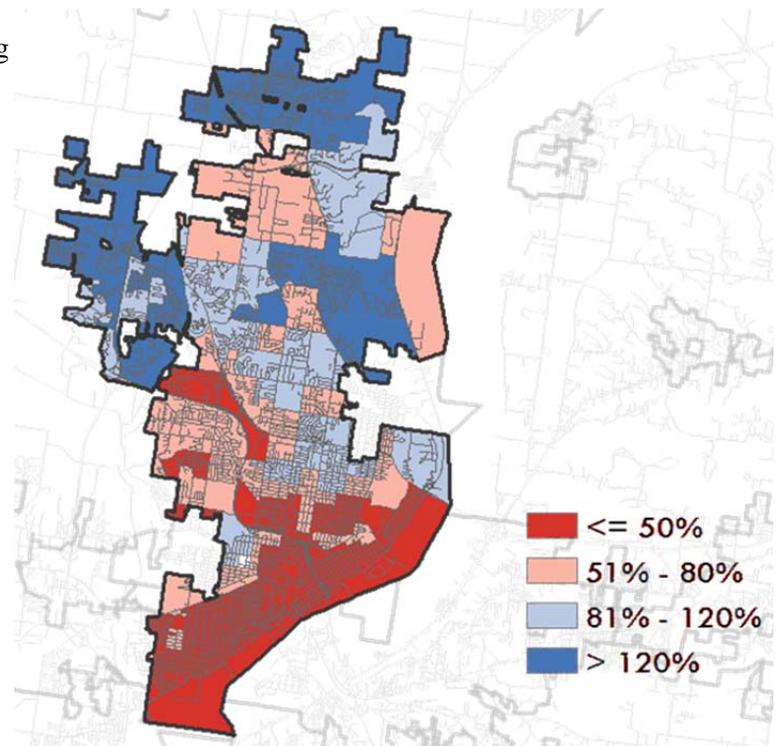
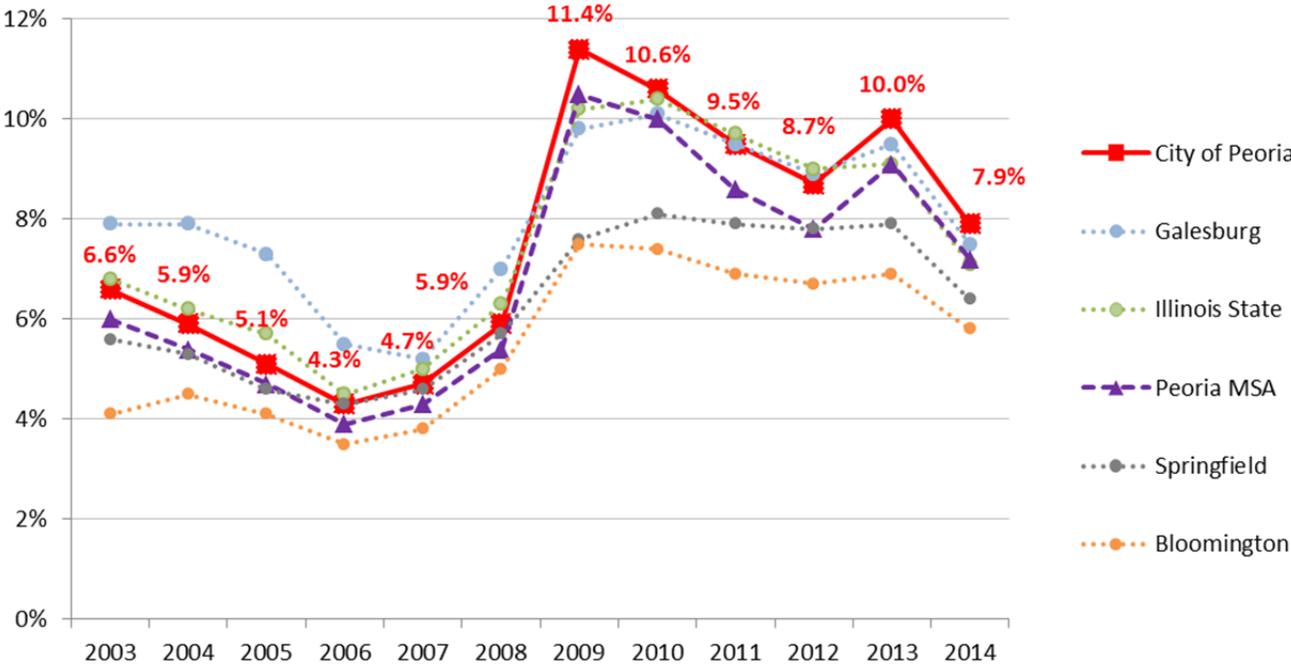


Figure 5: Annual Average Unemployment Rates in Select Illinois Jurisdictions



Source: U.S. Bureau of Labor Statistics

KEY JOB SECTORS: MODERATE DECLINE IN EMPLOYMENT

Peoria is the global headquarters of the Caterpillar Tractor Company (Caterpillar), which employs a large and educated workforce at its headquarters in Downtown Peoria. The large presence of this company and its suppliers is an important contributor to employment in Peoria County, which declined by 2.3 percent between 2008 and 2013 to 108,908 positions.

Major employment sectors in the city include retail, health care, manufacturing, and management with most of the major employers in Peoria from these sectors. The city’s economy was built on a base of heavy manufacturing and Caterpillar remains the dominant employer with more than 15,000 employees according to the 2013 Comprehensive Annual Financial Report. Other important manufacturing firms include Komatsu Mining System, Keystone Steel & Wire, O’Brien Steel, and an additional 11 companies each with more than 100 employees. After a two year study, Caterpillar decided in February 2015 to maintain its headquarters in Peoria, which will lend stability to the city’s job base. Caterpillar also planned to build a new headquarters campus on 31 riverfront acres in downtown Peoria. However, as a result of the global economic downturn, Caterpillar announced in September 2015 that it would put the new headquarters project on hold.

As the largest urban area within a 70 mile radius, the city is also a regional retail and medical center. Of Peoria’s eight non-manufacturing employers with more than 1,000 employees, three are hospitals (Methodist Medical Center, OSF St. Francis Medical Center, and Proctor Hospital), three are schools (Peoria School District No 150, Bradley University, and the University of Illinois College of Medicine), and the remaining two are Peoria County and Advanced Technology Services, a factory equipment repair and maintenance firm. The city’s key retail node is the Shoppes at Grand Prairie, a 500,000 square foot shopping center anchored by an 18-screen cinema, serving a 10-county market area. In its 2013 CAFR, the city noted a growing presence of technology-

based firms involved in direct marketing, insurance electronics, computer graphics, telecommunications, and retail advertising.

COMMUTER CHARACTERISTICS: DOMINANT CITY IN THE LOCAL REGION

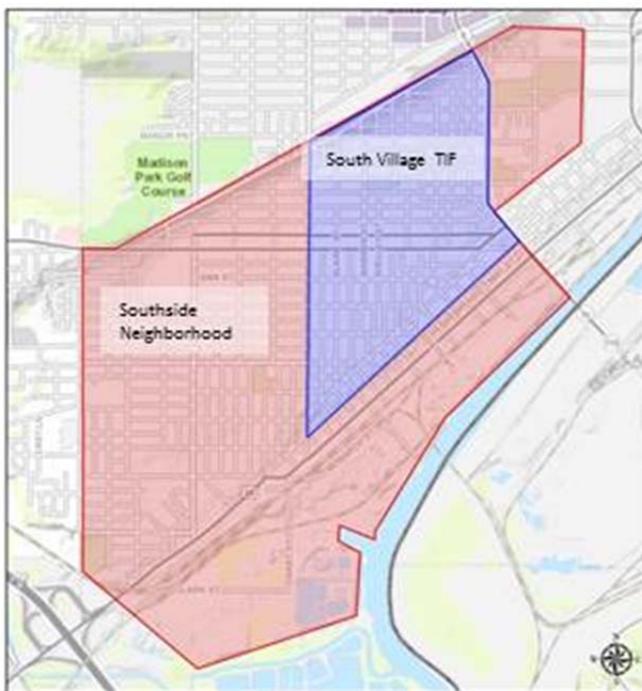
As the central city of the Peoria metropolitan area, and with the headquarters of Caterpillar, the City of Peoria is the jobs hub for the region and its jobs base significantly exceeds the number of employed residents.

According to the latest Census On-the-Map data from 2011, of the 71,531 workers employed in Peoria, 49,300 commuted into the city (69 percent), double the 22,200 residents who lived and worked in the city. The in-flow commuters had similar income levels as the 24,600 Peoria residents leaving the city for work, but were less likely to work in low paid positions (less than \$1,250 per month) than Peoria residents who worked and lived within the city. Peoria residents commuting out of the city were more likely to work in goods producing industries, probably due to the location of large Caterpillar manufacturing plants in several cities surrounding Peoria. Among Peoria residents commuting out of the city for work, the most popular destination was East Peoria directly across the river (9.5 percent), followed by the City of Chicago approximately 170 miles away (2.7 percent).

CITY ECONOMIC DEVELOPMENT ACTIVITIES AND PRIORITIES

South Village TIF

Figure 6: Approximate Boundaries of the Southside Neighborhood & South Village TIF



Source: City of Peoria

The City of Peoria's redevelopment activities extensively utilize Tax Increment Finance (TIF) districts and there are seven zones active in the city. The primary focus has been on the downtown area, but the City is now expanding its focus to the older traditional core neighborhoods surrounding downtown. Peoria's RFA to the National Resource Network notes that investment is needed in new housing and increasing neighborhood scale retail in these communities, and also that the city hopes to use the South Village TIF district as a model for future interventions in other aging neighborhoods.

In 2013, the City created the South Village TIF zone within the Southside, encompassing 199 blocks and approximately 4,500 residents (See Figure 6). The City hopes to use the South Village TIF zone to halt disinvestment in housing and revitalize the key commercial corridors on Western and Adams avenues. The City stated on the intake call with the National Resource Network that the community is very supportive of the TIF zone, voting to permit the city to transfer remaining funds from an expiring TIF zone to the South Village TIF in 2013. As of January

2015, the fund had a balance of \$1.6 million and had not yet incurred expenses.

The South Village TIF is focused on reversing the physical deterioration of the area and increasing investment in retail spaces. The City of Peoria's report in support of the TIF notes that 71 percent of primary structures show evidence of deterioration, 13 percent of primary structures are vacant, and 25 percent of residential properties are vacant. The South Village TIF zone is predominantly single-family housing with some multi-family and light industrial facilities, and two commercial corridors at the district edges along Adams and Western Avenues. The South Village TIF report estimates that the area needs \$73.9 million for public infrastructure improvements and an additional \$60.9 million for redevelopment projects. The 2011 assessed value for the area was \$19.7 million and the city estimates that this would increase to \$70 million after completion of anticipated redevelopment projects. The TIF plan lists the following goals and objectives:

1. Goal: To create a safe, vibrant, attractive, walkable and affordable neighborhood within an existing urban setting that provides convenient access to jobs, shopping, parks, schools, and churches. Objectives include:
 - Improve the quality of life for homeowners and residents in the South Village Neighborhood by assisting them with repairs and/or property improvements.
 - Enhance the public improvements and infrastructure such as streets and utilities to bring them up to modern standards and improve the safety and well-being of residents.
 - Provide for new housing opportunities within proximity to both downtown Peoria and adjacent industrial development.
 - Promote efforts to increase homeownership and curtail crime.

2. Goal: Capitalize on the retail and commercial potential of key corridors including Western Avenue and Adams Street. Objectives include:
 - Attract new neighborhood scale retail and restaurant uses clustered around key intersections as identified in the Heart of Peoria Plan. Such development will provide neighborhood services while expanding the City's tax base.
 - Promote permanent job creation and employment within the Adams Street and Western Avenue corridors.

