



# City of Peoria 2025-2029 Consolidated Plan

City Hall  
419 Fulton Street, Suit  
Peoria, IL 61602



## Executive Summary

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

#### 1. Introduction

The purpose of the City of Peoria's Five Year 2025-2029 Consolidated Plan and 2025 Annual Plan is to develop a viable urban community by providing decent housing, suitable living environments, expanded economic opportunities, principally for low- and moderate-income persons, and programs that will address the needs of persons experiences homelessness. The plan sets forth how three Housing and Urban Development (HUD) grants: Community Development Block Grant, HOME Investment Partnership and Emergency Solution Grant, will be used as investment priorities to achieve specific HUD objectives and outcome performance measures.

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

The Consolidated Plan consists of the following sections:

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

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

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

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

#### 3. Evaluation of past performance

According to the 2024 Program Year End Review Letter, HUD determined that the City has the continuing capacity to administer HUD Community Planning and Development (CPD) programs. The City has no current findings, and its expenditure level on HUD funded grants meets the requirements of each program.

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

The City of Peoria's citizen participation process was a robust and strong effort to engage the public on the needs of the City of Peoria. The City created a needs survey that was distributed both electronically and in paper format over a month and a half period. The survey was available in both English and Spanish. In addition, City staff attended community events that were already occurring in order to obtain public input. These events included the Riverfront Market on Saturday mornings, food pantry and soup kitchen visits, and others. Finally, staff also attended meetings with stakeholders, such as the Continuum of Care General Membership and Governing Board, neighborhood association meetings, and others. Prior to the draft of the plan, the City held one public hearing as a part of a meeting of the City's Housing Commission. Two public hearings will also be conducted during the comment period.

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

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

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

All comments were accepted by the City of Peoria.

#### **7. Summary**

The City of Peoria's 2025-2029 Consolidated Plan and 2025 Annual Plan have been prepared to develop a viable urban community by providing decent housing, suitable living environments, expanded economic opportunities principally for low and moderate-income persons, and programs that will address the needs of homeless and at-risk homeless persons. The approved Citizen Participation Plan was used to gather public comments through hearings, public meetings and the consultation process. This process provided important input. Information gathered from the public, a market analysis, and data provided by HUD were all used to identify the needs, goals, and activities of this Consolidated Plan and Annual Plan.

## The Process

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

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

The City of Peoria has adopted a Citizen Participation Plan for its Consolidated Plan and Annual Action Plan that identifies when public hearings and other consultations are to take place. This Plan was used in preparing this 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The City of Peoria's Consolidated Plan and Action Plan were also prepared to comply with all the consultation requirements of the CDBG, HOME and ESG programs. This included consultations with the local Continuum of Care.

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

The City is a general member of the HOPE Network Roundtable, a conglomerate of agencies that meets on a monthly basis to discuss resources amongst public and private housing and social service agencies. Resources are shared throughout the month via an online network- the City reviews the minutes of each meeting and responds to any inquiries that pertain to City services.

The City is an active participant in the Continuum of Care Governing Board, General Membership, and other relevant subcommittees. The COC monthly meetings connect agencies receiving funding that fall within public and private housing and social service agencies. The Community Development Department regularly participates in these meetings, reviews minutes, and provides guidance to assist in connectivity for those participating members.

The Community Development Department's Neighborhood Enhancement Coordinator is in monthly contact with the registered neighborhood associations, and assists them with activity planning, connecting with local grant opportunities, and accessing public resources that could benefit their neighborhood. These could relate to housing improvement opportunities, City grants and mini-grants available, and creating connections with social service agencies that would enhance the activities of the group. The Housing Coordinator within the department is tasked with ongoing communications between public and private housing and social service agencies for the purpose of connecting all agencies with available grant opportunities and connecting citizens that reach out to the Department with appropriate services for their needs. A resource guide of public and private housing agencies within the area is maintained by the Housing Coordinator, with contact made regularly to maintain this list's accuracy.

The City's two Housing Coordinators also serve as a vital resource to assist residents. The Housing Coordinators will assist residents who call in needing help with services that the City itself does not provide. Although we have a 211 system through our local United Way, the Housing Coordinator can

help navigate that system or know which resource to try first to assist the resident. They are vital in connecting residents to a variety of social service agencies. The Housing Coordinator will also contact other agencies to brainstorm about solutions and the other agencies do the same.

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

The City of Peoria has a strong working relationship with the Home for All Continuum of Care. The City of Peoria's ESG funds support the operations of a rapid rehousing program through Phoenix Community Development Services. In addition, the City of Peoria is operating a flexible rental program with City and County ARPA funds. This program targets those on the coordinated entry list that do not score high enough for permanent supportive housing or rapid rehousing to assist with deposit, first months rent and household supplies. This program has been able to make contact and start the housing process almost as soon as individuals are entering shelter. Turning people around quickly helps to minimize disruptions to their lives and quickly opens up shelter space.

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

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

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

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

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

1	<b>Agency/Group/Organization</b>	Heart of Illinois Continuum of Care (Home For All)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The 2025 Consolidated Plan was discussed at the Governing Board Meeting and the General Membership meeting. The CoC will provide input on services and housing for individuals experiencing homelessness.

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

There were not any agency types that were not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		

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

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

The City of Peoria has a long standing working relationship with the State of Illinois and especially the Illinois Housing Development Authority (IHDA) through state grants and support for housing development projects within the City of Peoria. The City of Peoria works cooperatively and in coordination with the Home for All Continuum of Care in implementing its homeless and at-risk

homeless programs, including its HESG program. Various public service agencies are contracted to provide CDBG funded public services. The Peoria City/County Health Department is contracted to provide lead paint mitigation services on homes occupied by low-income households. The City also partnered with the Health Department to run the Flexible Rental Assistance Program for individuals experiencing homelessness with ARPA funds. The City of Peoria environmental clearance process includes requesting a review of its activities by the Illinois Historic Preservation Agency. Cooperation and coordination with adjacent units of local government is sought for activities that may affect their jurisdiction. An example of this is in the preparation of the Regional Analysis of Impediments. The draft plan will be shared with additional regional and local entities for comment and consultation.

**Narrative (optional):**

None

DRAFT

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

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

For the creation of the 2025-2029 Consolidated Plan, the City of Peoria conducted a robust citizen participation outreach strategy. Prior to the development of the plan, the City conducted a Community Needs Survey that received 262 responses. One initial public hearing was conducted as part of a City Commission meeting on August 5, 2024, to provide an overview of funding and eligible uses. The outreach efforts below outline the locations where the survey was promoted and distributed.

After the development of the plan, the 30-day comment period included public hearings and consultation with local organizations. Emails were also used to gain input from entities with specific expertise, including but not limited to, those in the areas of housing, non-housing, community development, homelessness and the near homeless.

A public hearing will be held on Friday, May 30th at Peoria City Hall Room 404 at 10 am. A second Public Hearing will be held on Tuesday, June 3 at 5:30 pm at the Lincoln Branch Library. Public notice for the hearing was published in the Peoria Journal Star newspaper. The public hearing allowed the public to comment on the development of the 2025-2029 Consolidated Plan. A draft copy of the 2025-2029 Consolidated Plan was made available for public review and comment from May 23 to June 23. Public notice of the 30-day comment period was published in the Peoria Journal Star newspaper. Copies of the 2025 draft Consolidated Plan were available for review at the following locations: City of Peoria Community Development Department's office and the City of Peoria website.

The Consolidated Plan, Analysis of Impediments, and Citizen Participation Plan will go to City Council for approval on Tuesday, July 8.

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	On 6/3/2024, staff posted on neighborhood site, Next Door, sharing survey link and asking for community input on the survey. 14,201 Peoria residents are members of Next Door.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	On 6/3/2024, staff sent an email to social service agency partners such as public service and especially subrecipients and other nonprofit community partners about the survey. Emailed approximately 45 organizations about the survey and the upcoming meetings.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Councilman Allen's Coffee with Constituents meeting, 6/6/2024, 7-8AM, Staff talked to participants about the survey and answered any questions, while passing out paper copies with QR code.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Center Bluff Neighborhood Association Meeting, 6/10/2024, 7-8:30PM, Staff talked to participants about the survey and answered any questions, while passing out paper copies.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Strong Families Block Party event, 6/14/2024, 1-4PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Paper surveys were distributed, and we collected 7 responses.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Juneteenth Celebration, 6/15/2024, 10:30AM-4PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Paper surveys were distributed, and we collected 10 responses.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Freedom Fest event, 6/22/2024, 11AM-4PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Paper surveys were distributed, and we collected 8 paper responses and 2 online responses.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	West Central Neighborhood Association meeting, 7/11/2024, 7-8:30PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	1 online response received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Peoria Riverfront Market, 7/13/2024, 8AM-12PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Peoria Park District's Parks on Tap event, 7/18/2024, 4-8PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	3 online responses were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	River City Pridefest, 7/20/2024, 10AM-3PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Paper surveys were distributed, and we collected 4 online responses.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Southside Community United for Change event, 7/20/2024, 11:30AM-2PM, Presented about the HUD Consolidated Plan and the three types of HUD funding the City receives. Explained outreach efforts and answered questions about how funding can be used.	Paper surveys were distributed at the meeting with about 45 attendees, and we collected 12 paper responses.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Meeting	Non-targeted/broad community  Residents of Public and Assisted Housing  low-income residents	Caring Connections/Peoria Triad event, 7/23/2024, 2-5PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Order of St. Francis Hospital's St. Ann's Back to School Event, 7/24/2024, 1:30-5PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Southside Strong Meeting, 8/3/2024, 10:30AM-12PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	Housing Commission Meeting, 8/5/2024, 11AM-12PM, Presented about the HUD Consolidated Plan and the three types of HUD funding the City receives. Explained outreach efforts and answered questions about how funding can be used.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	National Night Out Against Crime event, 8/6/2024, 5-8PM, Staff attended multiple locations hosting national night out against crime events. Staff talked to participants about the con plan and answered questions about the department and survey.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
18	Public Meeting	Social Services Agencies	Hope Network meeting, 8/8/2024, 2-3:30PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions. Explained outreach efforts and answered any questions about how funding can be used.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
19	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Residents of Public and Assisted Housing  new mothers and families	Breastfeeding Week Event, 8/9/2024, 2-4PM, Staff talked to participants about the con plan and answered any questions about the department and survey.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
20	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	My Mother's Community Garden: Seed to Table Event, 8/13/2024, 10AM-12PM, Staff talked to participants about the con plan and answered any questions about the department and survey.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
21	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  senior citizens and families	On 8/20/2024, staff dropped off 50 paper copies of the community needs survey for Prairie State Legal Services' clients to complete.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
22	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Flex Rental Spending Program Meeting, 8/30/2024, 1-2:30PM, Staff talked to participants about the con plan and answered any questions about the department and survey, while passing out paper copies.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
23	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Councilman Allen's Coffee with Constituents, 9/5/2024, 7-8AM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
24	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Neighborhood House Food Pantry, 9/12/2024, 10AM-12PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
25	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	On 9/23/2024, staff dropped off 50 paper copies of the community needs survey for Peoria Citizens Community for Economic Opportunity's clients to complete.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
26	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  senior citizens and families	Neighborhood House Food Pantry, 9/26/2024, 10AM-12PM, Online and paper versions of the community needs survey were distributed, while staff talked with participants about the survey and answered any questions.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
27	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing  high school students	Manual High School's College Expo, 9/27/2024, 8AM-11:30AM, Staff talked to high school students about the survey and answered any questions, while passing out 75 paper copies with QR code to complete online link.	Comments were provided via survey.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
28	Public Event	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Businesses	Community Needs survey was available both online and in hard copy in both English and Spanish. The survey was distributed through various means outlined throughout this citizen participation outreach list.	The online and paper survey received 262 responses. Survey Results summary attached.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

There are 53,680 housing units in the City of Peoria according to the 2016-2020 ACS data. Of the occupied units:

- 64% (34,320) are one-unit detached structures
- 4% (1,990) are one-unit attached structures
- 7% (3,720) are two-to-four-unit structures
- 14% (7,640) are five-to-nineteen-unit structures
- 11% (5,815) are twenty units or more
- 0% (195) are other (mobile home, boat, RV, van, etc.)

The 2016-2020 ACS data indicates that 17,446 housing units were built before 1949. Many of these older units and other aging properties in our housing stock require rehabilitation, particularly due to concerns regarding lead-based paint and energy inefficiency.

Housing cost burden significantly impacts Peoria households, particularly elderly and low-income residents. Housing decency issues (detailed in the Housing Needs tables below) disproportionately affect low-income African American households and rental properties. African Americans are also overrepresented in the homeless population.

Data on housing units available for disabled/special needs use is currently unavailable.