The City believes that the whole of the Southside has substantial redevelopment potential, particularly in the retail sector, but that a strategic vision is needed to attract developers. During the City's intake call with the National Resource Network, staff disclosed that developers from Chicago recently toured redevelopment sites in the area and agreed that the neighborhood has potential but were unwilling to invest without understanding the City's strategic vision. The City also hopes to attract a grocery store operator to the South Village TIF area as the only local supermarket recently closed, leaving the neighborhood a food desert.

Focus Forward Central Illinois

The Peoria Economic Development Council, a regional planning group, recently developed a 2014-2018 economic development strategy for the region titled Focus Forward Central Illinois, which was funded by a HUD Sustainable Communities regional planning grant. The strategy aims to increase the number and quality of jobs and young professionals in the region, and identifies concrete actions to achieve these goals, such as:

- By the end of Q1 2014, develop a list of Peoria County economic development assets and resources and proactively share the list and those resources with the regional ecosystem.

- Develop a Peoria County economic development working group to tackle development issues (i.e. infrastructure needs, incentives, leads, quality of life, grants, etc.) across the County.
- Work with the City of Peoria and other municipalities on a joint policy for economic development incentives by 2014.
- Work with local education providers (Pre-K through 12+, nonprofits, etc) to enhance entrepreneurship, innovation, and workforce development through activities, projects, or programs)
- Participate on regional action teams strategizing to leverage the expansion investments of Caterpillar and healthcare cluster, by Q2 2014.
- Identify value chain leakage opportunities within priority industry sectors; leverage to attract or grow mid-size firms

Redevelopment Downtown & in the Warehouse District

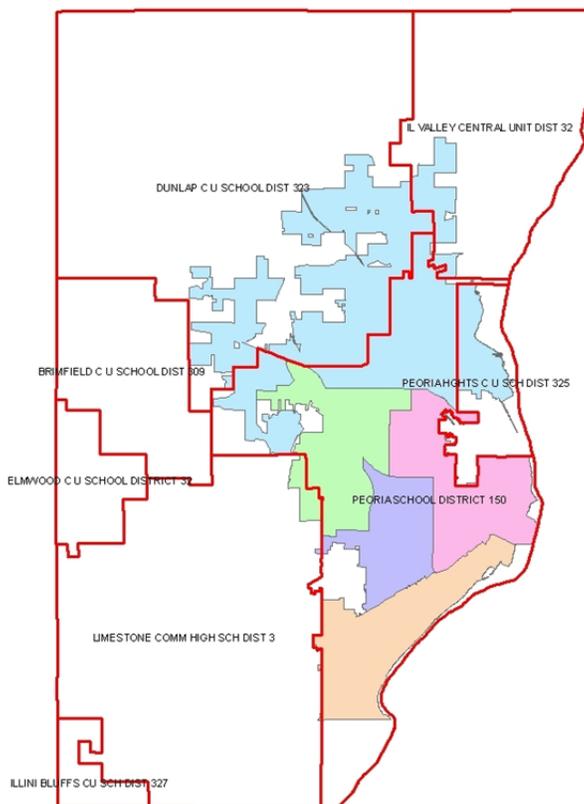
Recent redevelopment activities spearheaded by the City have mostly been located within the downtown district and aim to attract visitors and retain the daytime worker population; the City hopes that these projects will drive interest in development into the Southside. These projects include the 2008 renovation and expansion of the Peoria Civic Center; restoration of the historic 14-story Pere Marquette hotel which re-opened in 2013 and also includes an adjacent Marriott Courtyard Hotel, a parking garage and a pedestrian bridge to the Peoria Civic Center; a new Caterpillar Visitor Center and a Peoria Riverfront Science Museum which both opened on a renovated riverfront park in 2012; a \$32.1 million renovation of the Peoria Zoo; and a \$10 million effort to rebuild the streets in the historic Warehouse district, a neighborhood adjacent to the South Village TIF. A TIGER grant from the Illinois State Department of Transportation funded the efforts in the Warehouse district, which included increased pedestrian and bike amenities.

COMMUNITY CHARACTERISTICS

EDUCATION AND SCHOOLS

The population of Peoria has higher levels of educational attainment than many other cities that are eligible for National Resource Network assistance. Of Peoria residents over 25 years of age, 32.4 percent have bachelor's degrees, slightly higher than the statewide average of 31.6 percent. The city still has a large subset of residents with no education beyond high school (38.7 percent), a figure that is one percentage point lower than the statewide average. Many of these residents are concentrated in the Southside, loosely defined as the 61605 Zip Code, where only 4.5 percent of residents over 25 have obtained a bachelor's degree.

Figure 7: Boundaries of City Council Districts and Local School Districts



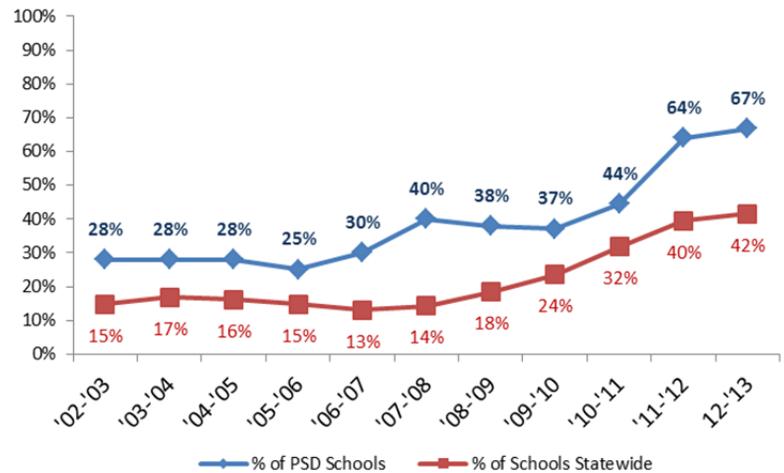
The Peoria School District 150 (PSD 150) serves approximately 13,300 students, with eight primary schools, six middle schools, two high schools, and eight additional schools (including a gifted school, a magnet school, and a charter school). PSD 150 boundaries differ from those of the City of Peoria, as shown in Figure 7, with many of the city's northern-most residences falling in the Dunlap Community School District. Whereas Black and Hispanic residents constitute only 27.1 percent and 5.4 percent of the overall City population, these demographic groups represent over 56 percent and 10 percent of the PSD 150 student body, respectively. Almost 60 percent of students are eligible for free or reduced price meals, a figure that has fallen by 7.5 percentage points over the last ten years but remains almost 20 percentage points above the statewide average. During the 2013-2014 academic year, 27 percent of students were reported to be chronically truant, having been absent without valid reasons for 5 percent or more of regular school days, compared to nine percent statewide. Over the past four academic years, the school district has had an average graduation rate of 71 percent, compared to the statewide average of 84 percent.

Student scores on the statewide PSAT test are significantly lower than the statewide average and, in the case of the Math and Science tests, have been dropping in recent years. In academic year 2013-2014, 71.0 percent and 72.5 percent of Peoria 11th graders did not meet standard levels of proficiency in Math and Science respectively, rates that were approximately 20 percentage points higher than the statewide average. This gap between PSD 150 student scores and the statewide average was the same for the reading exam, though the proportion of PSD 150 11th graders with below standard scores was lower at 63.4 percent. In addition, the proportion of PSD 150 11th graders with below standard math scores increased by eight percentage points over the last four years. ACT benchmarks indicate that only 29 percent of PSD 150 students are ready for college coursework, compared to 46 percent of students statewide. On the Illinois Standards Achievement Test (ISAT), there is approximately a 30 percentage point gap between the scores of students who live in low-income households and students who do not; in the case of the math test, this gap increased by more than 50 percent in the last six years. There is an even

larger gap between the ISAT scores of Black and White PSD 150 students -- 37 percentage points -- which over the last six years increased by almost 70 percent in math and over 40 percent in reading.

Figure 8: Percentage of Schools Categorized as Not Meeting State Accountability Standards, 2002-2013

In academic year 2013-2014, the percentage of students achieving proficient scores on standardized tests ranged from 15.8 percent at the Terwyn K-8 School in south Peoria to 71.1 percent at the Northmoor Primary School in north Peoria, with the Washington Gifted School a far outlier at 98.9 percent. As shown in Figure 8, over the past 10 years there has been a notable increase in the number of PSD schools that do not meet state accountability standards. In the last three years, approximately 23 percent of teachers do not return to the same school from one year to the next; since 2009, school principals have remained in place for an average of three years. The Peoria School District is currently working on a new strategic plan, expected to be in place for the 2015-2016 school year.



Source: Illinois State Board of Education, District Report Cards

The City and the School District have partnered to establish school-neighborhood impact zones: the Glen Oak zone in 2008 and the Harrison zone in 2010. These two zones are intended to be demonstration models for revitalizing older neighborhoods around new school sites. The impact zone concept involved identifying coordinated, focus strategies around the planned neighborhood school for neighborhood revitalization, the focused delivery of City programs and services within a two-block area of the new school site, and neighborhood engagement to enable residents and community organizations to shape the goals and strategies for the neighborhood.

Local colleges and universities in Peoria include:

- University of Illinois College of Medicine and College of Nursing satellite campuses in downtown Peoria with approximately 150 medical students;
- Bradley University, a private institution with a campus located west of downtown with approximately 5,000 undergraduate and 1,000 graduate students;
- Illinois Central College, a community college with total enrollment of 18,900 students at two campuses located in downtown Peoria and in north Peoria;
- Midstate College, a two-year business college; and
- The local branch of Robert Morris College.

CRIME

Peoria has experienced significant and continued decline in property crime rates, which have dropped from a high of 6,680 to 3,800 crimes per 100,000 residents between 2003 and 2013. This decline narrowed but did not eliminate the gap between the city and state property crimes rates; the former remained almost 70 percent higher than the latter in 2013, down from 103 percent higher in 2003.

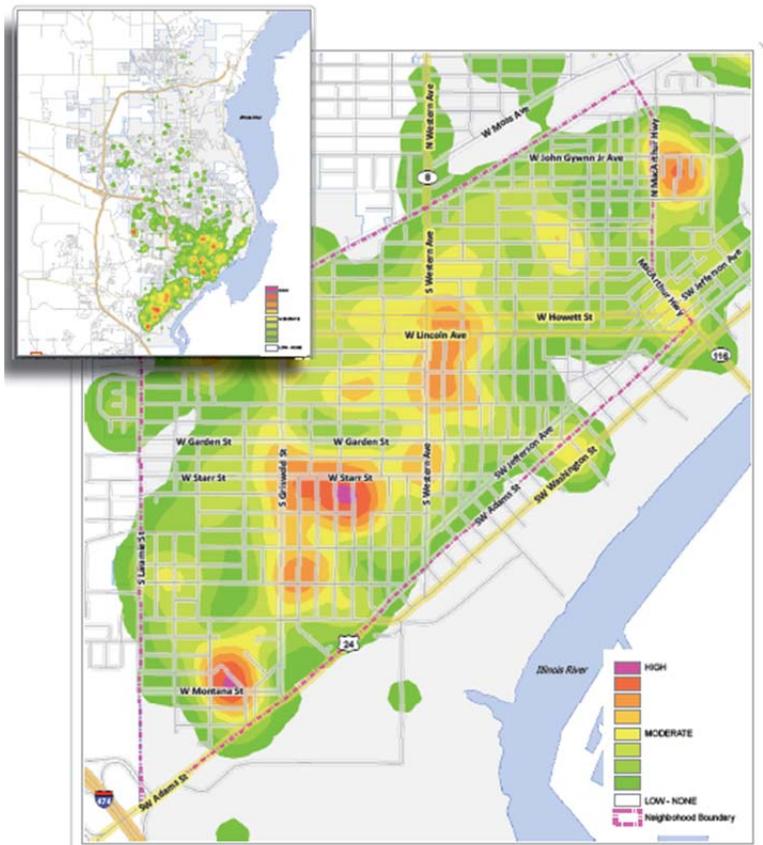
Trends in violent crime have not been as consistent. The number of reported incidents of violent crime grew from 655 in 2003 to a high of 980 in 2009 (+49 percent), before dropping to a reported 784 incidents in 2013 (-20 percent). The gap between the city and the state violent crime rates grew from 4 percent in 2003 to almost 78 percent in 2013.

Much of the violent crime is concentrated in the neighborhoods of Southside and East Bluff. Large concentrations of blighted homes, vacant properties, and absentee landlords result in less surveillance and more opportunities for criminal activity.

In 2012, the City of Peoria launched its “Don’t Shoot” anti-gang and anti-gun violence program, which partners with a range of social service agencies to target repeat offenders, akin to Boston’s “Cease Fire” program. In 2013, the City launched a police residency program, whereby the City covers housing costs for police officers to reside in three high-crime neighborhoods: East Bluff, the Southside, and West Bluff. Officers patrol the neighborhood in which they reside and are based out of their home instead of reporting to a police station. The Peoria police department has 214 sworn police officers and is in the process of hiring an additional four.

The City of Peoria installed gunshot detection technology in 2013 in south Peoria and West Bluff that pinpoints the location of gunfire; in 2014, the system alerted the police to 358 outdoor gunshots, only a quarter of which were reported by the public. According to the Police Department, the detection technology led to investigations that involved 19 shooting victims, 34 arrests and recovery of 35 firearms. In February 2015, Council voted to install the system in East Bluff and North Valley, areas responsible for 42 percent of 911 emergency calls in 2014.¹

Figure 9: Heat Map Depicting 2013 Crime Incidents



Source: ArtsPartners and Tri-County Regional Planning Commission, Tri-County Arts + Soul Culture Plan for Peoria’s Southside Neighborhood.

¹ Shotspotter Inc. February 10, 2015. “Peoria expanding Shotspotter.” Available at: <http://www.shotspotter.com/news/article/peoria-expanding-shotspotter>

HOUSING

HOUSING UNIT TRENDS

Between 2000 and 2013, growth in the city’s housing stock (6.4 percent) was almost 50 percent greater than the growth in the number of city households (4.3 percent). The city has also experienced a steady increase in the proportion of renters, who have grown from 40 percent to 46 percent of households. The proportion of renters is highest in the 61605 zip code encompassing much of the Southside, where over 60 percent of households are renters and where the City is concerned about absentee landlords.

The housing stock in the southern parts of Peoria is significantly older than that of the rest of the city, with 15 census tracts reporting median construction years of 1951 or earlier. In the 61605 zip code, over 75.5 percent of the housing stock is over 50 years old.

At the height of the housing crisis in 2010, citywide residential vacancy reached 10.4 percent, though as shown in Figure 10 vacancy rates in historic neighborhoods surrounding the downtown core exceed 15 percent. Between 2000 and 2010, the

vacancy rate in the Southside increased from 12.3 percent to 16.2 percent and foreclosures in the area were high (see Figure 11). Since 2000 the City and its nonprofit partners have demolished almost 500 housing units in the Southside.

Figure 10: Heat Map Depicting the Concentration of Residential Vacancies, Q1 2015

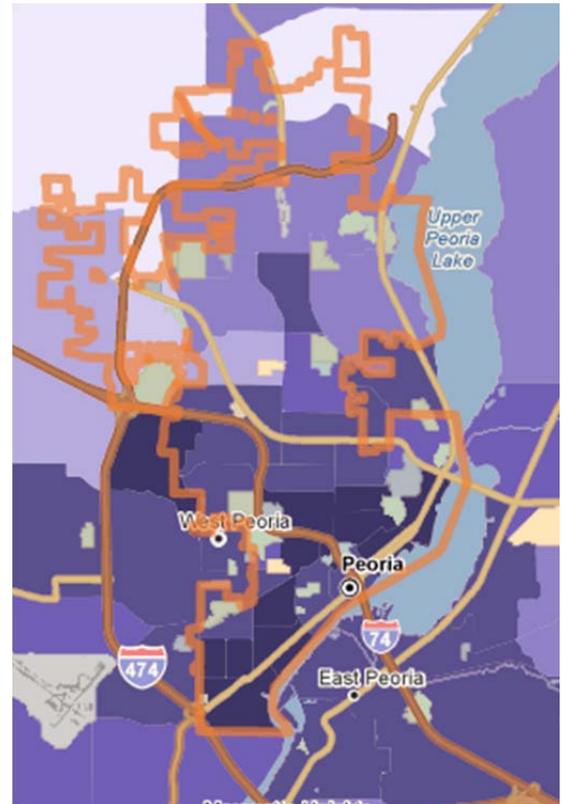
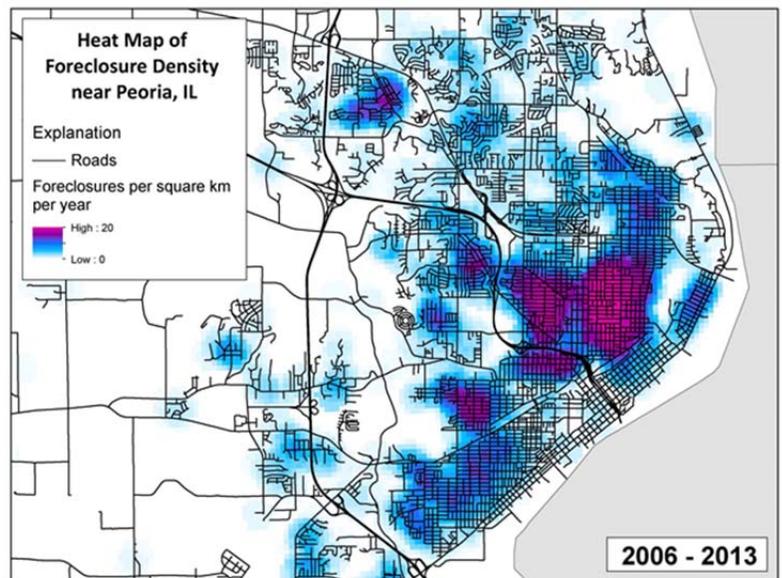
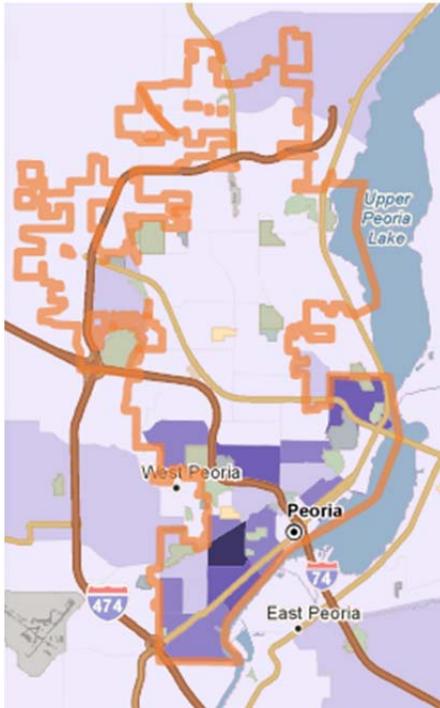


Figure 11: Heat Map Depicting Foreclosure Density, 2006 - 2013



Source: Illinois Wesleyan University

Figure 12: Heat Map Depicting the Concentration of Overburdened Homeowners.



HOUSING MARKET TRENDS AND AFFORDABILITY

According to Zillow’s Home Value Index, the median sales value in Peoria has not yet begun to rebound from the housing crisis. After peaking at \$96,400 in 2008, the city’s median sales value decreased by 9.3 percent to \$88,025 in 2013, and has since risen by only 0.6 percent. According to the 2005 – 2012 American Community Survey 5-year estimates, median home values in the 61605 zip code are equal to one-third of the citywide median.

Median rent has decreased even more significantly than median sales price, by 18.5 percent. This volatility may be correlated to the finding that Peoria renters (66.3 percent) are significantly more likely to spend more than 30 percent of their incomes on housing costs compared to homeowners with mortgages (26.7 percent). As shown in Figure 12, these “cost-burdened” homeowners are disproportionately concentrated in the southern parts of the City. Cost burdened renters, by contrast, are disbursed throughout the City.

CITY STRATEGIES FOR REDEVELOPMENT

In March 2015, the Peoria Housing Authority (PHA) released a Framework Strategy for Redevelopment intended to outline housing service areas that would improve housing amenities and offer opportunities for higher quality of life. The document was generated in

response to separate requests from HUD and from the City Council, which sought to understand the redevelopment of a local public housing project, Taft Homes, in a broader context. HUD also requested that the PHA look for ways to reduce the concentration of poverty and promote racial/ethnic integration. As shown in Figure 13, the majority of subsidized housing units are located in the southwestern portion of the city.² The release of the draft framework was controversial as demonstrated by comments at public meetings. News reports show that the public discussion included concerns about Taft Homes’ reputation for violence, drugs, and the cycle of poverty, in addition to general comments on Section 8 and scattered site housing, preservation of farmland, and sewer system capacity.³

SUBSIDIZED AND EMERGENCY HOUSING

The City of Peoria has received stable levels of CDBG funding between 2012 and 2014, averaging \$1.59 million annually. Housing has been the most significant expenditure of CDBG funds, representing 59.6 percent (2011), 50.4 percent (2012), and 34.0 percent (2013) of all CDBG monies allocated. Acquisition activities have been funded with an increasing percentage of funds, rising to 24.2% in 2013. Between 2012 and 2014, HOME funding increased slight to a total of \$503,138 in 2014. Historically, the majority of HOME funds have supported homeowner rehab and homebuyer activities; however, rental activities have become the top use of

² Peoria Housing Authority. March 19, 2015. PHA Finalizes Framework Strategy for Redevelopment. Available at: <http://www.peoriahousing.org/wp-content/uploads/2015/03/Press-Release-3.16.15-FSFR.pdf>

³ Laura Nightengale. January 16, 2015. Public Voices Opinions about Potential Peoria Housing Authority Development Sites. Available at: <http://www.pjstar.com/article/20150106/NEWS/150109502/?Start=1>

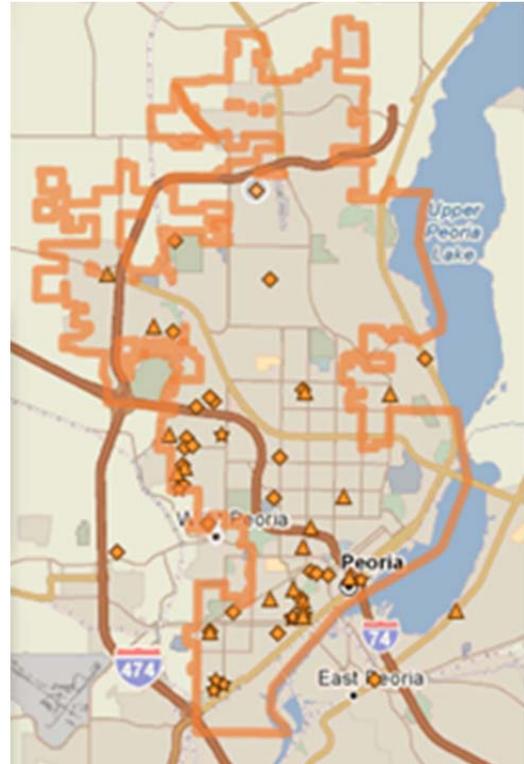
funds in the last 12 months, totaling 78 percent.

The City of Peoria is not currently utilizing the Section 108 Loan program and has the ability to borrow \$7,909,515.

The City of Peoria is part of the Peoria/Pekin/Fulton, Peoria, Tazewell, Woodford Continuum of Care (CoC). According to the latest available HUD reports, in 2013 the CoC spent 52 percent of its funds on permanent supportive housing, followed by 31 percent of funds on transitional housing. According to the 2013 Point in Time Count, 72 percent of homeless households without children are in emergency shelters, as are 56 percent of homeless households without children. When categorized by sub-population, the highest proportion of sheltered homeless in the CoC suffer from chronic substance abuse (43 percent), followed by domestic violence victims (17 percent), those with serious mental illness (16 percent), and chronically homeless individuals (15 percent).