The Peoria Housing Authority (PHA) operates Sterling Towers, which provides 185 units for elderly residents and the redeveloped Providence Pointe.

Regarding affordable housing barriers, the only regulatory constraint is additional design costs for homes regulated by the Land Use Development Code. These costs are typically offset through financial assistance provided by the City for new affordable housing units and the waiving of permit fees for housing for those at 80% AMI and below.

The City's economy is primarily driven by two sectors: healthcare/education and manufacturing. A significant portion of the workforce lacks adequate education and training for many employment opportunities in the local economy.

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

### Summary of Housing Needs

Cost burden and housing problems disproportionately affect low-income households, with the most severe impacts concentrated among rental properties. Households in the lowest income bracket (0-30% AMI) experience cost burden at significantly higher rates than any other income group, regardless of whether they rent or own their homes. Housing problems, including substandard conditions and overcrowding, are notably more prevalent in rental households, particularly affecting elderly residents and small families. This pattern indicates that the current rental housing stock falls short of meeting the community's need for decent, affordable housing.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	115,845	112,645	-3%
Households	47,240	46,425	-2%
Median Income	\$45,552.00	\$51,736.00	14%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,685	6,090	8,035	4,600	18,020
Small Family Households	2,520	1,495	2,750	1,450	8,795
Large Family Households	544	450	645	275	1,165
Household contains at least one person 62-74 years of age	1,745	1,580	1,680	1,050	3,629
Household contains at least one person age 75 or older	1,275	1,010	1,215	705	1,565
Households with one or more children 6 years old or younger	1,498	800	1,395	440	1,664

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	300	150	95	40	585	25	30	0	60	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	80	65	0	180	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	260	90	55	4	409	25	90	35	30	180
Housing cost burden greater than 50% of income (and none of the above problems)	3,485	725	255	0	4,465	1,345	475	110	40	1,970
Housing cost burden greater than 30% of income (and none of the above problems)	910	1,560	650	55	3,175	455	770	850	145	2,220

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,275	0	0	0	1,275	245	0	0	0	245

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	4,080	1,045	470	45	5,640	1,395	595	160	130	2,280
Having none of four housing problems	3,190	2,575	3,220	1,605	10,590	1,015	1,870	4,185	2,810	9,880
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	1,500	675	214	2,389	385	310	350	1,045
Large Related	419	85	35	539	40	135	90	265

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	1,070	625	385	2,080	1,015	635	345	1,995
Other	1,920	1,080	390	3,390	375	240	170	785
Total need by income	4,909	2,465	1,024	8,398	1,815	1,320	955	4,090

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	220	220	310	110	0	420
Large Related	0	0	35	35	40	100	25	165
Elderly	780	240	310	1,330	735	210	40	985
Other	0	1,545	285	1,830	275	0	0	275
Total need by income	780	1,785	850	3,415	1,360	420	65	1,845

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	265	145	100	4	514	20	65	50	30	165
Multiple, unrelated family households	35	10	10	0	55	4	25	4	0	33
Other, non-family households	0	15	15	0	30	0	0	0	0	0
Total need by income	300	170	125	4	599	24	90	54	30	198

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

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

No data is available for single person households.

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

No data is available for disabled persons or victims of domestic violence in need of housing assistance.

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

An analysis of housing data from 2016-2020 reveals that the most significant housing challenge in our community is cost burden, with this issue being the most prevalent. According to the housing problems chart, a total of 6,435 households face severe cost burden, meaning they spend more than 50% of their income on housing. This problem is most acute among renters in the lowest income bracket (0-30% AMI), where 3,485 households are affected.

In addition to cost burden, other notable housing problems include 700 households living in substandard conditions, lacking complete plumbing or kitchen facilities, and 784 households experiencing overcrowding or severe overcrowding. These challenges disproportionately affect renters, who account for approximately 70% of households facing severe housing problems. Among renters in the lowest income category (0-30% AMI), 4,080 households face at least one severe housing problem, compared to 1,395 owner-occupied households in the same income bracket.

In consultations with the Continuum of Care, affordability and the lack of quality, affordable housing units were identified as the most pressing issues for individuals experiencing homelessness in our community. For individuals experiencing homelessness for the first time, the primary barriers include cost burden (finding quality units below fair market rent), move-in costs (including deposits, application fees, first/last month's rent, and utility setup costs), as well as barriers based on criminal justice involvement or credit history.

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

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

- 4,465 of 6,435 severely cost-burdened households (spending more than 50% of income on housing), or 69%
- 5,640 of 7,920 households with one or more severe housing problems (such as severe cost burden, overcrowding, or substandard housing), or 71%
- 585 of 700 households living in substandard conditions (lacking complete plumbing or kitchen facilities), or 84%
- 409 of 589 households experiencing overcrowding (more than 1 person per room), or 69%

Elderly households, whether renters or homeowners, face high rates of housing problems, particularly cost burden. Of the 15,454 total elderly households, 2,315 (or 15%) are severely cost-burdened, spending more than 50% of income on housing, while 4,075 (or 26%) are cost-burdened, spending more than 30% of income on housing.

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

Based on the data, extremely low-income families (0-30% AMI) face severe housing instability risks. Of these households, 1,498 have children under 6 years old. These families experience significant housing cost burdens, with 1,500 small related renter families and 419 large related renter families spending more than 30% of their income on housing costs.

Low-income families often reside in older homes, which tends to result in higher repair and utility costs. Unexpected expenses, like medical bills or car repairs, can push families to the brink of losing their housing. Lack of affordable childcare is another barrier for these families, making it difficult to maintain steady employment. Furthermore, the limited capacity of rapid rehousing programs to continue offering case management services after a family's case is closed leaves many without crucial support, increasing the risk of housing loss. Without continued assistance, these families remain highly susceptible to homelessness or becoming unsheltered.

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

N/A

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

Low-income individuals often face housing instability due to being forced to rent substandard or uninhabitable housing to avoid homelessness. These homes frequently have code violations, including issues with heating, plumbing, and structural integrity. Additionally, they often come with high utility costs, further straining already limited financial resources. Beyond the physical characteristics of the housing, factors such as substance use, mental illness, and physical disabilities also significantly contribute to an increased risk of homelessness, as they can make it more difficult for individuals to maintain stable housing or access necessary support services.

**Discussion**

Peoria's housing landscape reveals significant challenges for low-income households, particularly in the rental market. The data demonstrates a critical need for affordable, quality housing, with the most vulnerable populations—extremely low-income households, elderly residents, and families with young children—bearing the greatest housing insecurity burden.

The city faces a complex housing ecosystem characterized by a declining population, modest income growth, and persistent affordability challenges. Approximately 9,685 households fall into the extremely low-income category (0-30% AMI), with 1,498 of these households having children under six years old. Cost burden and substandard housing conditions disproportionately impact these households, creating a cycle of housing instability that threatens the community's overall economic and social well-being.

Moving forward, Peoria will continue to prioritize strategies that increase the supply of affordable, quality housing, with a particular focus on supporting rental properties that meet the needs of low-income families, elderly residents, and households with children. Addressing these housing challenges will be crucial to promoting community stability, economic opportunity, and quality of life for all Peoria residents.

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

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

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. For example, the total number of households in the first chart below the total households at 0-30% AMI for the jurisdiction as a whole is 8,770 with 6,175 or 70% having one or more housing problems. Any racial categories with 80% or higher would have a disproportionately greater need.

The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,175	1,215	1,380
White	2,920	475	630
Black / African American	2,320	675	660
Asian	160	0	49
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	460	54	34

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,245	1,940	0
White	1,955	1,300	0
Black / African American	1,800	550	0
Asian	135	4	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	170	40	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,600	4,955	0
White	1,515	3,275	0
Black / African American	795	1,335	0
Asian	115	50	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	130	145	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	370	4,035	0
White	285	2,660	0
Black / African American	70	910	0
Asian	10	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	260	0

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

Data Source: 2016-2020 CHAS

\*The four housing problems are:

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

**Discussion**

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

From the data above, the Hispanic populations show a disproportionately greater need in the 0-30%, 30-50% and 50-80% median income brackets.

The Asian population show a disproportionately greater need in the 30-50% and 50-80% median income brackets.

The Black/African American population showed a disproportionately greater need in the 30-50% median income bracket.

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

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

### Introduction

According to HUD, disproportionate need refers to any need within a particular racial or ethnic group that is more than ten percentage points higher than the demonstrated need for the total households within the jurisdiction at a specific income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing severe Housing Problems:

1. Overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, or half-rooms.
2. Household with cost-burdens of more than 50% of income.

Data for some racial groups in the City of Peoria may be too small to provide accurate representation. According to the 2020 ACS data, the total population of Peoria is 112,645. The Asian population comprises 6.4%, American Indian/Alaskan Native less than 1%, and Pacific Islander less than 1%. The Hispanic population in Peoria is 6.7%. Given these small numbers, data for some racial or ethnic groups may not be fully representative or statistically significant.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,045	2,350	1,380
White	2,450	945	630
Black / African American	1,785	1,210	660
Asian	155	4	49
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	360	155	34

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,870	4,310	0
White	945	2,310	0
Black / African American	710	1,635	0
Asian	90	45	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	65	145	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	665	6,885	0
White	360	4,430	0
Black / African American	195	1,935	0
Asian	25	145	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	65	210	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	85	4,320	0
White	65	2,880	0
Black / African American	0	980	0
Asian	10	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	260	0

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

Data Source: 2016-2020 CHAS

\*The four severe housing problems are:

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

**Discussion**

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

From the data above, the Black/African American population has disproportionately greater need in the 0 to 30% median income bracket.

The Hispanic population has a disproportionately greater need in the 30 to 50% and 50% to 80% median income brackets.

The Asian population has a disproportionately greater need in the 50% to 80% and 80% to 100% median income brackets.

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

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

**Introduction:**

According to HUD, disproportionate need occurs when a race/ethnicity experiences housing needs at a rate more than ten percentage points above the jurisdiction's total household rate at a specific income level. The following analysis examines cost burden (30-50% of household income spent on housing) and severe cost burden (>50% of household income spent on housing) across racial and ethnic groups in Peoria. Disproportionate need is calculated by comparing the percentage of cost-burdened households within each racial/ethnic group to the percentage of the jurisdiction as a whole.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	31,445	6,580	7,030	1,430
White	22,095	3,405	3,555	675
Black / African American	5,774	2,445	2,385	660
Asian	1,725	205	300	49
American Indian, Alaska Native	80	34	25	0
Pacific Islander	0	0	0	0
Hispanic	1,030	310	430	34

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

Data Source: 2016-2020 CHAS

**Discussion:**

No group meets HUD's definition HUD's determination of disproportionately greater need defined by ten percentage points above the jurisdiction as a whole.

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

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

For housing problems, the Hispanic population shows a disproportionately greater need in the 0-30%, 30-50% and 50-80% median income brackets; the Asian population show a disproportionately greater need in the 30-50% and 50-80% median income brackets; and the Black/African American population showed a disproportionately greater need in the 30-50% median income bracket.

For severe housing problems, the Black/African American population has disproportionately greater need in the 0 to 30% median income bracket; the Hispanic population has a disproportionately greater need in the 30 to 50% and 50% to 80% median income brackets; and the Asian population has a disproportionately greater need in the 50% to 80% and 80% to 100% median income brackets.

No group meets HUD's definition HUD's determination of disproportionately greater need defined by ten percentage points above the jurisdiction as a whole.

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

In addition to the housing-related needs identified above, several other critical needs have not been addressed. These include improved income opportunities, housing rehabilitation assistance, demolition of deteriorated structures, and new home construction. Furthermore, there is a need for increased funding for programs like Section 8, as well as the creation of additional job opportunities. Job training and skill development programs are also essential to help residents meet the demands of the job market. Lastly, the expansion of public services, as identified in the citizen participation section and by the CDBG Public Service Commission, is vital to supporting the community's overall well-being.

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

In general, a higher percentage of Hispanic and Black/African American residents are concentrated in the East Bluff, North Valley, and South Side neighborhoods.

**NA-35 Public Housing – 91.205(b)**

**Introduction**

The City of Peoria’s public housing authority is the Peoria Housing Authority (PHA). According to data provided by the Peoria Housing Authority, there are currently 658 public housing units in Peoria, along with a total of 2,107 vouchers, which include 85 project-based vouchers and 1,665 housing choice vouchers. Due to currently operating in a shortfall, the number of active vouchers will drop in 2025. The average length of residency for public housing residents is six years, while voucher holders typically stay for an average of five years. Among public housing residents and voucher holders, there are 337 elderly individuals and 329 families with disabilities.

The redevelopment of Harrison Homes, one of Peoria’s older public housing facilities, is a key priority for the PHA.

**Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	658	2,107	85	1,665	38	0	18

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

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

Alternate Data Source Name:  
PHA Data  
Data Source Comments:

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,831	32,425	0	7,051	12,069	0
Average length of stay	0	0	6	5	0	0	0	0
Average Household size	0	0	2	1	1	2	0	0
# Homeless at admission	0	0	0	17	5	0	12	0
# of Elderly Program Participants (>62)	0	0	112	150	4	337	0	0
# of Disabled Families	0	0	175	329	0	329	0	0
# of Families requesting accessibility features	0	0	802	1,530	40	1,487	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

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

**Alternate Data Source Name:**

PHA Data

**Data Source Comments:**

**Race of Residents**

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

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

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

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

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

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

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

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

DRAFT

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

Based on figures provided by the Peoria Housing Authority, there are 303 applicants with disabilities on the conventional housing waitlist. Additionally, 102 applicants with disabilities are on the Housing Choice Voucher waitlist, and there are no applicants in public housing who require audio/visual accessible units. Two public housing residents have requested or are awaiting accessibility modifications in their units. An additional two accessibility requests/needs are present within PHA's public housing portfolio.

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

Based on figures provided by the Peoria Housing Authority, there are 1,286 families/applicants on the public housing waitlist and 1,250 families/applicants on the Housing Choice Voucher waitlist. The Peoria Housing Authority has identified shelter, permanent housing opportunities, and supportive services as the most immediate needs for public housing residents and voucher holders. Specific needs include access to transportation, employment opportunities, and training services, as well as access to grocery stores.

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

According to the 2019–2023 American Community Survey, Peoria's median income is \$58,716, which shows a clear disparity in affordability between the general population and PHA residents or voucher holders, whose median income is \$9,831 according to the PHA data. A median-income household in Peoria could afford to spend up to \$1,468 per month on housing expenses to maintain an "affordable" status under HUD guidelines. In contrast, the median-income, voucher-holding PHA household could only spend up to \$246 to meet the same criteria. Additionally, a member of the general population is more likely to have greater financial resources to invest in their housing, which can result in better maintenance and upkeep over time. This difference may contribute to disparities in housing quality between the general population and those receiving PHA assistance.

**Discussion**

The City of Peoria strongly supports the Peoria Housing Authority's (PHA) Five-Year Plan and has collaborated with PHA on several initiatives. Most recently, the City and the PHA were awarded a Choice Neighborhoods Planning Grant focused on Harrison Homes, the oldest public housing complex in Peoria. City staff and PHA staff have worked collaboratively on the grant to develop a plan with vast public input from both Harrison Homes residents and residents of the surrounding neighborhood. The joint planning effort is in progress with the final plan due in September 2025. The City and the PHA intend to use the plan to apply for an implementation grant to obtain funding to implement the plan in the Peoria South neighborhood.

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

### Introduction:

The Home for All Continuum of Care provided the City's homeless assessment data. Homelessness numbers came from the January 2025 Point-in-Time Count and Street Sweep. Additional data was collected from the Continuum's Homeless Management Information System (HMIS), which includes client information from all participating agencies during 2024. The average length of homelessness was calculated using both current clients and those who have left the system.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	98	546	372	131	73
Persons in Households with Only Children	0	0	6	4	0	73
Persons in Households with Only Adults	6	371	999	534	101	73
Chronically Homeless Individuals	2	162	320	0	52	73
Chronically Homeless Families	0	16	20	0	5	73
Veterans	0	11	36	19	11	73
Unaccompanied Child	0	30	131	83	11	73
Persons with HIV	0	2	13	7	0	73

Table 26 - Homeless Needs Assessment

Data Source Comments: HMIS 2025 Point in Time Count

Indicate if the homeless population is: Has No Rural Homeless

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

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	718	78
Black or African American	662	29
Asian	9	0
American Indian or Alaska Native	9	2
Pacific Islander	3	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	89	6
Not Hispanic	0	116

Data Source

Comments: HMIS 2025 Point in Time Count

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

According to HMIS data, the City has a significant population of homeless families needing housing assistance, with 546 households with adults and children experiencing homelessness annually, plus an additional 20 chronically homeless families. Of these, 114 were found unsheltered during the point-in-time count. The local Continuum of Care has made significant progress with veteran homelessness, though there are still 36 veterans experiencing homelessness annually, indicating that some challenges remain.

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

Black and White individuals make up the vast majority of people experiencing homelessness in the area. Of those who are sheltered, 718 are White and 662 are Black or African American, showing relatively comparable numbers between these groups. However, since Black residents comprise only 27% of Peoria's total population, they are significantly overrepresented in the homeless population, experiencing homelessness at a disproportionately higher rate than White residents. There is also a notable difference in unsheltered populations, with 78 White individuals compared to 29 Black individuals experiencing unsheltered homelessness.

Other racial groups represent significantly smaller numbers in the homeless population. There are 9 sheltered Asian individuals, 9 sheltered American Indian or Alaska Native individuals (with 2 unsheltered), and 3 sheltered Pacific Islanders.

Regarding ethnicity, the data shows that non-Hispanic individuals comprise the majority of both sheltered (1,462) and unsheltered (116) populations. Hispanic individuals represent a smaller portion of the homeless population, with 89 sheltered and 6 unsheltered individuals.

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

The Point in Time Count in January 2025 for all programs in the tri-county region identified approximately 8 sheltered and 690 unsheltered individuals experiencing homelessness on that night. These numbers represent individuals counted across all programs in the tri-county region, including both publicly and privately funded facilities.

The Homeless Management Information System (HMIS), managed and governed by Heart of Illinois United Way as the Continuum of Care lead, collects comprehensive data on service usage and characteristics of individuals experiencing homelessness. This data helps planners, policymakers, and service providers:

- Track the nature and extent of homelessness over time
- Identify patterns in service use
- Direct funding and services to areas of greatest need

### **Discussion:**

The data reveals several significant patterns in Peoria's homeless population during 2024-2025. There is a striking disparity between sheltered (8) and unsheltered (690) individuals, suggesting a critical shortage of emergency shelter capacity in the region. Persons in households with only adults represent the largest homeless population (999 annually), followed by households with adults and children (546 annually), with both groups experiencing an average duration of homelessness of 73 days.

The assessment also highlights notable demographic trends, particularly regarding racial disparities, with Black residents disproportionately affected relative to their share of the general population. Adult-only households and families with children comprise the majority of those experiencing homelessness, while chronically homeless individuals (320 annually) represent a substantial portion of the total homeless population.

The data provides important insights into service system capacity and outcomes. The significant imbalance between sheltered and unsheltered populations suggests limited shelter capacity despite considerable need. While the homeless service system shows some success in moving people out of homelessness, exit rates vary significantly across population groups. Veterans' services demonstrate relative success in reducing homelessness, though some gaps in service remain. This comprehensive assessment underscores the need for increased shelter capacity, targeted interventions for families with children, and strategies to address racial disparities in homelessness.

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

### **Introduction:**

Approximately 16,194 Peoria residents (14.6% of the City's population) have a disability, according to the 2019-2023 American Community Survey 5-year estimates. The prevalence of disabilities increases significantly with age, affecting over 27% of residents aged 65-74 and 43% of those 75 and older.

To address the needs of residents with disabilities, the City of Peoria maintains an active citizen commission and collaborates with key community partners, including Advocates for Access and the Central Illinois Agency on Aging. These partnerships help ensure residents are informed about and can access available City programs.

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

Older adults and individuals with disabilities represent populations with unique needs that require focused support and services in our community.

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

The City determines needs through comprehensive data analysis and ongoing engagement with housing and service providers. In Peoria, the availability of quality, affordable housing remains a significant challenge, particularly given the city's aging housing stock. Older adults and individuals with disabilities require both specialized housing options and supportive services to enhance their quality of life and promote self-sufficiency.

**Housing Needs:** Housing support encompasses multiple dimensions, from helping individuals locate and maintain affordable rental or homeownership opportunities to securing transitional housing with integrated services. Some residents may require permanent housing with ongoing case management, while others may need assistance identifying independent living options. For those with physical, mental, and/or emotional impairments, services ranging from temporary assistance to 24-hour care are essential.

**Supportive Services:** Case managers assess individual needs and coordinate appropriate levels of assistance, which may include:

- Housing assistance (rent, mortgage, and utility subsidies)
- Healthcare coordination and prescription management
- Transportation services

- Employment support (job search, retention, and livable wage positions)
- Financial literacy and money management
- Educational support (continuing education and remedial programs)
- Housing accessibility modifications and reasonable accommodations
- Legal services and advocacy

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

The Peoria Metropolitan Statistical Area has approximately 506 individuals living with HIV/AIDS, representing diverse backgrounds across race, ethnicity, age, and income levels. These individuals and their families often face similar economic challenges as older adults, while also managing the complexities of a chronic health condition.

Two primary organizations serve the HIV/AIDS community in Peoria:

1. Positive Health Solutions (PHS), operating under the University of Illinois College of Medicine at Peoria's Department of Internal Medicine, provides comprehensive services across a 15-county area. Approximately half of their clients reside in Peoria County.
2. Central Illinois Friends partners with PHS to deliver essential support services, including:
  - Insurance enrollment assistance
  - Medical appointment transportation
  - Housing support
  - Community outreach and education
  - Community center with a health clinic to provide onsite services

These organizations have intensified their focus on education, awareness, testing, and supportive care services to better serve the community.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

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

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

Public facilities in the City of Peoria require critical improvements across multiple sectors, including nonprofit buildings, community parks, homeless shelters, fire stations, and other essential public infrastructure. The city will strategically utilize CDBG funds to address facility upgrades that directly benefit low- and moderate-income populations and underserved neighborhoods.

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

Public facility needs in the City of Peoria were identified through a comprehensive approach, including the City's Consolidated Plan survey, direct consultations with nonprofit leaders, and rigorous city planning processes. In 2021, a strategic partnership with the Illinois Housing Development Authority resulted in neighborhood revitalization plans for three low-income neighborhoods. These targeted plans will serve as a critical framework for future investment, guiding the allocation of CDBG and HOME funds to address the most pressing community infrastructure needs.

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

The City of Peoria requires comprehensive public improvements across multiple infrastructure domains. These critical needs include street reconstruction and repair, right-of-way maintenance, new street development, and associated infrastructure enhancements. Specific improvements encompass sewer systems, street lighting, parking facilities, traffic signals, street landscaping, flood drainage management, water hydrants, pedestrian-friendly infrastructure like sidewalks and ADA-compliant intersection ramps, curb and gutter repairs, street pavement resurfacing, road striping, and broadband infrastructure expansion to enhance digital connectivity. CDBG funds will be strategically deployed to address these improvements, with a primary focus on low- and moderate-income neighborhoods to maximize community impact.

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

Public improvement needs in the City of Peoria were identified through a comprehensive Community Investment Plan application process. This approach encompasses potential improvements on both City-owned and other properties, including those specified in approved Tax Increment Financing Plans. Projects were carefully curated by City staff and ultimately approved by the City Council. Furthermore, a strategic partnership with the Illinois Housing Development Authority resulted in targeted neighborhood revitalization plans for three low-income neighborhoods. These detailed plans will continue to guide future investment, serving as a critical framework for releasing CDBG and HOME funding opportunities.

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

The City of Peoria's public service needs encompass the full spectrum of services outlined in IDIS, with a strategic approach to addressing community priorities. The CDBG Public Services Advisory Commission has carefully identified critical service areas for the 2025 fiscal year, focusing on vulnerable populations and essential community support. These priority services include youth services, childcare support, assistance for persons with disabilities, crime awareness and prevention, food bank operations, mental health resources, support for abused and neglected children, and services for victims of domestic violence and sexual assault. These targeted priorities were thoroughly reviewed and approved by the City Council to ensure they meet the most pressing community needs.

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

The CDBG Public Services Advisory Commission, a dedicated citizen commission, leads the comprehensive process of identifying public service priorities for the City of Peoria. City staff meticulously gather and analyze data, presenting detailed information to the Commission for informed decision-making. The prioritization process incorporates insights from multiple sources, including local agencies like United Way and the Regional Community Health Improvement plan, ensuring a holistic and collaborative approach to service planning. Additionally, the recent HUD Consolidated Plan survey provided community input through service ranking, offering further perspective on critical needs. After thorough review, the Commission's recommendations are forwarded to the City Council for final approval, ensuring a transparent and inclusive decision-making process.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Peoria's housing market presents a complex landscape of modest growth and significant challenges. The City has experienced a slight increase in housing units, growing from 52,505 in 2011-2015 to 53,680 in 2016-2020. The housing stock predominantly comprises single-unit detached structures (64%), complemented by multi-unit buildings and a small percentage of attached homes.

Modest but notable changes in costs and affordability characterize the housing market. Median home values increased slightly from \$123,800 to \$127,900, while median contract rent rose more substantially from \$584 to \$649. Despite this growth, 88.6% of rental units remain priced under \$1,000 monthly. However, a critical concern emerges: approximately 37.7% of renters are cost-burdened, indicating significant affordability challenges for many residents.