Peoria Opportunities Foundation – a local affordable housing developer – put forth a proposal in 2011 to develop a multi-story housing facility for low-income seniors in central Peoria. Some neighbors opposed this project, citing a negative aesthetic impact, increased vehicular traffic, and decreased pedestrian safety. The City’s zoning commission recommended by a 3-2 vote that the City Council approve the project after stipulating the height be reduced from four stories to three stories as well as the addition of a buffer yard. The City Council denied the proposal, citing the negative impact of increased density.

Figure 12: Location of Affordable Housing Projects supported by HUD or LIHTC



FISCAL & OPERATIONS

OPERATIONS

The City is a home rule, Council-Manager form of government. City Council members are elected on a non-partisan basis with five Council members elected from districts and an additional five Council members and the Mayor elected at large. Council members serve four-year terms with elections staggered every two years. The City Clerk and City Treasurer are also elected at large. The Mayor, Jim Ardis, is currently in his third term and the next Mayoral election is scheduled for 2017. Denise Moore, the councilmember representing the Southside, was first elected in 2013.

With its first multi-year FY14-FY15 budget, the City began using activity-based budgeting in lieu of program-based budgeting and measured performance outcomes for each budgeted activity. The City also uses a five-year operating budget forecasting model and corresponding capital budget program. In January 2013, the City adopted a strategic plan that provided a guiding vision for the next 15 years, as well as a series of five-year goals intended to help achieve that vision. These five-year goals include:

1. Financially Sound City Government. Specific tasks include multi-year budgeting, updating financial policies, and developing a combined sewer overflow (CSO)/sewer Master Plan.
2. Grow Businesses. Tasks include developing an economic development framework and action plan, reorganizing regional economic development partnerships, evaluating potential BIDs, and expanding the Enterprise Zone .
3. Responsive Efficient City Organization. Tasks include completing departmental reorganization, enhancing a City Marketing Program.
4. Lively Downtown/Warehouse District: a 24/7 destination urban center with residents and businesses. Tasks include a Downtown Parking Master Plan, Downtown Development Corporation, soliciting residential development proposals, and evaluating whether to create a Warehouse District BID.
5. Smart Population Growth. Tasks include a School Strategy and Action Plan, an Abandoned/Vacant Homes Action Plan, incentives for historic preservation, and code and permitting streamlining.

OVERVIEW OF FISCAL SITUATION

Though the City has run General Fund surpluses since FY2009, as of January 2015 the forecasted budget for 2016 projected a \$5 million deficit along with projected deficits for 2017, 2018, and 2019 of \$4.5 million, \$2.9 million, and \$3.4 million, respectively.⁴ These forecasts assume no change in tax rates or economic conditions, do not account for possible reductions in state income tax revenue sharing that have been proposed in newly-elected Governor Rauner's FY16-FY19 Illinois Budget, and do not reflect Council's desired annual increase of \$7.1 million in road maintenance expenditures. With those figures included, the projected budget deficits rise to \$17.9 million in 2016, \$18 million in 2017, \$16.3 million in 2018 and \$16.9 million in 2019.

As of December 31, 2013, the City had \$17.2 million in unassigned general fund balance, the equivalent of 20.6 percent in total General Fund expenditures. According to the City's formal policy, the unassigned general fund balance should not fall below 25 percent of General Fund expenditures. If it does, the City must develop a plan to replenish the fund balance within five years.

⁴ Vlahos, Nick. January 12, 2015. "Peoria City Council faces troubling budget numbers in the upcoming years." *Journal Star*. <http://www.pjstar.com/article/20150112/NEWS/150119815>

Figure 13: General Fund Revenues, Expenditures, and End of Year Fund Balance, FY2009 Actual – FY2015 Adopted

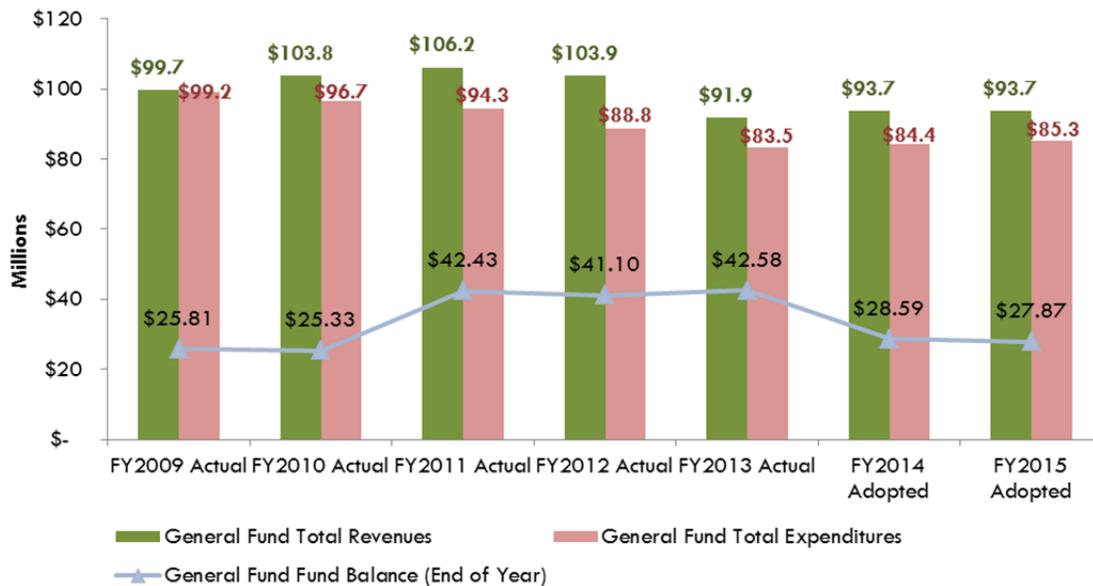
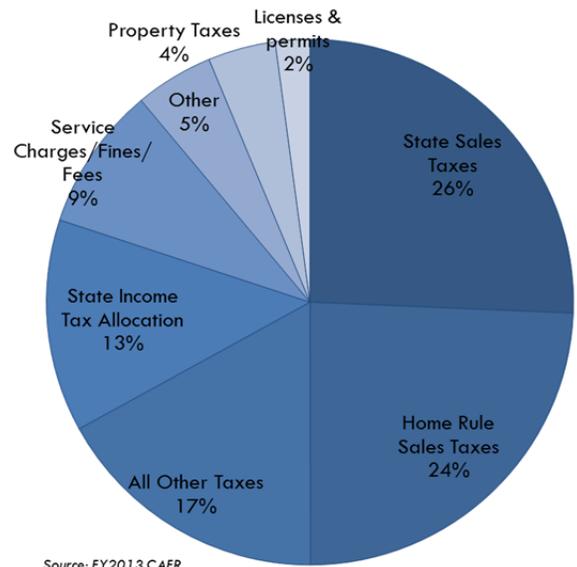


Figure 14: General Fund Revenues by Source, FY2013

REVENUES

General Fund revenues totaled \$91.9 million in FY2013. The largest revenue sources included state sales tax (25.6 percent) and Home Rule sales tax (24.3 percent), followed by service charges, fines and fees (8.8 percent). Given that sales tax receipts account for more than half of local tax revenue, continued decrease and/or stagnation in sales poses a serious challenge, low per capita income levels remain an ongoing concern, and the City has prioritized commercial development in and around the downtown area in an effort to capture some of the retail leakage. In the fourth quarter of 2015, the City made significant adjustments to its FY2015 budget to account for a 10 percent decrease in local sales tax revenue, including significant reductions in capital expenditures.



Source: FY2013 CAFR

Since FY09, revenues from property taxes have fallen by 45 percent and revenues from service charges and fines have fallen by 53 percent; both revenue sources are projected to continue decreasing through the end of FY15. Total Assessed Values had not yet bottomed out after the recession as of FY14. If enacted, the proposed FY16-FY19 Illinois State budget would halve the eight percent income tax share that local governments now

receive, which would reduce Peoria's share of this revenue stream from \$11 million to between \$5.8 million and \$6.1 million. The City Manager has suggested that City Council undergo a comprehensive review of the City's Tax and Fee structure. The City has already opted to double the garbage fee between 2012 and 2014, eliminating a prior General Fund subsidy and reallocating the \$2.6 million to a new program for arterial road reconstruction.

EXPENDITURES AND STAFFING

General Fund expenditures totaled \$83.5 million in FY2013, with Police, Fire, and Public Safety (emergency communications and inspections) accounting for 64.8 percent of expenditures.

According to the 2013 CAFR, the City is currently staffed by 755 FTEs, down 15 percent from its peak of 890 FTEs in FY07. The largest staff reductions occurred in the Police and Public Safety Department, which lost 74 FTEs (-20 percent), followed by the Community Development Department (-31 FTEs; -63 percent) and Public Works (-26 FTEs; -25 percent). At present, the largest department is Police and Public Safety (40.3 percent of all FTEs), followed by the Fire Department (27.9 percent).

In 2012, the City established an internal service fund to account for the City's self-insured health care plan, which previously had been paid out of the General Fund. The City's labor-management health care committee significantly revised the health care plan, increasing deductibles, out-of-pocket maximums, co-pays, coinsurance, and the adoption of a Medicare Advantage plan for post-65 retirees. These changes saved approximately \$2.7 million.

PENSION

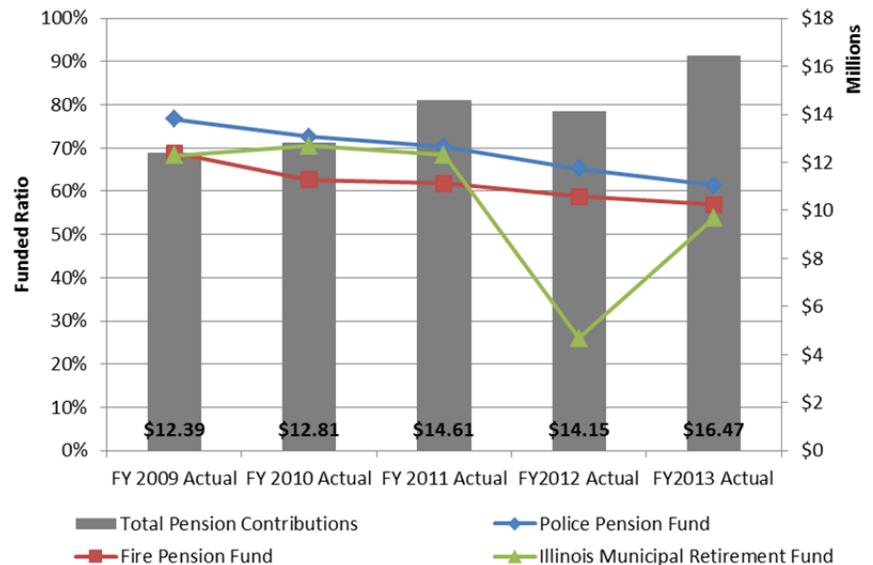
The City contributes to one multiple-employer defined benefit pension plan, the Illinois Municipal Retirement Fund (IMRF), and to two single-employer defined benefit pension plans, the Police Pension Fund and the Firemen's Pension Fund. Each of the plans provides retirement, disability, and death benefits to its respective plan members and beneficiaries. Benefit provisions of IMRF as well as employer contribution levels to the Police and Firemen's pension funds can be amended only by the Illinois legislature. In FY2013, City pension contributions totaled \$16.46 million, or 19.7 percent of total government expenditures. Pension contributions increased by 33 percent between FY09 and FY13, the last five fiscal years for which data is available. The City levies property taxes to support contributions to these three pension funds.