The city's housing inventory reveals substantial challenges related to age and condition. A significant portion of the housing stock is aging, with 44% of owner-occupied units and 37% of rental units constructed between 1950 and 1979, and an additional 31% of owner-occupied and 29% of rental units built before 1950. This aging infrastructure contributes to widespread housing problems, with 40% of renter-occupied and 19% of owner-occupied units experiencing at least one housing issue. Of particular concern is the potential exposure to lead-based paint, with estimates suggesting between 14,190 and 21,100 low- to moderate-income households at risk.

Affordable housing remains a critical challenge, with limited options for extremely low-income households. Only 3,030 rental units are affordable to households at 30% of Area Median Income, compared to 15,265 units accessible to households at 80% of AMI. The high vacancy rates (averaging 14.5% and reaching up to 36.2% in some census tracts) mask underlying issues of housing quality and accessibility.

Strategic opportunities exist for addressing these challenges. The City is exploring affordable infill single-family home development, pursuing neighborhood revitalization efforts in the South Side, East Bluff, and North Valley areas, and developing partnerships with the Illinois Housing Development Authority and Local Initiatives Support Coalition. These initiatives aim to stabilize neighborhoods, improve housing quality, and create more affordable housing options for low- to moderate-income residents.

Ultimately, Peoria's housing market analysis reveals a pressing need for comprehensive strategies that address affordability, housing quality, and neighborhood stabilization. The City must prioritize creating affordable housing options, rehabilitating existing housing stock, and supporting low- to moderate-income households in accessing safe, decent, and affordable housing.



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

### Introduction

There are 53,680 housing units in Peoria, according to the 2016-2020 ACS data. This represents an increase from the 52,505 units reported in the previous 2011-2015 ACS data. Of the total housing units, 64% (34,320) are one-unit detached structures, 4% (1,990) are one-unit attached structures, 7% (3,720) are two to four-unit structures, 14% (7,640) are 5-19 unit structures, 11% (5,815) are 20 units or more, and 0% (195) are classified as "Other," including mobile homes, RVs, and similar types of housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	34,320	64%
1-unit, attached structure	1,990	4%
2-4 units	3,720	7%
5-19 units	7,640	14%
20 or more units	5,815	11%
Mobile Home, boat, RV, van, etc	195	0%
<b>Total</b>	<b>53,680</b>	<b>100%</b>

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

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	135	1%	1,300	6%
1 bedroom	665	3%	5,350	26%
2 bedrooms	5,870	22%	8,295	41%
3 or more bedrooms	19,480	74%	5,335	26%
<b>Total</b>	<b>26,150</b>	<b>100%</b>	<b>20,280</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

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

The City of Peoria also provides support to households throughout the city, focusing on the low-income population earning less than 80% of the Area Median Income. In 2024, the City allocated HOME CHDO funds to Habitat for Humanity for the new construction of three homes as part of phase 1 of a project that anticipates a total of 12 new single-family homes built on the site of the former McKinley school in

the 61605 area. The City also allocated \$1,250,000 to Churchview Gardens to assist 4 households through new homeowner construction completed by Habitat for Humanity.

Through its various rehabilitation programs utilizing CDBG funds, the City assisted 67 households in 2024, providing 15 roof repairs, 1 ramp installation, and 12 emergency repairs. Additionally, using funds from the Illinois Housing Development Authority, the City provided home improvements to 8 households. The City also offered a match to the Peoria City/County Health Department's lead abatement program, serving 6 households. All of these programs primarily target the City's low-income population earning less than 80% Area Median Income. These programs are open to families and households of any type, although they tend to focus on homeowner-occupied properties.

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

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

At an average of 14.5% per census tract according to 2016-2020 ACS data, there is a substantial vacancy rate in Peoria. While this might suggest sufficient housing units, several factors complicate this figure, including unit quality, concentrated vacancy with abandoned homes, and housing affordability challenges. Some Peoria census tracts have vacancy rates as high as 36.2%, indicating potential abandonment/disinvestment and suggesting some properties may be uninhabitable. Additionally, Peoria's aging housing stock, particularly in historic neighborhoods, often fails to provide decent, healthy living environments, especially in rental units. According to Census data, approximately 37.7% of Peoria renters are cost-burdened, indicating insufficient affordable, quality rental units to meet local demand.

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

Peoria faces a critical need for affordable rental housing, evidenced by the high percentage of cost-burdened renters citywide. This affordability crisis is exacerbated by quality concerns, as low-income tenants may hesitate to report substandard conditions fearing potential eviction. Strategic development of affordable infill single-family homes could strengthen neighborhoods by expanding the quality housing stock while addressing vacant lots and abandoned structures. This approach would simultaneously tackle housing affordability, neighborhood stabilization, and public safety concerns.

### **Discussion**

Peoria's housing challenges center on both quality and affordability. While affordable units exist on paper, many are deteriorated and unsafe, particularly in the rental market. 2020 Census data reveals this disparity: over 37% of renters are cost-burdened (spending over 30% of income on housing)

compared to 16% of homeowners. While the homeownership market is better supplied, affordable units often face similar quality issues. This data demonstrates a clear need for housing that is both affordable and decent across Peoria.

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

### Introduction

According to ACS data, Peoria's median home values increased 3% from \$123,800 (2009) to \$127,900 (2020). Over the same period, median contract rent rose 11% from \$584 to \$649.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	123,800	127,900	3%
Median Contract Rent	584	649	11%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,045	24.9%
\$500-999	12,930	63.7%
\$1,000-1,499	1,620	8.0%
\$1,500-1,999	320	1.6%
\$2,000 or more	320	1.6%
<b>Total</b>	<b>20,235</b>	<b>99.8%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	3,030	No Data
50% HAMFI	9,515	4,205
80% HAMFI	15,265	9,140
100% HAMFI	No Data	12,134
<b>Total</b>	<b>27,810</b>	<b>25,479</b>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	639	707	896	1,164	1,211

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	573	629	798	1,022	1,151
Low HOME Rent	573	629	798	1,000	1,116

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

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

According to Census data, approximately 37.7% of Peoria renters are cost-burdened, indicating insufficient affordable, quality rental units. While CHAS data shows over 12,500 units affordable to households earning 50% or less of AMI, these units aren't necessarily occupied by low-income households. Higher-income households may occupy units affordable to those earning 30% of AMI, reducing availability for the most economically vulnerable residents. Additionally, many affordable units may be substandard, making them unsuitable regardless of household income.

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

According to 2009-2020 data, Peoria saw modest increases in housing costs, with median home values rising 3% (from \$123,800 to \$127,900) and median contract rents increasing 11% (from \$584 to \$649). Despite this relatively moderate growth rate, even small increases in housing costs can strain low-income households, particularly those at 30% or less AMI, in an already tight affordable housing market.

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

Current HOME rents and Fair Market Rents exceed Peoria's median contract rent of \$649 (2016-2020 ACS) for all unit sizes except efficiencies (\$573/\$639). This differential suggests developers may benefit from combining HOME funds with other subsidies like tenant- or project-based vouchers. While HOME-assisted units may command higher rents, their superior quality compared to older, deteriorating properties could attract residents despite increased housing costs. This presents an opportunity to simultaneously address both housing affordability and quality concerns through strategic funding combinations.

Note: The City of Peoria does not use HOME Funds for Tenant-Based Rental Assistance.

### **Discussion**

Peoria's housing market shows moderate cost increases from 2009 to 2020, with median contract rents rising 11% to \$649 and home values increasing 3% to \$127,900. The rental market is predominantly affordable, with 88.6% of units renting for less than \$1,000 monthly. The distribution of affordable units

shows significant inventory for moderate-income households, with 15,265 rental units accessible to those at 80% HAMFI. However, only 3,030 rental units are affordable to extremely low-income households (30% HAMFI), indicating a potential supply gap for the most economically vulnerable residents.

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

### Introduction

As the data reflects, Peoria's housing stock faces significant challenges with both unit conditions and lead hazards. Based on HUD Low- and Moderate-Income Summary data and EPA statistics, between 14,190 and 21,100 low- or moderate-income households occupy units with potential lead-based paint hazards. Additionally, 2016-2020 ACS data shows that 40% of renter-occupied units have at least one selected condition (incomplete plumbing/kitchen facilities, overcrowding, or cost burden exceeding 30%).

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,035	19%	8,150	40%
With two selected Conditions	95	0%	800	4%
With three selected Conditions	0	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,015	80%	11,295	56%
<b>Total</b>	<b>26,145</b>	<b>99%</b>	<b>20,270</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,840	15%	2,890	14%
1980-1999	2,855	11%	4,070	20%
1950-1979	11,455	44%	7,525	37%
Before 1950	7,999	31%	5,795	29%
<b>Total</b>	<b>26,149</b>	<b>101%</b>	<b>20,280</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2016-2020 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,454	74%	13,320	66%
Housing Units build before 1980 with children present	1,973	8%	984	5%

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

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

**Vacant Units**

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

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

**Need for Owner and Rental Rehabilitation**

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
 PLAN\_SECTION\_ID=[1313801000]>

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

The EPA estimates that lead-based paint can be found in 87% of homes built before 1940, 69% of homes built between 1940 and 1959, and 24% of homes built between 1960 and 1977. These figures were combined with HUD's Low- and Moderate-Income Summary data and county records of structure build years to estimate a range of probable LBP-affected households within our jurisdiction. Excluding properties without build year data, the number of households in Peoria with lead-based paint where occupants earn less than 80% of the area median income ranges from 8,700 to 15,600.

However, build year data is missing for 20% of parcels (approximately 12,200 buildings), suggesting the true range is likely higher. Using the average of EPA's likelihood figures for lead-based paint presence (45%, calculated by averaging 24%, 69%, and 87%, accounting for post-1977 lead-free construction), we can derive a more comprehensive estimation. To validate this approach, we mapped housing build years

and confirmed that many parcels with missing data are located in historically older areas of town, suggesting that 45% may be a conservative estimate.

Applying this 45% figure to the 12,200 households without build-year data adds approximately 5,490 households with potential lead-based paint. Therefore, we estimate the total number of low- and moderate-income households in Peoria with lead-based paint ranges from 14,190 to 21,100.

## **Discussion**

According to FEMA Flood Insurance Rate Maps (FIRM), Peoria's low- and moderate-income residents face minimal direct risks from natural hazards and climate change. The city's flood-prone areas are primarily commercial and industrial zones, with few residential properties at risk. Areas with concentrations of LMI residents largely fall outside flood-susceptible zones. Updates to Peoria's FEMA maps are still in the preliminary stages but still show Peoria's low- and moderate-income residents face minimal direct risks from natural hazards and climate change.

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

### Introduction

The City of Peoria’s public housing authority is the Peoria Housing Authority (PHA). According to data provided by the Peoria Housing Authority, there are currently 658 public housing units in Peoria, along with a total of 2,107 vouchers, which include 85 project-based vouchers and 1,665 housing choice vouchers. Due to currently operating in a shortfall, the number of active vouchers will drop in 2025.

The redevelopment of Harrison Homes, one of Peoria’s older public housing facilities, is a key priority for the PHA. PHA and the City collaborated on a Choice Neighborhoods Planning grant as the first step in the redevelopment process.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	658	2,107	85	1,665	38	0	18
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

PHA Data

Data Source Comments:

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

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

The Peoria Housing Authority manages 658 public housing units across its properties. Sterling Towers comprises 185 units in an 11-story high-rise with a connected 4-story complex, with 60 units recently renovated in 2024 and in good condition. Harrison Homes, built in 1942, contains 152 units, with many in disrepair and offline. The new redeveloped Providence Pointe has 142 new units of affordable housing. PHA's 5-Year Action Plan outlines comprehensive improvements including security upgrades (cameras, lighting, security services), interior renovations (kitchens, bathrooms, painting, flooring), exterior work (roofing, gutters, concrete, windows, fencing), and system upgrades (HVAC, plumbing, appliances), along with site improvements to landscaping and roads.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

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

Through its Capital Fund Program, PHA plans comprehensive improvements across its properties, including upgrades to exteriors, windows, doors, roofing, fencing, kitchens, and bathrooms. In addition, the PHA and the City collaborated on a Choice Neighborhoods Planning Grant to prepare for the redevelopment of Harrison Homes.

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

The Peoria Housing Authority's Five-Year Action Plan outlines strategies for improving public housing residents' living conditions through building renovations, facility upgrades, and energy efficiency initiatives. The plan leverages diverse funding sources including IHDA, CDBG, and Federal Home Loan Bank. Additionally, PHA is enhancing security across properties while strengthening partnerships with service providers and Continuum of Care to address resident needs.

**Discussion:**

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

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

### Introduction

The data below reflects the housing inventory count as of January 2024 for homeless providers in the Tri-County Region (Peoria, Tazewell, and Woodford Counties) that make up the regional Continuum of Care. In addition to the data below, there are rapid rehousing programs in the continuum that provide 49 total beds, including 9 beds for households with children, 40 beds for households with only adults, and 9 beds for veterans. While rapid rehousing is considered permanent housing, it is not included in the chart below as it differs from permanent supportive housing.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	146	55	0	160	0
Households with Only Adults	306	0	38	210	38
Chronically Homeless Households	0	0	0	30	0
Veterans	0	0	6	75	0
Unaccompanied Youth	0	0	0	0	0

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

Data Source Comments: [https://files.hudexchange.info/reports/published/CoC\\_HIC\\_State\\_IL\\_2024.pdf](https://files.hudexchange.info/reports/published/CoC_HIC_State_IL_2024.pdf)

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

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

[https://www.fostervillagepeoria.org/files/uploads/PeoriaCountyResourceGuide3.31.22\(3\).pdf](https://www.fostervillagepeoria.org/files/uploads/PeoriaCountyResourceGuide3.31.22(3).pdf)

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

Please see the attached **Housing Inventory List** that provides information on the type of program and the population served.

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

### **Introduction**

The City ensures housing access for persons with severe mental illnesses, developmental disabilities, and physical disabilities through strategic funding. Several community agencies provide intermediate care facilities, development centers, and housing assistance to prevent homelessness after discharge from mental health institutions. The City enforces a discharge policy requiring institutions to secure housing for patients prior to their release.

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

The elderly primarily need decent, affordable housing. Despite many having satisfied mortgages, rising costs for utilities, transportation, medical care, and food create affordability challenges. This particularly impacts extremely low and very low-income seniors whose properties may have deteriorated beyond their financial or physical ability to improve, sell, or leverage for repairs.

Individuals with disabilities face similar financial hardships plus the need for accessible and sensory-modified properties. Those with extremely low to low incomes often lack funds for necessary accommodations.

Individuals with HIV/AIDS and their families encounter similar living expense challenges as seniors, compounded by chronic disease management needs.

Supportive services vary by individual need and case management requirements, including:

- Housing maintenance education
- Money management
- Prescription management
- Benefits access assistance
- Medical insurance navigation
- Transportation assistance
- Parenting education
- Employment search and retention support
- Housing payment assistance
- Legal services
- Affordable housing access
- Educational support

Individuals with behavioral health conditions may face discriminatory housing standards exceeding general population requirements. Requirements like mandatory drug tests, sobriety, medication compliance, and service participation contradict the evidence-based Housing First model and create barriers for vulnerable populations.

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

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
PLAN\_SECTION\_ID=[1350402000]>

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

The City allocates funding to assist non-homeless individuals with special needs through targeted programs. These serve persons with mental, physical, and developmental disabilities, those requiring health services, individuals with substance use disorders, persons with HIV/AIDS and their families, and public housing residents. Key initiatives include:

- CDBG-funded Roof Rehabilitation Program
- PCCHD Lead Match Program
- Wheelchair ramp program

These programs rehabilitate homes for lower-income households, with additional application assistance provided to residents with mobility impairments or other disabilities.

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

Peoria is not part of a consortium.

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

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

The City works with developers to try to minimize any barriers to affordable housing. Like many American cities, Peoria's zoning allows varying residential densities in different areas, which could prevent affordable multifamily structures in less densely zoned neighborhoods. In parts of the City under form-based code and in the Heart of Peoria, additional regulations and design requirements apply that could raise development costs. The grants team works together with planning and zoning staff to minimize any barriers in the process. The elimination of building permit fees for affordable housing development, the transferring of acquired land at no cost, and the commitment of HOME funds for gap financing are all tools to assist to remove barriers and encourage more affordable housing developments.

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

### Introduction

Based on the economic data, Peoria has a substantial job market with 68,296 positions, primarily concentrated in education/healthcare (37%), manufacturing (13%), and professional services (12%). While job opportunities exist across sectors, there's a mismatch between available positions and worker qualifications, particularly evident in the 24.52% youth unemployment rate versus the 6.51% adult rate. This analysis examines these employment gaps and ongoing initiatives to enhance workforce education and training in Peoria.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	85	10	0	0	0
Arts, Entertainment, Accommodations	6,078	7,144	16	10	-6
Construction	1,169	1,780	3	3	0
Education and Health Care Services	10,250	25,150	26	37	11
Finance, Insurance, and Real Estate	2,181	3,122	6	5	-1
Information	642	1,068	2	2	0
Manufacturing	4,683	8,887	12	13	1
Other Services	1,736	3,158	4	5	1
Professional, Scientific, Management Services	3,989	7,856	10	12	2
Public Administration	0	0	0	0	0
Retail Trade	5,105	6,990	13	10	-3
Transportation and Warehousing	1,588	565	4	1	-3
Wholesale Trade	1,556	2,566	4	4	0
Total	39,062	68,296	--	--	--

**Table 40 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)



## Labor Force

Total Population in the Civilian Labor Force	53,663
Civilian Employed Population 16 years and over	48,465
Unemployment Rate	9.67
Unemployment Rate for Ages 16-24	24.52
Unemployment Rate for Ages 25-65	6.51

**Table 41 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	12,575
Farming, fisheries and forestry occupations	1,255
Service	6,200
Sales and office	9,675
Construction, extraction, maintenance and repair	2,170
Production, transportation and material moving	1,930

**Table 42 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,725	88%
30-59 Minutes	3,907	9%
60 or More Minutes	1,455	3%
<b>Total</b>	<b>45,087</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,010	600	2,335
High school graduate (includes equivalency)	7,295	1,545	4,580
Some college or Associate's degree	12,205	1,150	3,445

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	17,305	365	3,185

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

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	300	294	870	849
9th to 12th grade, no diploma	1,590	915	955	1,605	1,265
High school graduate, GED, or alternative	2,778	3,554	2,740	7,120	5,145
Some college, no degree	5,229	3,865	2,510	5,600	4,215
Associate's degree	434	1,240	1,540	2,115	1,275
Bachelor's degree	1,605	4,355	3,375	4,820	2,865
Graduate or professional degree	85	2,555	2,385	3,395	2,060

**Table 45 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,558
High school graduate (includes equivalency)	115,915
Some college or Associate's degree	206,539
Bachelor's degree	338,207
Graduate or professional degree	439,054

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

Data Source: 2016-2020 ACS

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

Based on Table 45, the major employment sectors in Peoria are Education and Health Care Services with 25,150 jobs (37% of total jobs), Manufacturing with 8,887 jobs (13%), Professional, Scientific, and Management Services with 7,856 jobs (12%), and Arts, Entertainment, Accommodations with 7,144 jobs (10%). This data shows the largest employment sectors by number of jobs, with Education and Health Care Services significantly leading other sectors.

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

The business community requires a skilled workforce with post-secondary education and technical competencies. Based on the education data in Tables 49-51, there's a clear link between education and employment—those with higher education levels show lower unemployment rates and higher earnings. The data shows that 17,305 employed individuals have a bachelor's degree or higher, while only 2,010 employed individuals have less than a high school education.

Infrastructure needs include efficient transportation systems, which the data suggests are functioning well with 88% of workers having commutes under 30 minutes. Additional requirements include water, sewer, internet, electricity, and recreational facilities, all provided cost-effectively through taxes or fees to support the 68,296 jobs across sectors.

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

The healthcare sector, already Peoria's largest employer with 25,150 jobs (37% of total jobs), continues to expand, requiring workers with post-secondary education. This aligns with current employment data showing healthcare and education services provide 10% more jobs than available workers. New technology initiatives include autonomous vehicle development in downtown focusing on medical center transportation, while the Peoria Innovation Hub's establishment aims to foster business collaboration and startups. These developments particularly impact workforce needs in the healthcare and technology sectors, supported by data showing 17,305 workers with bachelor's degrees or higher. The Innovation Hub aims to address the professional services sector, which currently provides 7,856 jobs (12% of total employment).

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

The employment data shows a skills gap in Peoria's largest sector—education and healthcare (25,150 jobs)—which has 10% more positions than available workers. While 76% of employed residents have post-secondary education (29,510 with some college, associate's, bachelor's, or higher degrees), this remains insufficient for current job market demands. The disparity is evident in unemployment rates: 24.52% for ages 16-24 versus 6.51% for ages 25-65, suggesting younger workers lack the required qualifications. Healthcare sector growth requires both medical professionals and support staff with post-secondary education, indicating a need to increase educational attainment among the workforce.

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

The Greater Peoria Economic Council implements a four-part workforce development strategy addressing education gaps shown in the labor data. High school career pathway programs prepare students for workforce entry or further education. Illinois Central College collaborates with employers to develop targeted coursework matching local industry needs, particularly relevant for the education/healthcare sector (25,150 jobs) and manufacturing sector (8,887 jobs). Outreach programs target unskilled workers, important given the 24.52% youth unemployment rate. Support services address barriers like transportation—though data shows 88% have commutes under 30 minutes—childcare, and health issues that prevent workforce participation. These initiatives align with employment data showing higher unemployment among those with less education (600 unemployed with less than high school vs. 365 unemployed with bachelor's degrees).

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

Yes

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

<TYPE=[text] REPORT\_GUID=[F8DC4D3147433947165558A235C46686]  
PLAN\_SECTION\_ID=[1370705000]>

**Discussion**

Based on the economic data, Peoria shows a complex labor market characterized by both opportunities and challenges. The education/healthcare sector dominates with 25,150 jobs (37% of the total), followed by manufacturing (8,887 jobs, 13%) and professional services (7,856 jobs, 12%). While these sectors offer substantial employment, there's a notable skills gap - particularly in healthcare which has 10% more positions than workers.

Educational attainment significantly impacts employment outcomes. Those with bachelor's degrees show lower unemployment (365 unemployed) compared to those without high school completion (600 unemployed). Youth unemployment (24.52%) vastly exceeds adult unemployment (6.51%), suggesting entry barriers for younger workers.

The city's infrastructure appears supportive of employment access, with 88% of workers commuting under 30 minutes. However, public transportation limitations and affordable housing availability near

job centers create barriers for some workers. The Peoria Innovation Hub and autonomous vehicle initiatives indicate economic diversification efforts, though healthcare remains the primary growth driver.

Current workforce initiatives through the Greater Peoria Economic Council and partnership with Illinois Central College aim to address these challenges through targeted training programs and barrier reduction strategies.

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

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

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. A concentration of households with housing needs is defined as a census tract where more than 51% of households have at least one housing need. Using this definition, there is one census tract that meets this requirement. Census Tract 13 has 68% of properties, including both owner-occupied and rental properties, that have at least one of the housing problems.

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

Based on HUD's definition, a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) requires both a non-white population of 50% or more and a poverty rate of 40% or more. Peoria has nine R/ECAP census tracts (1, 5, 6, 9, 12, 13, 21, 30 and 50) mainly located on the South Side of the city.

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

These R/ECAP neighborhoods are characterized by limited retail options, devalued housing stock, high rental concentrations, deteriorating properties requiring rehabilitation, scarce employment opportunities, and lower household incomes.

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

These R/ECAP areas benefit from active neighborhood associations that engage with city planning processes, along with nonprofit organizations providing resident support services.

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

The City developed neighborhood plans for the South Side and East Bluff through collaboration with the Illinois Housing Development Authority. Implementation will utilize HUD funding through Notice of Funding Availability for plan-aligned projects.

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

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

Based on FCC data, broadband infrastructure serves all of the City of Peoria. While affordability creates access barriers for low-income households, Comcast's Internet Essentials program offers 75 Mbps or 100 Mbps speeds, both exceeding the FCC's 25 Mbps broadband standard for \$15 or \$30 per month.

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

FCC data shows complete broadband coverage in the City of Peoria with two providers, and 99.69% of urban areas having three or more providers. While competition has expanded, broadband costs remain prohibitive for many low-income families.

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

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

Based on Peoria County's hazard assessment, climate change-related risks include floods, severe storms and tornados, winter storms, landslides, drought, and extreme heat. The total list of hazards can be found here: <https://www.peoriacounty.gov/422/Hazard-Mitigation-Plan>

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

Winter Storms and Tornados pose risks to all Peoria residents.

Landslides: Low- and moderate-income residents face heightened landslide risks due to housing location. Peoria's lowest income area sits at the base of bluffs, making these homes particularly vulnerable to landslide damage from increased precipitation and ground instability.

Extreme Heat: Older housing stock in low and moderate-income areas creates dual risks during heat events. Poor insulation leads to higher utility costs for cooling, while limited air conditioning access poses health risks. These residents face both financial strain from increased energy bills and physical danger from inadequate cooling capacity.