As of FY2013, the IMRF Plan was only 53.86 percent funded, up from 26.04 percent in FY12. The City has not contributed 100% of its IMRF annual pension costs since FY09, instead gradually increasing contributions from 79.23 percent of APC in FY10 to 93.23 percent of APC in FY13. In monetary terms, IMRF contributions increased by only 3.4 percent during that time period, from \$2.56 million in FY10 to \$2.67 million in FY13. The City is contractually required to contribute 13.77 percent of payroll for FY13 and 15.64 percent for FY14, while eligible plan members contribute 4.5 percent of payroll. In an effort to reduce its pension liabilities, the City offered an early retirement incentive option to IMRF-eligible employees with a 11/1/2011 – 11/1/2012 selection period. A total of 82 employees elected to participate; the total cost to the City was approximately \$9.1 million in additional employer contributions in 2013.

The City’s Firemen’s Pension Fund is 56.86 percent funded; the funding ratio has progressively decreased from 68.81 percent in FY09. City contributions have increased by 45 percent from FY09 to FY13, from \$5.0 million to \$7.3 million, never falling below 95 percent of annual pension costs. Fire personnel have a contribution rate of 9.455 percent of payroll.

The City’s Police Pension Fund is 61.4 percent funded; the funding ratio has progressively decreased from 76.73 percent in FY09. City contributions have increased by 66 percent from FY09 to FY13, from \$3.89 million to \$6.47 million. Though these contributions exceeded the annual pension cost by up to 70 percent prior to FY12, in recent years the City’s contributions fell below 90 percent of the APC. Police personnel have a contribution rate of 9.91 percent of payroll.

Figure 15: Pension Contributions and Funded Ratio by Pension Fund, FY2009 Actual – FY2013 Actual



OTHER POST EMPLOYMENT BENEFITS (OPEB)

The City sponsors a single-employer health care plan that provides self-insured medical, prescription drugs and dental benefits to all active and pre-65 retired employees and their eligible dependents. For post-65 retired employees, the City offers a fully-insured Medicare Supplement plan. The plan is a pay-as-you-go contributory health insurance program with post-65 and pre-65 retirees’ contributions making up 80 and 85 percent, respectively, of the funding.

Between FY11 and FY13, the City reduced its OPEB contributions from \$2.23 million to \$1.99 million, lowering the percent of annual OPEB costs contributed from 24.58 percent to 21.28 percent. During this time period, the net OPEB obligation has grown by 42 percent, from \$35.38 million to \$50.2 million.

DEBT AND BOND RATING TRENDS

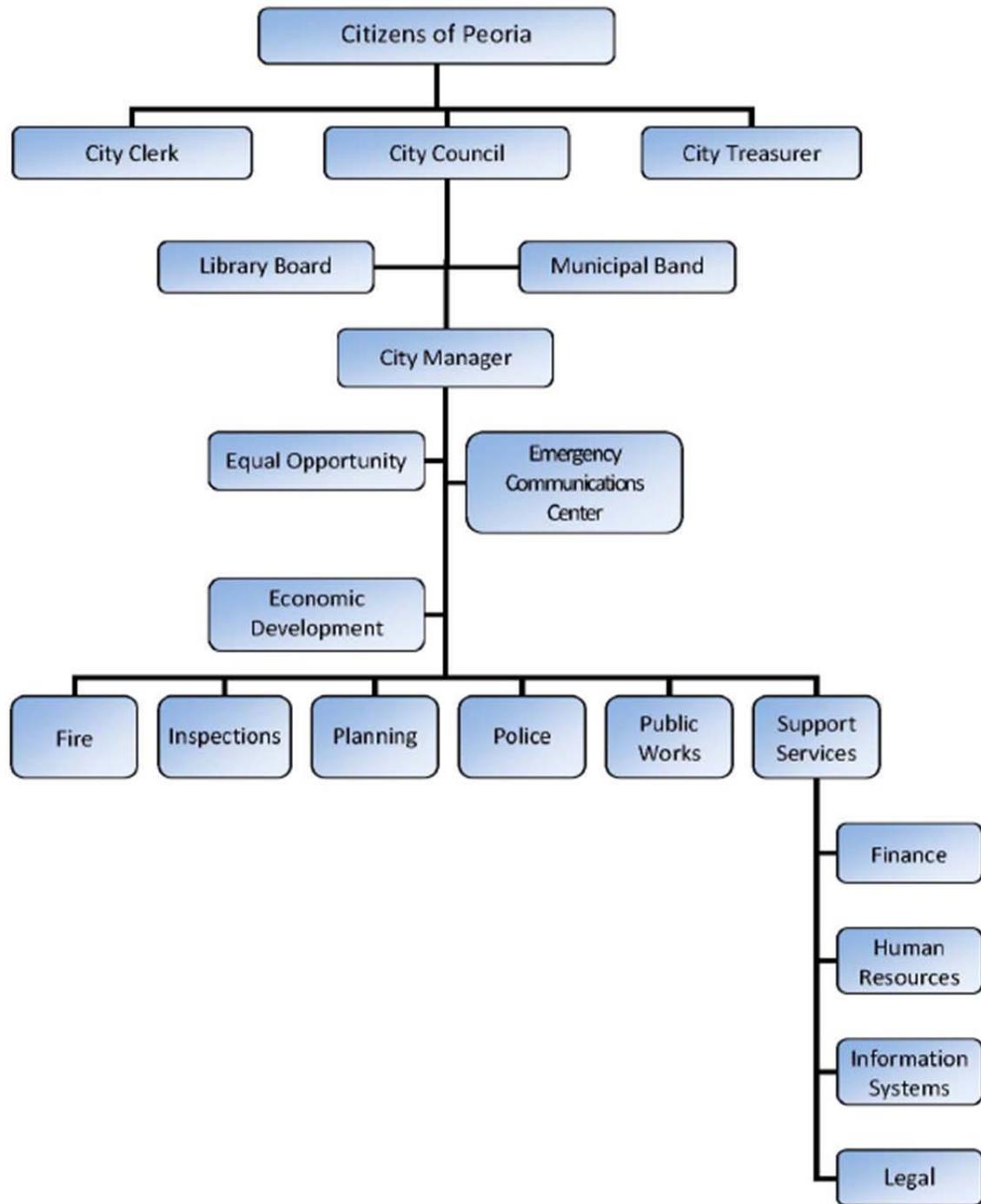
The City has an above average debt burden with \$184.8 million in outstanding general obligation debt as of March 2015. This figure represents approximately 9.4 percent of actual property value and \$1,600 per capita, up from 6 percent and \$772 per capita in FY04. It is not immediately clear the extent to which growth in TIF funds played a role in expanding the City’s debt burden, though the City did issue \$31.7 million in City bonds towards improvements in the Hospitality Improvement Zone. The FY13 CAFR reported that annual debt service associated with government funds totaled \$23.1 million or 11.4 percent of total governmental expenditures. The FY15 Budget projects that this figure will climb to 12.34 percent.

The City exercises home rule authority and has no external statutory limitation on the amount of general obligation debt it can issue, though the City’s self-imposed debt limit is equivalent to 10 percent of equalized assessed valuation, but that limit is only applicable to debt with only property tax as a repayment source.

In March 2014, Standard & Poor’s lowered its credit rating for the City of Peoria from AA to AA- with a stable outlook and Moody’s downgraded the City from Aa2 to Aa3 with a stable outlook. Moody’s reaffirmed its Aa3 rating in March 2015. In its rationale, S&P highlighted the City’s “very weak debt and contingent liabilities position, including low pension funded levels, and an unassigned general fund balance that’s below the formal police level.” Moody’s identified the following strengths and weaknesses:

Strengths	Weaknesses
Regional economic center in central Illinois	Exposure to regional economic volatility in the manufacturing sector
Satisfactory General Fund reserves	Reliance on economically sensitive sales taxes to fund operations
Significant revenue-raising flexibility provided by the City's Home Rule designation	Above average debt burden
Demonstrated willingness of management to increase revenues and reduce expenditures	Significant unfunded liabilities related to pensions
What Could Make the Rating Go Up	What Could Make the Rating Go Down
Improvement in resident wealth indices combined with material economic expansion, diversification, and tax base growth	Prolonged Tax Base Declines
Moderation to the city's debt burden and unfunded pension liabilities	Deterioration to Operating Fund Reserves and/or Liquidity
	Material Increases to the City's Debt Burden and/or Unfunded Pension Liabilities

APPENDIX 2: CITY ORGANIZATION CHARTS



APPENDIX 3: DATA TABLES

Table 1: Population and Household Trends, 2000-2013

	2000		2010		Avg. Annual Change 2000-2010	2013		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
City of Peoria, IL								
Population	112,936		115,007		0.2%	115,814		0.2%
< 18 years	29,011	25.7%	28,370	24.7%	-0.2%	29,354	25.3%	1.1%
> 65 years	16,033	14.2%	15,073	13.1%	-0.6%	15,235	13.2%	0.4%
Households	45,199		47,152		0.4%	47,125		0.0%
Families	27,334	60.5%	27,353	58.0%	0.0%	26,890	57.1%	-0.6%
Non-Families (a)	17,865	39.5%	19,799	42.0%	1.0%	20,235	42.9%	0.7%
Households with Children < 18yrs	14,480	32.0%	14,312	30.4%	-0.1%	14,081	29.9%	-0.5%
Avg. Household Size	2.38		2.36		-0.1%	2.37		0.1%
Peoria County, IL								
Population	183,433		186,494		0.2%	187,463		0.2%
< 18 years	46,109	25.1%	44,893	24.1%	-0.3%	44,772	23.9%	-0.1%
> 65 years	25,981	14.2%	25,963	13.9%	0.0%	26,947	14.4%	1.2%
Households	72,733		75,793		0.4%	75,978		0.1%
Families	47,133	64.8%	47,248	62.3%	0.0%	46,480	61.2%	-0.5%
Non-Families (a)	25,600	35.2%	28,545	37.7%	1.1%	29,498	38.8%	1.1%
Households with Children < 18yrs	23,783	32.7%	23,113	30.5%	-0.3%	22,148	29.2%	-1.4%
Avg. Household Size	2.43		2.39		-0.2%	2.40		0.1%

Note:

(a) According to the U.S. Census, non-family households consist either of an individual living alone or multiple individuals who are not relatives living together. Examples of the latter situation include roommates or unmarried cohabitating partners.

Source: U.S. Census, 2000 and 2010; American Community Survey, 2011-2013.

Table 2: Ethnicity and Race, 2000 - 2013

	2000		2010		Avg. Annual Change 2000-2010	2013		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
City of Peoria, IL								
Race								
White	78,254	69.3%	71,740	62.4%	-0.9%	72,396	62.5%	0.3%
Black/African American	27,992	24.8%	30,991	26.9%	1.0%	31,374	27.1%	0.4%
American Indian/Alaskan Native	229	0.2%	360	0.3%	4.6%	567	0.5%	16.3%
Asian	2,629	2.3%	5,240	4.6%	7.1%	6,185	5.3%	5.7%
Native Hawaiian/Pacific Islander	42	0.0%	29	0.0%	-3.6%	0	0.0%	-100.0%
Some Other Race	1,355	1.2%	2,528	2.2%	6.4%	1,407	1.2%	-17.7%
2+ Races	2,435	2.2%	4,119	3.6%	5.4%	3,885	3.4%	-1.9%
Total	112,936	100%	115,007	100%	0.2%	115,814	100%	0.2%
Ethnicity								
Hispanic	2,839	2.5%	5,628	4.9%	7.1%	6,223	5.4%	3.4%
Non-Hispanic	110,097	97.5%	109,379	95.1%	-0.1%	109,591	94.6%	0.1%
Total	112,936	100.0%	115,007	100.0%	0.2%	115,814	100.0%	0.2%
Peoria County, IL								
Race								
White	145,602	79.4%	138,800	74.4%	-0.5%	140,361	74.9%	0.4%
Black/African American	29,532	16.1%	33,030	17.7%	1.1%	33,128	17.7%	0.1%
American Indian/Alaskan Native	411	0.2%	526	0.3%	2.5%	617	0.3%	5.5%
Asian	3,041	1.7%	5,856	3.1%	6.8%	6,644	3.5%	4.3%
Native Hawaiian/Pacific Islander	51	0.0%	62	0.0%	2.0%	19	0.0%	-32.6%
Some Other Race	1,734	0.9%	2,956	1.6%	5.5%	1,733	0.9%	-16.3%
2+ Races	3,062	0	5,264	0	5.6%	4,961	2.6%	-2.0%
Total	183,433	100%	186,494	100%	0.2%	187,463	100.0%	0.2%
Ethnicity								
Hispanic	3,827	2.1%	7,102	3.8%	6.4%	7,920	4.2%	3.7%
Non-Hispanic	179,606	97.9%	179,392	96.2%	0.0%	179,543	95.8%	0.0%
Total	183,433	100.0%	186,494	100.0%	0.2%	187,463	100.0%	0.2%

Source: U.S. Census, 2000 and 2010; American Community Survey, 2011-2013.