Drought: Low-income residents are particularly vulnerable to water scarcity. With Peoria relying on the Illinois River for drinking water, drought conditions could limit water availability. Limited financial resources may prevent these residents from purchasing alternative water sources like bottled water.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The following strategic plan sections provide context for the chosen goals to be addressed with federal grant funds and other leveraged resources over the next five years under the 2025-2029 Consolidated Plan.

The City conducted a Community Needs Survey to solicit comprehensive feedback from residents about the priorities for this federal funding. The survey results along with stakeholder input shaped the selection of needs and goals in the plan.

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

### Geographic Area

Are a N am e:	Are a T ype :	Other Tar get Area D escription :	HUD A pprov al Dat e:	% of Low/ Mod :	Revi tal T ype: :	Other R evital De scription :	Iden tify the neig hbor hoo d bou ndar ies for this targ et area .	Inclu de spec ific hous ing and com mer cial char acte ristic s of this targ et area .	How did your cons ultat ion and citiz en parti cipa tion proc ess help you to iden tify this neig hbor hoo d as a targ et area ?	Id en t are the opp ortu nities for imp rove men t in this targ et area ?	Wha t are the opp ortu nities for imp rove men t in this targ et area ?	Are ther e barr iers to imp rove men t in this targ et area ?

<TYPE=[pivot\_table] REPORT\_GUID=[580A1C4243185DA4A57AD1B7DE5CFB16] >

Table 47 - Geographic Priority Areas

## General Allocation Priorities

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

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

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

1. The City's Community Needs Survey identified local neighborhoods that the community identified as target areas for federal funding. Over 40% of respondents indicated funding should be focused on the South Side of Peoria with an additional 26% indicating funding should be targeted in the East Bluff neighborhood and 7% identified both the Center Bluff and the Near Northside. To address these needs, the City has focused providing gap funding for larger housing development within these areas while also continuing to provide
2. High cost was identified in the Community Needs Survey as the top barrier for being unable to find decent, affordable housing. The City will continue to seek out opportunities to offer gap financing to larger affordable housing development projects in order to increase the number of new affordable housing units available in the community. In addition, rehabilitation programs for homeowners will continue as that was one of the top needs from the survey. Code enforcement for rental properties will continue to seek to improve housing stock in order to remain in current affordable housing based on the survey results and additional feedback questions on the survey.

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

### Priority Needs

Table 48 – Priority Needs Summary

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

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Focus Housing Leverage
<b>Description</b>	This priority need is for the creation and retention of affordable housing units within the City of Peoria. This could include HOME funding for CHDOs or other developers for the new rental units or the rehabilitation of multi-family rental units.

	<b>Basis for Relative Priority</b>	The basis for this priority is due to the ranking of family housing towards the top of the Community Needs Survey. In addition, respondents unable to find decent, affordable housing indicated the top reason for this was due to high cost of housing in the community. Affordable housing was also identified as a major need in the Analysis of Impediments. Finally, stakeholders, such as the Continuum of Care, have identified the creation and retention of affordable units as a high need in our community.
<b>3</b>	<b>Priority Need Name</b>	Public Service
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	This priority need will assist local nonprofits in providing a variety of services to low-income residents.
	<b>Basis for Relative Priority</b>	The basis for this priority is that these social services are vital to assisting low-income community members. The City's Community Needs Survey results will be used to help guide a City Commission to select the priorities that will be funded each year.

4	<b>Priority Need Name</b>	Homeless Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Homeless Services
	<b>Description</b>	This priority need is to assist homeless individuals and families with the end goal being placements into permanent housing
	<b>Basis for Relative Priority</b>	This priority was identified as a high priority in order to best coordinate funding with the Heart of Illinois Continuum of Care.
	5	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Elderly Frail Elderly Non-housing Community Development
<b>Geographic Areas Affected</b>		

	<b>Associated Goals</b>	Public Improvements
	<b>Description</b>	This priority provides for the construction of public improvements and infrastructure in eligible locations.
	<b>Basis for Relative Priority</b>	The basis for this priority is from the Community Needs Assessment Survey and the infrastructure needs of the community.
6	<b>Priority Need Name</b>	Demolition
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Demolition
	<b>Description</b>	This priority need will remove deteriorated structures. All structures will be vacant, blighted structures within the City of Peoria.
	<b>Basis for Relative Priority</b>	The City of Peoria Community Development Department uses funding for demolition to add value to the other established funding priorities to ensure safe and sanitary neighborhood conditions for our residents. A holistic approach to community development ensures that funds being put into rehabilitation projects are maximized by ensuring residential properties in the same neighborhood that are dangerous to residents are demolished. This helps protect the investment of the CDBG funds as well as ensure safe, quality, affordable housing and maintain property values in our city.

**Narrative (Optional)**

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

### Influence of Market Conditions

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

**Table 49 – Influence of Market Conditions**

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

### Introduction

On May 14, the Office of Community Planning and Development for HUD announced the FY 2025 formula allocations for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs. Per the announcement, the City anticipates receiving the following amounts for its 2020 program year: \$1,828,722 in CDBG funds; \$596,655.96 in HOME funds; and \$165,382 in ESG funds. The City's 2025 program year is from January 1, 2025 to December 31, 2025.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,828,722	0	0	1,828,722	7,314,888	There are no prior year resources that are to be reallocated.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	596,656	0	0	596,656	2,386,624	There are no prior year resources that are to be reallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	165,382	0	0	165,382	661,528	There are no prior year resources that are to be reallocated.

**Table 50 - Anticipated Resources**

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

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

**Match Requirements:**

The CDBG program has no regulatory match requirement. However, for most activities, CDBG is not the sole funding source. For example, CDBG-funded public service activities require that CDBG funds be no more than 50% of the program's total budget. Therefore, an organization's other financial sources are additional contributions to the CDBG-funded public service programs. Additionally, the 2025 match provided for Peoria City/County Health Department lead hazard control program will leverage an anticipated grant award of over \$3.5 million for the \$450,000 of CDBG invested for match.

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

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

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

The City's Community Development Department manages the City of Peoria Land Bank. In discussions with the City's certified CHDOs, lack of site control has been cited as a potential barrier to project development. For CHDO activities, the City may donate property to a CHDO for in-fill, new construction of single-family homes. As organizations approach the City for applications for state or federal tax credits, the City works with the developers to identify potential City-owned lots that could be donated to the project. In addition to CHDO projects, the City operates a rehabilitation program for City-owned properties the City acquires through the abandoned property process via demolition court. The program allows qualified individuals, neighborhood associations, nonprofits, and development firms to submit proposals for rehab as an alternative to demolition.

**Discussion**

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PEORIA	Government	Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
HEART OF ILLINOIS CONTINUUM OF CARE	Non-profit organizations	Homelessness	Region
HABITAT FOR HUMANITY GREATER PEORIA AREA	Non-profit organizations	Ownership	Region
PEORIA CITY / COUNTY HEALTH DEPARTMENT	Government	Ownership Rental	Jurisdiction

**Table 51 - Institutional Delivery Structure**

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

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

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

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

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

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

**Table 52 - Homeless Prevention Services Summary**

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

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

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

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

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

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

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

The strategy for overcoming gaps in the institutional structure and service delivery system is to continually meet with local agencies to identify possible improvement and collaborations. The area has numerous strong nonprofit organizations dedicated to serving residents and willing to adapt programs when gaps are identified. The City added the Housing Coordinator position within the Community Development Department to intentionally conduct planning and outreach efforts with local providers to better address priority needs with resources and collaboration. City staff review service delivery from a macro level and work with the direct service providers to implement strategies around housing development, homelessness, access to care, and creative uses of flexible funding. An example of this is the City's Health Equity Flexible Rent Spending Program, partnering with the City/County Health Department to identify households within shelter that need rental assistance and connecting them with housing options that lead to better health and employment outcomes.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing		Housing Rehabilitation	CDBG: \$6,043,610	Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	Focus Housing Leverage	2025	2029	Affordable Housing		Affordable Housing	HOME: \$2,983,280	Rental units constructed: 4 Household Housing Unit  Rental units rehabilitated: 4 Household Housing Unit  Homeowner Housing Added: 5 Household Housing Unit
3	Public Service	2025	2029	Non-Housing Community Development		Public Service	CDBG: \$1,350,000	Public service activities other than Low/Moderate Income Housing Benefit: 5500 Persons Assisted
4	Homeless Services	2025	2029	Homeless		Homeless Services	ESG: \$826,910	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted  Homeless Person Overnight Shelter: 4500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Improvements	2025	2029	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$1,400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	Demolition	2025	2029	Affordable Housing		Demolition	CDBG: \$350,000	Buildings Demolished: 18 Buildings

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	This goal will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Code enforcement activities will also help the rehabilitation of rental units. Housing rehabilitation was identified as a major recommendation in the Analysis of Impediments due to the old age of many low-income homes. Funding also includes administrative costs and program delivery costs associated with the project
2	<b>Goal Name</b>	Focus Housing Leverage
	<b>Goal Description</b>	This goal is to focus funds in specific areas of town as will be outlined in each annual plan to concentrate funding to create larger impact projects. In addition, the projects and activities in this goal will seek to leverage funds in addition to HUD funds in order to make a greater impact on the City of Peoria residents
3	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	The goal will provide public service activities to support low-income persons within the City of Peoria.

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

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

For HOME program funding, the City of Peoria estimates that 4 extremely low-income families, 4 low-income families, and 5 moderate-income families will receive affordable housing assistance over the five-year period of the plan.

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

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

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

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

The Peoria Housing Authority undertakes a variety of initiatives to increase resident involvement. These include its Family Self-Sufficiency Program, in which both Housing Choice Voucher and public housing program families can engage in self-sufficiency activities. PHA also releases a monthly newsletter to residents that is site specific, as well as quarterly newsletters to all tenants, voucher holders, and landlords. At both Providence Point and Harrison Homes, there are resource centers that offer access to counseling, health care, education, and job assistance. The PHA is also working with residents as part of a Choice Neighborhoods Planning Grant to gather input for the revitalization of the Harrison Homes area.

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

No

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

The Peoria Housing Authority is not designated as troubled.

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

### **Barriers to Affordable Housing**

The City works with developers to try to minimize any barriers to affordable housing. Like many American cities, Peoria's zoning allows varying residential densities in different areas, which could prevent affordable multifamily structures in less densely zoned neighborhoods. In parts of the City under form-based code and in the Heart of Peoria, additional regulations and design requirements apply that could raise development costs. The grants team works together with planning and zoning staff to minimize any barriers in the process. The elimination of building permit fees for affordable housing development, the transferring of acquired land at no cost, and the commitment of HOME funds for gap financing are all tools to assist to remove barriers and encourage more affordable housing developments.

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

The City waives all building permit fees for the construction and rehabilitation of affordable housing developments.

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

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

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

The City actively participates in the local Continuum of Care. The Continuum of Care conducts coordinated entry screenings for all individuals experiencing homelessness in order to place them on the coordinated entry list. The City collaborates with the Street Outreach Team at Phoenix Community Development Services to assist in any complaints received at the City about individuals experiencing unsheltered homelessness. The Police Department has also implemented a co-response model to allow for social workers to assist on police calls.

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

The City collaborates with the Continuum of Care to make funding decisions for our ESG funding in order to support emergency shelter operations. In the past, the City has also provided CDBG and ESG-CV funds for minor renovations of shelters to better support 24/7 operation. Due to a shift in HUD priorities, the Continuum of Care ceased operation of almost all of the transitional housing units and converted them to permanent housing.

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

The City of Peoria's ESG funds support the operations of a rapid rehousing program through Phoenix Community Development Services. In addition, the City of Peoria is operating a flexible rental program with City and County ARPA funds. This program targets those on the coordinated entry list that do not score high enough for permanent supportive housing or rapid rehousing to assist with deposit, first months rent and household supplies. This program has been able to make contact and start the housing process almost as soon as individuals are entering shelter. Turning people around quickly helps to minimize disruptions to their lives and quickly opens up shelter space.

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

The City of Peoria and Continuum of Care have made great strides with the local hospital systems to minimize any unplanned discharges to shelters not equipped to handle patients. In addition, Phoenix Community Development Services has modified a temporary shelter opened during COVID to be a medical respite facility. They are seeking additional funding through IHDA to include a floor of medical respite in the rehabilitation of Phoenix Manor.

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

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

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

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

All the properties that the Health Department accepts into the program are referred through a child having an elevated blood lead level through testing. The goal is to abate these properties in order to mitigate any additional or future lead poisoning.

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

A formal commitment letter of CDBG matching funds for the Health Department was approved and funding will be incorporated into future annual action plans. The City and the Health Department have a history of working together and have developed policies and procedures for the program.

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

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

The goal is to reduce the number of families in poverty (families with an annual income of <30% AMI) by providing assistance to 50 families annually. The City of Peoria has a multi-faceted approach.

CDBG funds are being targeted for housing rehabilitation, especially the emergency repair program is targeted to households making less than 50% AMI, and public service. HOME funds will be utilized to help those in poverty live in new or existing affordable housing units, and Emergency Solution Grant funds will help the homeless through rapid re-housing and other services to bring families out of homelessness.

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

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

The City of Peoria's goals, programs and policies are coordinated in a variety of ways. The City's CDBG Public Service Commission reviews and evaluates CDBG public service funding applications. In addition, the Home For All Continuum of Care coordinates homeless goals, programs, and policies in the four county Peoria area with the Grants Manager a nonvoting member of the Governing Board and other grants staff attending general membership meetings. The Community Development Departments also attends a variety of local meetings to maintain relationships with area social service and faith-based organizations.

## **SP-80 Monitoring – 91.230**

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

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

The City of Peoria provides business outreach to women and minorities in a multitude of ways.

City of Peoria funded projects have participation goals for women and minority contractors. To help assist with outreach for these goals the City of Peoria hosts a Minority and Women-Owned business registry, the information provided includes contact information and job scope for businesses entered into this database. That registry is also used through the city's bidding platform to email any business in the registry to inform on projects relevant to their work scope category.

Through our Equal Opportunity office, all contractors performing work for the City of Peoria are required to complete an equal opportunity certification. This certification requires confirmation on a company having a policy to recruit, hire, train, upgrade, promote, and discipline persons without regard to race color or sex. If the company doesn't have this policy they are assisted in creating one.

The City of Peoria's equal opportunity office staff also hosts an annual Equity in Procurement Expo. This expo connects minority contractors, business owners, and entrepreneurs and covers topics related to government procurement, registering with the Minority and Business registry, and assisting with the bid process. EOO staff also does outreach within the community to promote assistance their office offers and to help inform the community of the Equity in Procurement expo.

Lastly, the City of Peoria also utilizes an Equity in Procurement Work Group. This group includes external community stakeholders and representatives with City of Peoria departments to meet monthly to assess

the procurement process and prepare educational information surrounding the procurement activities to assist women, minority and small businesses seeking access to City of Peoria projects.

## Expected Resources

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

#### Introduction

On May 14, the Office of Community Planning and Development for HUD announced the FY 2025 formula allocations for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) programs. Per the announcement, the City anticipates receiving the following amounts for its 2020 program year: \$1,828,722 in CDBG funds; \$596,655.96 in HOME funds; and \$165,382 in ESG funds. The City's 2025 program year is from January 1, 2025 to December 31, 2025.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,828,722.00	0.00	0.00	1,828,722.00	7,314,888.00	There are no prior year resources that are to be reallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	596,655.96	0.00	0.00	596,655.96	2,386,623.84	There are no prior year resources that are to be reallocated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	165,382.00	0.00	0.00	165,382.00	661,528.00	There are no prior year resources that are to be reallocated.

Table 54 - Expected Resources – Priority Table

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

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

**Match Requirements:**

The CDBG program has no regulatory match requirement. However, for most activities, CDBG is not the sole funding source. For example, CDBG-funded public service activities require that CDBG funds be no more than 50% of the program's total budget. Therefore, an organization's other financial sources are additional contributions to the CDBG-funded public service programs. Additionally, the 2025 match provided for Peoria City/County Health Department lead hazard control program will leverage an anticipated grant award of over \$3.5 million for the \$450,000 of CDBG invested for match.

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

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

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

The City's Community Development Department manages the City of Peoria Land Bank. In discussions with the City's certified CHDOs, lack of site control has been cited as a potential barrier to project development. For CHDO activities, the City may donate property to a CHDO for in-fill, new construction of single-family homes. As organizations approach the City for applications for state or federal tax credits, the City works with the developers to identify potential City-owned lots that could be donated to the project. In addition to CHDO projects, the City operates a rehabilitation program for City-owned properties the City acquires through the abandoned property process via demolition court. The program allows qualified individuals, neighborhood associations, nonprofits, and development firms to submit proposals for rehab as an alternative to demolition.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing		Housing Rehabilitation	CDBG: \$1,208,722.00	Homeowner Housing Rehabilitated: 35 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1500 Household Housing Unit
2	Focus Housing Leverage	2025	2029	Affordable Housing		Affordable Housing	HOME: \$596,655.96	Rental units constructed: 2 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
3	Public Service	2025	2029	Non-Housing Community Development		Public Service	CDBG: \$270,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 1100 Persons Assisted
4	Homeless Services	2025	2029	Homeless		Homeless Services	ESG: \$165,382.00	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 900 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Improvements	2025	2029	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$350,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

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

5	<b>Goal Name</b>	Public Improvements
	<b>Goal Description</b>	This goal provides for the construction of public improvements and infrastructure in eligible locations.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The projects listed below will address the high priority needs in 2025.

#### Projects

#	Project Name
1	Housing Rehabilitation
2	Competitive Grant Program
3	CHDO
4	Public Service
5	ESG25 Peoria
6	Public Facilities and Improvements
7	Code Enforcement
8	Planning/General Administration
9	Housing Rehabilitation Delivery

Table 56 – Project Information

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

These allocation priorities address the identified needs from the 2025 Consolidated Plan. The Plan included a robust citizen participation process and included stakeholder input. These priorities are reflective of that input.

A known obstacle in addressing these needs is the extremely large gap between resources and demonstrated need. As funding from previous grant allocations remains the same or slightly increases, the community's request for services continues to increase. This is a common issue with the City's housing rehab programs, as there is often a greater number of individuals in need of assistance compared to the amount of funds expendable. To overcome this, the City has established a double dipping policy, which mandates that a household can receive assistance through its various programming once every five years. Further, although housing rehab programs can assist households earning up to 80% of area median income, the City restricts some of its housing rehab programs to serving households at or below 50% of the area median income. The double dipping policy aims to ensure that resources are evenly spread out among residents in greatest need of assistance. In addition, the City seeks to leverage its funding with other funding sources as much as possible.

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

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$548,722.00
	<b>Description</b>	This project will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Rehabilitation activities such as roof replacement, water heater replacement, lead abatement, ramp installations, energy efficiency, and others will be offered to low-income households throughout the City. Funds may also be used to help leverage other rehab programs for City of Peoria residents.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 35 low income households will benefit from this project
	<b>Location Description</b>	These programs will be available City wide to income qualifying households.
<b>Planned Activities</b>	This project will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Rehabilitation activities such as roof replacement, water heater replacement, lead abatement, ramp installations, energy efficiency, and others will be offered to low-income households throughout the City. Funds may also be used to help leverage other rehab programs for City of Peoria residents.	
<b>2</b>	<b>Project Name</b>	Competitive Grant Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Focus Housing Leverage
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$426,655.96
	<b>Description</b>	The Competitive Grant program provides HOME funding in a targeted funding usage. The program will utilize neighborhood planning efforts or other coordinated investment strategies to provide funding for eligible projects.

	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 low-income families will be assisted through this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	The Competitive Grant program provides HOME funding in a targeted funding usage. The program will utilize neighborhood planning efforts or other coordinated investment strategies to provide funding for eligible projects.
<b>3</b>	<b>Project Name</b>	CHDO
	<b>Target Area</b>	
	<b>Goals Supported</b>	Focus Housing Leverage
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$110,000.00
	<b>Description</b>	This project will provide funding to local Community Housing Development Organizations to create to retain affordable housing. CHDOs must meet all federal requirements in order to meet the CHDO definition to be eligible for funding.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately one low/moderate income family will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project will provide funding to local Community Housing Development Organizations to create to retain affordable housing. CHDOs must meet all federal requirements in order to meet the CHDO definition to be eligible for funding.
<b>4</b>	<b>Project Name</b>	Public Service
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Service
	<b>Funding</b>	CDBG: \$270,000.00

	<b>Description</b>	This project will provide public service activities to support low-income persons within the City of Peoria.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,100 low-income families will be served.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project will provide public service activities to support low-income persons within the City of Peoria.
5	<b>Project Name</b>	ESG25 Peoria
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Services
	<b>Needs Addressed</b>	Homeless Services
	<b>Funding</b>	ESG: \$165,382.00
	<b>Description</b>	This project will provide services to homeless individuals and families and connect them with permanent housing. Applications will be reviewed by the CoC Governing Board and funding recommendations approved by City Council. These funds will be used for programs and City administration under the 7.5% cap. For 2025, \$9,000 is budgeted for administration which is under the 7.5% cap of \$12,404. The shelter operations and street outreach component will also be under the 60% cap of \$99,229.20
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 908 low income families will benefit from this project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	This project will provide services to homeless individuals and families and connect them with permanent housing. Applications will be reviewed by the CoC Governing Board and funding recommendations approved by City Council.
6	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Improvements

	<b>Needs Addressed</b>	Public Improvements and Infrastructure
	<b>Funding</b>	CDBG: \$350,000.00
	<b>Description</b>	Public Facilities and Improvements project will improve public facilities and other public improvements to serve low income residents of the community.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 800 low income families will benefit from this project
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Facilities and Improvements project will improve public facilities and other public improvements to serve low income residents of the community.
<b>7</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$300,000.00

<b>Description</b>	<p>This activity will include code enforcement inspections and staff related costs. This activity will only occur in the CDBG Target Area (low-income area, where 51% or more of the resident households have reported incomes at 80% or below area median income of the City that would be considered deteriorated or deteriorating. To document other public and private improvements, rehabilitation or services that were provided to arrest the decline of the area, in addition to code enforcement, staff will compile, to the greatest extent possible, the following information: 1) Number of building permits issued and value of permits in the eligible CDBG Code Enforcement Area. 2) Number of demolitions and costs in the eligible CDBG Code Enforcement Area. 3) Rehabilitation/new construction projects funded with CDBG or HOME funds in the eligible CDBG Code Enforcement Area. 4) Number of Police Services (based on dispatched calls or offered programs) in the eligible CDBG Code Enforcement Area. 5) Number of Fire/EMT Services (based on dispatched calls) in the eligible CDBG Code Enforcement Area. 6) Project descriptions and monetary value of other neighborhood stabilization efforts conducted by the City and/or its community partners in the eligible CDBG Code Enforcement Area. 7) Project descriptions and monetary value of infrastructure improvements conducted by City Public Works or State of Illinois Department of Transportation in the eligible CDBG Code Enforcement Area. 8) Economic Development activities (job creation, new businesses, facade improvements, etc.) in the eligible CDBG Code Enforcement Area. 9) other code enforcement activities (number of inspections, vacant lot maintenance etc.) conducted by the City that was funded with non-CDBG funds in the eligible CDBG Code Enforcement Area. This information will be compiled annually and recorded in the Code Enforcement IDIS activity and project file.</p>
<b>Target Date</b>	12/31/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Code enforcement will perform at least 1500 actions to improve the quality of housing in Peoria.
<b>Location Description</b>	This activity will occur in the low-income areas of the City.

	<b>Planned Activities</b>	<p>This activity will include code enforcement inspections and staff related costs. This activity will only occur in the CDBG Target Area (low-income area, where 51% or more of the resident households have reported incomes at 80% or below area median income of the City that would be considered deteriorated or deteriorating. To document other public and private improvements, rehabilitation or services that were provided to arrest the decline of the area, in addition to code enforcement, staff will compile, to the greatest extent possible, the following information: 1) Number of building permits issued and value of permits in the eligible CDBG Code Enforcement Area. 2) Number of demolitions and costs in the eligible CDBG Code Enforcement Area. 3) Rehabilitation/new construction projects funded with CDBG or HOME funds in the eligible CDBG Code Enforcement Area. 4) Number of Police Services (based on dispatched calls or offered programs) in the eligible CDBG Code Enforcement Area. 5) Number of Fire/EMT Services (based on dispatched calls) in the eligible CDBG Code Enforcement Area. 6) Project descriptions and monetary value of other neighborhood stabilization efforts conducted by the City and/or its community partners in the eligible CDBG Code Enforcement Area. 7) Project descriptions and monetary value of infrastructure improvements conducted by City Public Works or State of Illinois Department of Transportation in the eligible CDBG Code Enforcement Area. 8) Economic Development activities (job creation, new businesses, facade improvements, etc.) in the eligible CDBG Code Enforcement Area. 9) other code enforcement activities (number of inspections, vacant lot maintenance etc.) conducted by the City that was funded with non-CDBG funds in the eligible CDBG Code Enforcement Area. This information will be compiled annually and recorded in the Code Enforcement IDIS activity and project file.</p>
<b>8</b>	<b>Project Name</b>	Planning/General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation Focus Housing Leverage
	<b>Needs Addressed</b>	Housing Rehabilitation Affordable Housing
	<b>Funding</b>	CDBG: \$300,000.00 HOME: \$60,000.00

	<b>Description</b>	This activity is to ensure the CDBG and HOME grants and their associated activities are properly planned and administered. Please note that ESG planning/general administration is included under the Homeless Services Strategic Plan Goal and the ESG25 activity due to ESG requirements.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity is for staff salaries and other administrative costs to ensure the CDBG and HOME grants and their associated activities are properly planned and administered.
9	<b>Project Name</b>	Housing Rehabilitation Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$60,000.00
	<b>Description</b>	This activity is for City staff costs associated with the housing rehab programs funded with CDBG. It is designed to ensure that the housing rehabilitation activities are properly inspected and administered.
	<b>Target Date</b>	12/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This activity is for City staff costs associated with the housing rehab programs funded with CDBG. It is designed to ensure that the housing rehabilitation activities are properly inspected and administered.