Table 3: Immigration and Language Proficiency Characteristics, 2011-2013

Immigration Status (a)	City of Peoria, IL		Peoria County, IL	
	Number	%	Number	%
Native	106,543	92.0%	177,068	94.5%
Foreign Born	9,271	8.0%	10,395	5.5%
Naturalized U.S. Citizen	3,649	3.2%	4,412	2.4%
Not a U.S. Citizen	5,622	4.9%	5,983	3.2%
Total	115,814	100.0%	187,463	100.0%
Year of Entry into the United States (b)				
Entered before 1990	2,480	24.6%	3,264	28.3%
Entered between 1990 and 1999	1,905	18.9%	2,152	18.7%
Entered between 2000 and 2009	3,957	39.2%	4,256	36.9%
Entered after 2010	1,759	17.4%	1,847	16.0%
Total	10,101	100.0%	11,519	100.0%
English Proficiency (c)				
Speak English "Very Well"	103,319	96.0%	169,933	97.3%
Speak English less than "Very Well"	4,305	4.0%	4,716	2.7%
Total	107,624	100.0%	174,649	100.0%
Languages preferred by those who speak English less than "Very Well" (c)				
Spanish	1,892	44.2%	2,084	45.0%
Indo-European Language	859	20.1%	960	20.7%
Asian or Pacific Island Language	1,119	26.2%	1,171	25.3%
Other Language	407	9.5%	419	9.0%
Total	4,277	100.0%	4,634	100.0%

Note: The source for these data is the 2011-2013 American Community Survey, meaning that these statistics reflect the average trend over three years.

(a) Individuals who have been U.S. citizens from birth are categorized as "Native." This includes those born abroad to American parents and individuals born in Puerto Rico and the U.S. island territories.

(b) Includes only Foreign Born individuals who were not born to American parents or in Puerto Rico and the U.S. Island territories.

(c) These data reflect only the population aged 5 years and over.

Source: American Community Survey, 2011-2013, Tables B05002, B05005, and S1601.

Table 4: Income Characteristics, 2000 - 2013

	2000		2010		Avg. Annual Change 2000-2010	2013		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
City of Peoria, IL								
Annual Household Income								
Less than \$14,999	9,369	20.8%	8,113	17.3%	-1.4%	8,315	17.6%	0.8%
\$15,000 to \$24,999	6,567	14.6%	5,982	12.8%	-0.9%	6,522	13.8%	2.9%
\$25,000 to \$34,999	5,814	12.9%	4,620	9.9%	-2.3%	5,300	11.2%	4.7%
\$35,000 to \$49,999	6,947	15.4%	6,406	13.7%	-0.8%	6,438	13.7%	0.2%
\$50,000 to \$74,999	8,038	17.8%	8,015	17.1%	0.0%	7,145	15.2%	-3.8%
\$75,000 to \$99,999	3,937	8.7%	5,421	11.6%	3.3%	5,414	11.5%	0.0%
\$100,000 to \$149,999	2,855	6.3%	4,735	10.1%	5.2%	5,115	10.9%	2.6%
\$150,000 and above	1,567	3.5%	3,554	7.6%	8.5%	2,876	6.1%	-6.8%
Total Households	45,094	100.0%	46,846	100.0%	0.4%	47,125	100.0%	0.2%
Median Household Income	\$36,397		\$45,872		1.8%	\$42,214		-1.6%
% of County Median	91.0%		92.1%			85.8%		
Individuals in Poverty	20,220	17.9%	23,921	20.80%	1.7%	28,838	24.90%	6.4%
Children in Poverty	7,974	28.5%	8,795	31.0%	1.0%	11,066	37.7%	8.0%
Seniors in Poverty	1,277	8.6%	1,583	10.5%	2.2%	1,493	9.8%	-1.9%
Peoria County, IL								
Annual Household Income								
Less than \$14,999	12,283	16.9%	10,544	14.0%	-1.5%	10,579	13.9%	0.1%
\$15,000 to \$24,999	9,851	13.5%	8,753	11.6%	-1.2%	9,350	12.3%	2.2%
\$25,000 to \$34,999	9,768	13.4%	7,603	10.1%	-2.5%	8,261	10.9%	2.8%
\$35,000 to \$49,999	11,921	16.4%	10,837	14.4%	-0.9%	10,290	13.5%	-1.7%
\$50,000 to \$74,999	14,563	20.0%	14,385	19.1%	-0.1%	13,625	17.9%	-1.8%
\$75,000 to \$99,999	7,222	9.9%	9,470	12.6%	2.7%	9,384	12.4%	-0.3%
\$100,000 to \$149,999	4,774	6.6%	8,040	10.7%	5.4%	9,567	12.6%	6.0%
\$150,000 and above	2,357	3.2%	5,606	7.5%	9.1%	4,922	6.5%	-4.2%
Total Households	72,739	100.0%	75,238	100.0%	0.3%	75,978	100.0%	0.3%
Median Household Income	\$39,978		\$49,819		2.2%	\$49,175		-0.3%
Individuals in Poverty	24,228	13.2%	29,093	15.60%	1.8%	35,243	18.80%	6.6%
Children in Poverty	9,142	20.5%	10,505	23.4%	1.4%	12,939	28.9%	7.2%
Seniors in Poverty	1,740	7.1%	2,259	8.7%	2.6%	1,967	7.3%	-4.5%

Note: The total number of households reported in Table 4 differs from the total number of households reported in Table 1, due to the use of smaller sample sizes for income-related questions.

Sources: U.S. Decennial Census, 2000 and 2010; American Community Survey, 2011 - 2013.

Table 5: Local Unemployment Rates (a)

Jurisdiction/Area Name	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Change 2010-2014
Number of Unemployed Residents													
City of Peoria, IL	3,407	3,086	2,743	2,431	2,741	3,427	6,588	6,098	5,498	5,044	5,619	4,367	1,731
Peoria MSA, IL	10,883	9,865	8,897	7,686	8,777	10,950	21,269	19,704	17,021	15,392	17,366	13,447	6,257
Nearby Cities													
Galesburg City, IL	1,176	1,168	1,054	802	768	997	1,462	1,435	1,333	1,215	1,256	982	453
Bloomington City, IL	1,591	1,726	1,634	1,395	1,565	2,069	3,152	3,236	3,000	2,849	2,873	2,368	868
Springfield City, IL	3,349	3,207	2,892	2,715	2,963	3,657	4,882	5,054	4,930	4,754	4,702	3,798	1,256
State of Illinois	425,613	392,320	363,895	295,428	331,591	418,616	675,429	688,274	636,992	591,333	594,127	460,363	227,911
Unemployment Rates													
City of Peoria, IL	6.6%	5.9%	5.1%	4.3%	4.7%	5.9%	11.4%	10.6%	9.5%	8.7%	10.0%	7.9%	28.4%
Peoria MSA, IL	6.0%	5.4%	4.7%	3.9%	4.3%	5.4%	10.5%	10.0%	8.6%	7.8%	9.1%	7.2%	31.8%
Nearby Cities													
Galesburg City, IL	7.9%	7.9%	7.3%	5.5%	5.2%	7.0%	9.8%	10.1%	9.5%	8.9%	9.5%	7.5%	31.6%
Bloomington City, IL	4.1%	4.5%	4.1%	3.5%	3.8%	5.0%	7.5%	7.4%	6.9%	6.7%	6.9%	5.8%	26.8%
Springfield City, IL	5.6%	5.3%	4.6%	4.3%	4.6%	5.7%	7.6%	8.1%	7.9%	7.8%	7.9%	6.4%	24.9%
State of Illinois	6.8%	6.2%	5.7%	4.5%	5.0%	6.3%	10.2%	10.4%	9.7%	9.0%	9.1%	7.1%	33.1%

Notes:

(a) Annual average figures, not seasonally adjusted.

Source: Bureau of Labor Statistics.

Table 6: Employment by Major Industry, 2008-2013

Major Industry	Peoria County, IL				Avg. Annual Change 2008-2013
	2008		2013		
	Jobs	Percent	Jobs	Percent	
Agriculture, Forestry, Fishing and Hunting (a)	8	0.0%	9	0.0%	4.0%
Mining, Quarrying, and Oil and Gas Extraction	63	0.1%	40	0.0%	-8.7%
Utilities (a)	605	0.5%	735	0.7%	4.0%
Construction	4,259	3.8%	3,226	3.0%	-5.4%
Manufacturing	11,843	10.6%	8,015	7.4%	-7.5%
Wholesale Trade	4,123	3.7%	3,621	3.3%	-2.6%
Retail Trade	11,374	10.2%	10,860	10.0%	-0.9%
Transportation and Warehousing	3,172	2.8%	1,701	1.6%	-11.7%
Information	2,574	2.3%	2,268	2.1%	-2.5%
Finance and Insurance	4,886	4.4%	3,809	3.5%	-4.9%
Real Estate and Rental and Leasing	1,181	1.1%	982	0.9%	-3.6%
Professional, Scientific, and Technical Services	4,496	4.0%	5,870	5.4%	5.5%
Management of Companies and Enterprises (a)	14,135	12.7%	17,165	15.8%	4.0%
Administration & Support, Waste Management, and Remediation	9,156	8.2%	8,606	7.9%	-1.2%
Educational Services (a)	3,029	2.7%	3,678	3.4%	4.0%
Health Care and Social Assistance	20,298	18.2%	21,444	19.7%	1.1%
Arts, Entertainment, and Recreation	1,737	1.6%	1,881	1.7%	1.6%
Accommodation and Food Services	8,539	7.7%	8,389	7.7%	-0.4%
Other Services (excluding Public Administration)	5,966	5.4%	6,605	6.1%	2.1%
Industries not classified	1	0.0%	4	0.0%	32.0%
Total	111,445	100.0%	108,908	100.0%	-0.5%

Major Industry	City of Peoria	
	2015	
	Jobs	Percent
Agriculture, Forestry, Fishing and Hunting (a)	147	0.1%
Mining, Quarrying, and Oil and Gas Extraction	18	0.0%
Utilities (a)	148	0.1%
Construction	3,141	2.9%
Manufacturing	6,512	6.0%
Wholesale Trade	2,186	2.0%
Retail Trade	12,607	11.6%
Transportation and Warehousing	2,623	2.4%
Information	3,942	3.6%
Finance and Insurance	3,981	3.6%
Real Estate and Rental and Leasing	1,995	1.8%
Professional, Scientific, and Technical Services	5,040	4.6%
Management of Companies and Enterprises (a)	12	0.0%
Administration & Support, Waste Management, and Remediation	2,920	2.7%
Educational Services (a)	6,170	5.7%
Health Care and Social Assistance	40,044	36.7%
Arts, Entertainment, and Recreation	2,806	2.6%
Accommodation and Food Services	7,086	6.5%
Other Services (excluding Public Administration)	4,237	3.9%
Public Administration	3,532	3.2%
Total	109,147	100.0%

Note:

(a): Exact employee numbers not provided by the Census due to small number of firms and privacy concerns. Number estimated by taking the average of the range provided for each unknown industry category, and adding the weighted average compared to the other unknown industry categories times the differential from the Census total job estimate minus the total jobs estimated using the average of the range given in each unknown industry.

Sources: U.S. Census, County Business Patterns for years 2008 and 2011, Esri Business Analyst Online for year 2015

Table 7: Commuter Analysis, 2011

City of Peoria, IL Employed Residents	46,863		
Living and Employed in City of Peoria, IL	22,217	47.4%	
Living in City of Peoria, IL but Employed Elsewhere ('Out-Commuters')	24,646	52.6%	Net Commuter Inflow
			24,668
City of Peoria, IL Workers	71,531		
Employed and Living in City of Peoria, IL	22,217	31.1%	
Employed in City of Peoria, IL but Living Elsewhere ('In-Commuters')	49,314	68.9%	

Commuter Characteristics

	Out-Commuters		In-Commuters		Living & Employed Locally	
	Number	Percentage	Number	Percentage	Number	Percentage
Workers Aged 29 or younger	6,844	27.8%	11,555	23.4%	5,280	23.8%
Workers Aged 30 to 54	13,555	55.0%	28,003	56.8%	12,015	54.1%
Workers Aged 55 or Older	4,247	17.2%	9,756	19.8%	4,922	22.2%
Workers Earning \$1,250/month or less	5,959	24.2%	9,814	19.9%	5,175	23.3%
Workers Earning \$1,251 - \$3,333/month	8,548	34.7%	20,164	40.9%	9,435	42.5%
Workers Earning more than \$3,333/month	10,139	41.1%	19,336	39.2%	7,607	34.2%
Workers in the "Goods Producing" Industries	5,544	22.5%	4,165	8.4%	1,096	4.9%
Workers in "Trade, Transportation, and Utilities" Industries	5,766	23.4%	8,685	17.6%	2,778	12.5%
Workers in "All Other Services" Industries	13,336	54.1%	36,464	73.9%	18,343	82.6%

Top Residences for City of Peoria, IL Workers

Peoria city, IL	22,217	31.1%
East Peoria city, IL	3,184	4.5%
Pekin city, IL	2,919	4.1%
Washington city, IL	1,977	2.8%
Morton village, IL	1,748	2.4%
Peoria Heights village,	1,325	1.9%
Bartonville village, IL	1,128	1.6%
West Peoria city, IL	917	1.3%
Chicago city, IL	857	1.2%
Chillicothe city, IL	836	1.2%
All Other Locations	34,423	48.1%
Total Workers	71,531	100.0%

Top Work Location for City of Peoria, IL Residents

Peoria city, IL	22,217	47.4%
East Peoria city, IL	4,449	9.5%
Chicago city, IL	1,267	2.7%
Morton village, IL	1,215	2.6%
Bloomington city, IL	777	1.7%
Pekin city, IL	753	1.6%
Springfield city, IL	723	1.5%
Peoria Heights village, Il	703	1.5%
Bartonville village, IL	656	1.4%
West Peoria city, IL	497	1.1%
All Other Locations	13,606	29.0%
Total Workers	46,863	100.0%

Source: U.S. Census, On The Map, Work Destination Analysis and Inflow/Outflow Report, using 2011 Primary Jobs.

Table 8: Education Attainment for Residents 25 years and Older, 2000 - 2013

Education Completed (a)	2000		2010 (b)		Avg. Annual Change 2000-2010	2013 (c)		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
City of Peoria, IL								
Nursery to 8th grade	4,376	6.2%	2,976	4.1%	-3.8%	2,306	3.2%	-8.2%
Some High School, no diploma	7,725	11.0%	5,589	7.7%	-3.2%	6,277	8.6%	3.9%
High school graduate (inc GED)	18,055	25.7%	18,873	26.0%	0.4%	19,530	26.9%	1.1%
Some college, no degree	15,611	22.2%	15,462	21.3%	-0.1%	14,364	19.8%	-2.4%
Associate degree	4,809	6.8%	6,098	8.4%	2.4%	6,656	9.2%	3.0%
Bachelor's degree	12,393	17.6%	14,663	20.2%	1.7%	14,491	19.9%	-0.4%
Graduate or Professional degree	7,319	10.4%	8,929	12.3%	2.0%	9,048	12.5%	0.4%
Total	70,288	100.0%	72,590	100.0%	0.3%	72,672	100.0%	0.0%
Peoria County, IL								
Nursery to 8th grade	6,585	5.6%	4,394	3.6%	-4.0%	3,158	2.5%	-10.4%
Some High School, no diploma	12,571	10.6%	8,789	7.2%	-3.5%	9,379	7.6%	2.2%
High school graduate (inc GED)	34,920	29.5%	35,887	29.4%	0.3%	36,428	29.4%	0.5%
Some college, no degree	28,375	23.9%	27,099	22.2%	-0.5%	26,910	21.7%	-0.2%
Associate degree	8,386	7.1%	11,352	9.3%	3.1%	12,304	9.9%	2.7%
Bachelor's degree	18,049	15.2%	21,850	17.9%	1.9%	22,720	18.3%	1.3%
Graduate or Professional degree	9,612	8.1%	12,695	10.4%	2.8%	12,973	10.5%	0.7%
Total	118,498	100.0%	122,066	100.0%	0.3%	123,872	100.0%	0.5%

Notes:

(a) Measures only residents 25 years and older

(b) Because the 2010 Decennial Census no longer includes questions on educational attainment, the source for this data is the 2008-2010 American Community Survey, meaning that these statistics reflect the average trend during the 2008-2010 time period.

(c) The source for these data is the 2011-2013 American Community Survey, meaning that these statistics reflect the average trend during the 2011-2013 time period.

Sources: U.S. Decennial Census, 2000; American Community Survey, 2011 - 2013.

Table 9: K-12 School Characteristics

Enrollment and Free School Meals

	Academic Year 2004-2005				Academic Year 2014-2015			
	Peoria		State of Illinois		Peoria		State of Illinois	
	Number	%	Number	%	Number	%	Number	%
Total Enrollment	14,958		2,028,281		13,307		1,970,984	
<i>percent of State enrollment</i>		0.7%				0.7%		
Free School Meals								
Eligible for Free School Meals	8,956	59.9%	712,488	35.1%	7,774	58.4%	681,644	34.6%
Eligible for Reduced Price Meals	960	6.4%	124,443	6.1%	47	0.4%	89,038	4.5%
Not Eligible for Meal Subsidies	5,042	33.7%	1,191,350	58.7%	5,901	44.3%	1,200,302	60.9%
Total Enrollment	14,958	100.0%	2,028,281	100.0%	13,307	100.0%	1,970,984	100.0%

Graduation Rates, by Academic Year (a)

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	% Change 2009-2014	Average
Peoria School District	85.8%	90.0%	76.6%	69.4%	71.0%	68.0%	-20.7%	76.8%
State of Illinois	87.1%	87.8%	83.8%	82.3%	83.2%	86.0%	-1.3%	85.0%

Note:

(a) Figures reflect the total number of students who graduate from 12th grade within four years of beginning 9th grade.

Source: Illinois State Board of Education; Illinois District Report Cards. Available at:

<http://webprod.isbe.net/ereportcard/publicsite/searchBySchool.aspx?searchby=districtName&language=english&year=2007&keyword=peoria&type=card&rcds=480721500>

Table 10: Peoria School District Performance: Student Assessment Measures

Prairie State Achievement Examination (PSAE): % of Students Scoring at Academic Warning or Below Standards Levels (a)

	Peoria City School District				State of Illinois			
	2007-2008	2010-2011	2013-2014	% Change	2007-2008	2010-2011	2013-2014	% Change
Mathematics	68.7%	65.4%	71.0%	3.3%	47.0%	48.7%	47.7%	1.5%
Reading	63.5%	60.1%	63.4%	-0.2%	46.7%	49.0%	43.7%	-6.4%
Science	72.3%	66.4%	72.5%	0.3%	48.8%	50.8%	50.4%	3.3%

Change in School Improvement Status, Peoria and Illinois (b)

	% of Peoria Schools in School Improvement Status	% of Illinois Schools in School Improvement Status
2002-2003	28.0%	14.8%
2003-2004	28.0%	16.9%
2004-2005	28.0%	16.2%
2005-2006	25.0%	14.8%
2006-2007	30.0%	13.1%
2007-2008	40.0%	14.3%
2008-2009	37.9%	18.4%
2009-2010	37.0%	23.5%
2010-2011	44.4%	31.8%
2011-2012	64.0%	39.5%
2012-2013	66.7%	41.6%
% Change '02-'13	138%	181%

Achievement Gap Analysis: Difference between the % Students Who Meet and Exceed Academic Standards (c)

	Low Income/Non Low Income Achievement Level Differences			Black/White Achievement Level Differences		
	Reading	Math	Science	Reading	Math	Science
2006	33.4	28.0	27.4	31.6	28.5	32.7
2007	33.6	23.8	28.2	29.9	25.6	31.5
2008	28.7	22.9	28.2	26.3	24.3	28.5
2009	27.3	21.6	31.9	26.2	22.0	35.0
2010	28.8	22.8	31.0	25.1	21.8	30.0
2011	28.1	22.4	28.6	25.7	21.2	30.7
2012	23.0	17.4	26.8	26.5	22.7	36.9
2013	30.7	32.0	28.1	35.8	35.5	32.0
2014	33.0	34.0	28.0	37.0	37.0	38.0
% Change 2006-2014	-1.2%	21.4%	2.2%	17.1%	29.8%	16.2%

Notes:

(a) Prairie State Achievement Examination (PSAE) measures 11th graders' content mastery in a given subject area. It is based on the Michigan High School Content Expectations. Score are categorized as follows: Level 1 (academic warning), Level 2 (below standards), Level 3 (meets standards), or Level 4 (exceeds standards).

(b) School Improvement Status is a designation given to schools that persistently do not meet state accountability standards (as a result of No Child Left Behind).

(c) The achievement gap here is measured as the intergroup difference between the percentage of students that meet and exceed academic standards assessed on the ISAT (Illinois Standards Achievement Test)

Source: Illinois State Board of Education; Illinois District Report Cards. Available at:

<http://webprod.isbe.net/ereportcard/publicsite/searchBySchool.aspx?searchby=districtName&language=english&year=2007&keyword=peoria&type=card&rlds=480721500>

Table 11: Violent and Property Crimes, 2003 - 2013

	Violent Crimes				Property Crimes			
	Peoria		State of Illinois		Peoria		State of Illinois	
Year	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change	Number of Crimes	Year over Year Change
2003	655	---	70,456	---	7,559	---	415,593	---
2004	880	34.4%	69,026	-2.0%	6,928	-8.3%	405,070	-2.5%
2005	922	4.8%	70,392	2.0%	7,470	7.8%	393,148	-2.9%
2006	957	3.8%	69,498	-1.3%	6,547	-12.4%	387,478	-1.4%
2007	880	-8.0%	68,528	-1.4%	5,219	-20.3%	377,322	-2.6%
2008	NA	NA	67,780	-1.1%	NA	NA	378,355	0.3%
2009	979	11.3%	64,185	-5.3%	5,333	2.2%	353,347	-6.6%
2010	878	-10.3%	55,835	-13.0%	5,163	-3.2%	343,989	-2.6%
2011	814	-7.3%	55,247	-1.1%	5,438	5.3%	346,025	0.6%
2012	919	12.9%	53,403	-3.3%	5,022	-7.6%	332,013	-4.0%
2013	784	-14.7%	48,974	-8.3%	4,415	-12.1%	292,983	-11.8%
% Change 2003-2013	19.7%		-30.5%		-42%			

Crime Rates per 100,000 Residents

Year	Rate (a)	Year over Year Change						
2003	578.9	---	556.8	---	6,680.9	---	3,284.4	---
2004	775.7	34.0%	542.9	-2.5%	6,107.0	-8.6%	3,186.1	-3.0%
2005	814.8	5.0%	551.5	1.6%	6,601.2	8.1%	3,080.3	-3.3%
2006	844.7	3.7%	541.6	-1.8%	5,778.9	-12.5%	3,019.6	-2.0%
2007	777.8	-7.9%	533.2	-1.6%	4,610.3	-20.2%	2,935.8	-2.8%
2008 (b)	NA	NA	525.4	-1.5%	NA	NA	2,932.6	-0.1%
2009	857.0	NA	497.2	-5.4%	4,668.2	NA	2,736.9	-6.7%
2010	766.4	-10.6%	435.2	-12.5%	4,506.9	-3.5%	2,681.0	-2.0%
2011	705.7	-7.9%	429.3	-1.4%	4,714.2	4.6%	2,688.8	0.3%
2012	797.1	13.0%	414.8	-3.4%	4,356.0	-7.6%	2,578.7	-4.1%
2013	676.1	-15.2%	380.2	-8.3%	3,807.6	-12.6%	2,274.3	-11.8%

Note:

(a) Rates are the number of reported offenses per 100,000 population

(b) No data provided for 2008.

Sources: FBI, Uniform Crime Reports, prepared by the National Archive of Criminal Justice Data

Table 12: Housing Unit Trends, 2000-2013

	2000		2010		Avg. Annual Change 2000-2010	2013		Avg. Annual Change 2010-2013
	Number	%	Number	%		Number	%	
City of Peoria, IL								
Housing Units	49,125		52,621		0.7%	52,251		-0.2%
Housing Type								
Single-Family	33,370	68.0%	32,676	69.8%	-0.2%	35,342	67.6%	2.6%
Multifamily	15,166	30.9%	13,818	29.5%	-0.9%	16,611	31.8%	6.3%
Mobile Homes	506	1.0%	352	0.8%	-3.6%	298	0.6%	-5.4%
Total, All Units	49,042	100.0%	46,846	100.0%	-0.5%	52,251	100.0%	3.7%
Occupancy Status								
Occupied	45,199	92.0%	47,152	89.6%	0.4%	47,125	90.2%	0.0%
Vacant	3,926	8.0%	5,469	10.4%	3.4%	5,126	9.8%	-2.1%
Total, All Units	49,125	100.0%	52,621	100.0%	0.7%	52,251	100.0%	-0.2%
Household Tenure								
Renter-occupied	18,203	40.3%	19,803	42.0%	0.8%	21,730	46.1%	3.1%
Owner-occupied	26,996	59.7%	27,349	58.0%	0.1%	25,395	53.9%	-2.4%
Total, Occupied Units	45,199	100.0%	47,152	100.0%	0.4%	47,125	100.0%	0.0%
Peoria County, IL								
Housing Units	78,204		83,034		0.6%	83,267		0.1%
Housing Type								
Single-Family	58,331	74.6%	57,362	76.2%	-0.2%	62,190	74.7%	2.7%
Multifamily	17,849	22.8%	16,717	22.2%	-0.7%	19,783	23.8%	5.8%
Mobile Homes and Other	2,024	2.6%	1,159	1.5%	-5.4%	1,294	1.6%	3.7%
Total, All Units	78,204	100.0%	75,238	100.0%	-0.4%	83,267	100.0%	3.4%
Occupancy Status								
Occupied	72,733	94.2%	75,793	91.3%	0.4%	75,978	91.2%	0.1%
Vacant	5,471	5.8%	7,241	8.7%	2.8%	7,289	8.8%	0.2%
Total, All Units	78,204	100.0%	83,034	100.0%	0.6%	83,267	100.0%	0.1%
Household Tenure								
Renter-occupied	23,484	32.3%	25,278	33.4%	0.7%	27,446	36.1%	2.8%
Owner-occupied	49,249	67.7%	50,515	66.6%	0.3%	48,532	63.9%	-1.3%
Total, Occupied Units	72,733	100.0%	75,793	100.0%	0.4%	75,978	100.0%	0.1%

Sources: U.S. Decennial Census, 2000 and 2010; American Community Survey, 2010-2013

Table 13: Housing Costs**Housing Cost Burden (a)**

	City of Peoria, IL		Peoria County, IL	
	Number	%	Number	%
Housing Cost Burden				
Households for which Housing Costs < 30%	31,600	67.1%	53,691	70.7%
Households for which Housing Costs > 30%	15,525	32.9%	22,287	29.3%
Total All Households	47,125	100.0%	75,978	100.0%
Households with Housing Costs > 30% by Type				
Owner-occupied housing units w/ a Mortgage	4,285	27.6%	7,410	33.2%
Owner-occupied housing units w/o a Mortgage	982	6.3%	2,071	9.3%
Renter-occupied housing units	10,258	66.1%	12,806	57.5%
Total	15,525	100.0%	22,287	100.0%

Median Home Sales Values and Median Rent (b)

Year	City of Peoria, IL				Peoria County, IL			
	Median Sales Values	Year over Year Change	Median Rent	Year over Year Change	Median Sales Values	Year over Year Change	Median Rent	Year over Year Change
2004	\$85,442		NA		\$90,875		NA	
2005	\$89,017	4.2%	NA	NA	\$95,358	4.9%	NA	NA
2006	\$93,175	4.7%	NA	NA	\$98,425	3.2%	NA	NA
2007	\$96,633	3.7%	NA	NA	\$102,425	4.1%	NA	NA
2008	\$97,042	0.4%	NA	NA	\$103,833	1.4%	NA	NA
2009	\$96,808	-0.2%	NA	NA	\$104,925	1.1%	NA	NA
2010	\$95,408	-1.4%	NA	NA	\$104,500	-0.4%	NA	NA
2011	\$89,892	-5.8%	\$1,080	NA	\$98,933	-5.3%	\$1,084	NA
2012	\$88,800	-1.2%	\$1,122	3.9%	\$98,233	-0.7%	\$1,135	4.7%
2013	\$88,025	-0.9%	\$928	-17.3%	\$98,900	0.7%	\$973	-14.3%
2014	\$88,525	0.6%	\$915	-1.5%	\$99,450	0.6%	\$972	-0.2%
Peak Year	2008		2012		2009		2012	
Bottom Year	2013		2014		2005		2014	
Change from Peak Yr to Bottom Yr	-9.3%		-18.5%		-9.1%		-14.4%	
Change from Bottom Yr to 2014	0.6%		0.0%		1.2%		0.0%	

(a) The source for these Household Income data is the 2010-2013 American Community Survey, meaning that these statistics reflect the average trend over three years.

(b) The source for these home sales values and median rent values are Zillow's Home Value Index and Zillow's Rent index, respectively. Because these indices track a consistent stock of inventory, temporal comparisons are more valid. For more information, see: <http://www.zillow.com/research/zillow-rent-index-methodology-2393/>

Source: American Community Survey, 2010 - 2013, Tables B25101 and B25106; Zillow Home Value Index; Zillow Rent Index

Table 14: General Fund Revenues, Expenditures, and Fund Balance

	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>
General Fund Total Revenue, Expenditure, and Fund Balance					
Revenues	\$99,655,806	\$103,822,233	\$106,231,058	\$103,920,483	\$91,917,027
Expenses	\$99,172,510	\$96,749,556	\$94,348,846	\$88,804,586	\$83,505,494
Surplus (Deficit)	\$483,296	\$7,072,677	\$11,882,212	\$15,115,897	\$8,411,533
Fund Balance	\$25,814,992	\$25,334,697	\$42,426,211	\$41,100,605	\$42,584,107
General Fund Operating Revenue by Source					
State Sales Taxes	\$21,437,212	\$22,465,708	\$23,119,876	\$24,339,855	\$23,595,268
Home Rule Sales Taxes	\$21,074,331	\$21,750,896	\$22,662,416	\$22,898,395	\$22,336,809
All Other Taxes	\$19,801,200	\$21,347,936	\$23,629,350	\$23,947,279	\$15,646,728
Charges/Fines/Fees	\$17,496,667	\$16,326,359	\$15,971,407	\$9,166,421	\$8,151,190
State Income Tax Allocation	\$8,445,232	\$10,045,271	\$8,655,683	\$10,701,076	\$12,014,569
Property Taxes	\$6,902,718	\$7,290,960	\$5,101,952	\$5,712,125	\$3,811,650
Other	\$4,498,446	\$4,595,103	\$7,090,374	\$7,155,332	\$6,360,813
Total	\$99,655,806	\$103,822,233	\$106,231,058	\$103,920,483	\$91,917,027
General Fund Operating Expenditures by Program Area					
Police/Public Safety	\$37,218,892	\$35,713,646	\$34,812,799	\$31,834,600	\$32,564,311
Fire	\$22,001,070	\$20,946,502	\$22,453,162	\$20,765,910	\$21,554,259
Public Works	\$20,732,623	\$19,483,666	\$20,315,854	\$12,693,141	\$13,756,210
General Government	\$18,718,450	\$20,144,677	\$15,968,899	\$22,891,370	\$14,836,587
Library	\$501,475	\$461,065	\$798,132	\$619,565	\$794,127
Total	\$99,172,510	\$96,749,556	\$94,348,846	\$88,804,586	\$83,505,494
General Fund Transfer Activity					
Transfers In	\$1,313,398	\$3,877,780	\$555,977	\$212,600	\$387,374
Transfers Out	-\$8,593,424	-\$11,430,752	-\$7,745,540	-\$16,654,103	-\$7,315,405
Net Inflow (Outflow)	-\$7,280,026	-\$7,552,972	-\$7,189,563	-\$16,441,503	-\$6,928,031

Source: City of Peoria, Illinois Comprehensive Annual Financial Report, fiscal years 2009-2013

Table 15: City Pension and Other Post-Employment Benefits

	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>
Pension Contributions					
Fire Pension Fund	\$5,040,842	\$5,641,164	\$6,745,308	\$6,463,705	\$7,317,319
Police Pension Fund	\$3,898,651	\$4,609,645	\$5,199,707	\$5,061,727	\$6,471,829
Illinois Municipal Retirement Fund	\$3,448,360	\$2,559,792	\$2,663,618	\$2,621,256	\$2,677,066
Total	\$12,387,853	\$12,810,601	\$14,608,633	\$14,146,688	\$16,466,214
<i>Total as % of Government Expenditures</i>	7.0%	6.5%	8.0%	7.3%	8.1%
% of Annual Pension Cost (APC) Contributed					
Fire Pension Fund	99.7%	99.5%	99.1%	95.0%	97.5%
Police Pension Fund	171.7%	119.5%	113.2%	87.6%	84.9%
Illinois Municipal Retirement Fund	100.0%	79.2%	82.9%	89.6%	93.2%
Pension Funded Ratio					
Fire Pension Fund	68.8%	62.6%	61.8%	58.8%	56.9%
Police Pension Fund	76.7%	72.5%	70.2%	65.3%	61.4%
Illinois Municipal Retirement Fund	68.3%	70.4%	68.4%	26.0%	53.9%
Other Postemployment Benefits					
Net OPEB obligation	\$18,548,438	\$28,532,853	\$35,388,438	\$42,843,434	\$50,211,206
Contribution Paid	\$2,776,091	\$1,693,789	\$2,233,781	\$2,077,787	\$1,991,155
% of Annual OPEB Cost Contributed	30.9%	14.5%	24.6%	21.8%	21.3%

Source: City of Peoria, Illinois Comprehensive Annual Financial Report, Fiscal Years 2009-2013

Table 16: City of Peoria Full Time Equivalent (FTE) Employees by Department

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
FTE by Major Department										
Police and Public Safety	373	373	378	378	381	380	337	294	299	304
Fire	199	203	210	210	216	216	214	207	211	211
Public Works	105	103	106	106	106	105	97	97	80	80
Library	72	71	74	72	74	72	67	74	86	83
City Administration	59	59	59	60	59	58	61	57	46	45
Community Development	50	54	53	49	38	43	37	40	22	18
Elected Offices	15	15	15	15	14	14	14	14	14	14
Total	873	878	895	890	888	888	827	783	758	755
Peak Employment Year	FY 2006									
Bottom Employment Year	FY 2013									
Change from Peak Yr to Bottom Yr	15.6%									

Source: City of Peoria, Illinois Comprehensive Annual Financial Report, Fiscal Years 2009-2013