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

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

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

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

1. The City's Community Needs Survey identified local neighborhoods that the community identified as target areas for federal funding. Over 40% of respondents indicated funding should be focused on the South Side of Peoria with an additional 26% indicating funding should be targeted in the East Bluff neighborhood and 7% identified both the Center Bluff and the Near Northside. To address these needs, the City has focused providing gap funding for larger housing development within these areas while also continuing to provide

High cost was identified in the Community Needs Survey as the top barrier for being unable to find decent, affordable housing. The City will continue to seek out opportunities to offer gap financing to larger affordable housing development projects in order to increase the number of new affordable housing units available in the community. In addition, rehabilitation programs for homeowners will continue as that was one of the top needs from the survey. Code enforcement for rental properties will continue to seek to improve housing stock in order to remain in current affordable

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 57 - Geographic Distribution**

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

Please see above.

### **Discussion**

Please see above.

## Affordable Housing

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

#### Introduction

The 2025 Annual Action Plan will address affordable housing for homeless, low-income (non-homeless) and special needs households through the creation of new units, rehabilitation of existing units and short-term/intermediate-term rental assistance.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	8
Non-Homeless	36
Special-Needs	0
Total	44

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	8
The Production of New Units	1
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	44

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

#### Discussion

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

Rental Assistance: ESG Rapid Rehousing Assistance - 8 homeless households

Production of New Units: CHDO activities - 1 unit

Rehab of Existing Units: Housing Rehabilitation Programs - 35 units

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

### **Introduction**

The City and the Peoria Housing Authority have a close working relationship to find housing solutions for Peoria residents.

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

The Peoria Housing Authority and the City of Peoria received the Choice Neighborhoods Planning grant for the Harrison Homes area. The final plan is anticipated to be completed in fall of 2025. With this plan, it is anticipated to apply for the demolition of Harrison South. The next step is to explore options for financing of new housing as a replacement. The PHA and the City are also collaborating to provide both Project Based Vouchers and HOME funding for new affordable housing projects for residents of Peoria.

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

A goal of the PHA is to increase the Resident Services and Community Outreach Initiatives. The establishment of a resident ambassador program has begun at Harrison Homes to encourage resident participation in self-sufficiency programs that will help with homeownership. Workforce Development programs are also looking to be increased to assist residents in increasing their income in order to prepare for homeownership.

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

The Peoria Housing Authority is not designated as troubled.

### **Discussion**

None.

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

### **Introduction**

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

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

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

The City actively participates in the local Continuum of Care. The Continuum of Care conducts coordinated entry screenings for all individuals experiencing homelessness in order to place them on the coordinated entry list. The City collaborates with the Street Outreach Team at Phoenix Community Development Services to assist in any complaints received at the City about individuals experiencing unsheltered homelessness. The Police Department has also implemented a co-response model to allow for social workers to assist on police calls.

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

The City collaborates with the Continuum of Care to make funding decisions for our ESG funding in order to support emergency shelter operations. In the past, the City has also provided CDBG and ESG-CV funds for minor renovations of shelters to better support 24/7 operation. Due to a shift in HUD priorities, the Continuum of Care ceased operation of almost all of the transitional housing units and converted them to permanent housing.

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

The City of Peoria's ESG funds support the operations of a rapid rehousing program through Phoenix Community Development Services. In addition, the City of Peoria is operating a flexible rental program with City and County ARPA funds. This program targets those on the coordinated entry list that do not score high enough for permanent supportive housing or rapid rehousing to assist with deposit, first months rent and household supplies. This program has been able to make contact and start the housing process almost as soon as individuals are entering shelter. Turning people around quickly helps to minimize disruptions to their lives and quickly opens up shelter space.

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

The City of Peoria and Continuum of Care have made great strides with the local hospital systems to minimize any unplanned discharges to shelters not equipped to handle patients. In addition, Phoenix Community Development Services has modified a temporary shelter opened during COVID to be a medical respite facility. They are seeking additional funding through IHDA to include a floor of medical respite in the rehabilitation of Phoenix Manor.

### **Discussion**

No additional discussion.

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

### **Introduction:**

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

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

The City works with developers to try to minimize any barriers to affordable housing. Like many American cities, Peoria's zoning allows varying residential densities in different areas, which could prevent affordable multifamily structures in less densely zoned neighborhoods. In parts of the City under form-based code and in the Heart of Peoria, additional regulations and design requirements apply that could raise development costs. The grants team works together with planning and zoning staff to minimize any barriers in the process. The elimination of building permit fees for affordable housing development, the transferring of acquired land at no cost, and the commitment of HOME funds for gap financing are all tools to assist to remove barriers and encourage more affordable housing developments.

### **Discussion:**

No additional discussion.

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

### **Introduction:**

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

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

Obstacles include insufficient funding to meet a variety of community needs, available land throughout the City for in-fill, new construction, and a need for enhanced coordination of services. To resolve these issues, the City sought funding from IHDA to form a land bank with the goal of affordable housing. The first applications for potential affordable housing projects were submitted in early 2023 with land acquired through the Land Bank. The Land Bank also intervened in the housing auction process to buy properties. Many buyers would buy properties without fully understanding the deteriorated state and the amount of money required to repair the home. The Land Bank purchases the properties and then conducts an inspection to determine if the house should be demolished or we offer funding for rehabilitation.

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

The City also employs a Housing Coordinator to respond to unexpected obstacles that arise for City staff, residents, and local nonprofit organizations. These efforts assist in providing enhanced coordination of services to resolve issues in a timely manner and connect all parties involved with the most appropriate City services, staff and programming.

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

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

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

The City will also support the following actions in 2024 to foster and maintain affordable housing:

- Allocate funding to Community Housing Development Organizations to develop affordable housing
  - Allocate CDBG funding to code enforcement activities and staffing costs for increased inspections/enforcement in order to preserve existing housing and prevent situations of homelessness from occurring
  - Allocate CDBG and HOME funding to a competitive housing development program
  - Allocate ESG funding to provide housing assistance for homeless individuals and families
- 
- Allocate remaining CV funds to leverage housing development opportunities and provide additional funding to affordable housing providers and social service support agencies within the community
  - Continue the partnership with Peoria Housing Authority
  - Continue the partnership with the Heart of Illinois Homeless Continuum of Care
- 
- Partner with local landlords and the Housing Commission to provide educational opportunities and resources for landlords and housing providers
  - Partner with IHDA to promote down payment assistance programs available in Peoria area through certified IHDA lenders
  - Continue collaboration with the Peoria City/County Health Department on incorporating health in all policies

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

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

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

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

Many of the City's programs find ways to reduce the high-cost burden on poverty-level families. The City understands this function as an attempt to make progress toward reducing the number of families living in poverty and takes a multi-faceted approach in its work. Direct rehabilitation services, whether through roof or emergency repair, minimize the high cost of necessary housing repairs, which allows poverty-level families to save money and move toward financial sufficiency regarding other necessary expenses. The City will continue both of these programs in 2025. New construction and rehabilitation of

affordable homes and rentals are other facets of this approach. Activities that allow a low-income individual or family to purchase a home with a low-cost mortgage provide a clear way of establishing a line out of poverty and building equity. Rental activities for developments with subsidized units provide relief from the high and rising costs of rent by reducing rent costs to 30% of residents' income, which encourages stability and allows renters to save or put money toward other expenses.

The City's rapid rehousing program stabilizes families and individuals experiencing homelessness, who are typically also experiencing the correlate of deep poverty and minimal income. Establishing this housing stability and providing the opportunity for case management toward gains in income, health services and other benefits sets a foundation for progress out of poverty. The City will fund rapid rehousing in 2025. CDBG-funded public service activities provide a variety of services and programs that directly assist low-income persons and households from slipping into poverty and/or help them move out of poverty. For example, after-school programs provide youth with a safe space to receive homework assistance and engage in learning opportunities, during hours in which their parents or guardians may still be at work and unable to provide care for them. This effort provides direct benefit to youth and guardian alike, by way of furthering educational outcomes and reducing childcare costs. Although emergency shelters do not necessarily provide a direct path out of poverty, the shelters do provide an interstice in the deep poverty that street-level homelessness can be, and often is. In turn, these shelters may act as the connecting link between homeless individuals/families and the services or support system that could provide incremental or major development toward a life outside of poverty. The City will fund emergency shelters in 2025.

Finally, the City's Flexible Rental Program assists individuals and families on the coordinated entry list with obtaining permanent housing. The program assists with deposit, first month's rent and landlord bonus as well as providing basic household supplies such as cleaning supplies and basic furniture to provide a stable home and help lift them out of poverty.

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

The City has an extensive institutional structure in place for the implementation of the Annual Action Plan. The Grants Management Division of the Community Development Department is charged with the responsibility of managing all HUD funds received by the City and taking the lead role in coordinating activities with outside agencies. In 2022, we added the position of a Housing Coordinator to our team to build relationships with housing providers and other social service agencies as well as working with the newly formed Housing Commission to develop a comprehensive affordable housing strategy.

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

The City is a general member of the HOPE Network Roundtable, a conglomerate of agencies that meets on a monthly basis to discuss resources amongst public and private housing and social service agencies. Resources are shared throughout the month via an online network- the City reviews the

minutes of each meeting and responds to any inquiries that pertain to City services.

The City is an active participant in the Continuum of Care Governing Board, General Membership, and other relevant subcommittees. The COC monthly meetings connect agencies receiving funding that fall within public and private housing and social service agencies. The Community Development Department regularly participates in these meetings, reviews minutes, and provides guidance to assist in connectivity for those participating members.

The Community Development Department has two paid positions that coordinate between the public and private housing and social service agencies. The Neighborhood Enhancement Coordinator is in monthly contact with the registered neighborhood associations, and assists them with activity planning, connecting with local grant opportunities, and accessing public resources that could benefit their neighborhood. These could relate to housing improvement opportunities, City grants and mini-grants available, and creating connections with social service agencies that would enhance the activities of the group. The Housing Coordinator within the department is tasked with ongoing communications between public and private housing and social service agencies for the purpose of connecting all agencies with available grant opportunities and connecting citizens that reach out to the Department with appropriate services for their needs. A resource guide of public and private housing agencies within the area is maintained by the Housing Coordinator, with contact made regularly to maintain this list's accuracy.

The City's two Housing Coordinators also serve as a vital resource to assist residents. The Housing Coordinators will assist residents who call in needing help with services that the City itself does not provide. Although we have a 211 system through our local United Way, the Housing Coordinator can help navigate that system or know which resource to try first to assist the resident. They are vital in connecting residents to a variety of social service agencies. The Housing Coordinator will also contact other agencies to brainstorm about solutions and the other agencies do the same.

**Discussion:**

No additional discussion.

## Program Specific Requirements

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

#### Introduction:

The below information documents the City's compliance with specific program requirements of its CDBG, HOME and ESG grants in program year 2023.

The City must select a consecutive period of one, two or three years that will be used to determine that a minimum overall benefit of 70% of CDBG funds were used to directly benefit low-income households. The City has selected a three-year benefit period, which currently includes program years 2025, 2026 and 2027. The 2025 Annual Action Plan covers the first year of this three-year period.

The CDBG program has no program income available at the start of the 2025 program year. The City's HOME program will utilize both resale and recapture provisions further described below. The City hereby declares that it may utilize CDBG entitlement funds for urgent needs activities if an eligible emergency occurs.

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

<TYPE=[text] REPORT\_GUID=[A698417B4C924AE0218B42865313DACF]  
DELETE\_TABLE\_IF\_EMPTY=[YES]>

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

70.00%

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

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

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

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

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

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

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

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Not applicable as there are no planned TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable as there are no planned TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable as there are no limitations for rental housing projects.

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

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

In conjunction with the City and the Home for All Continuum of Care, the development of ESG written standards were created to provide an agreed-upon procedural guideline for program

implementation in the City and through HOIHCOC member agencies. The written standards should not be seen as an alternative to or replacement of HUD rules and guidance. Instead, the standards provide a framework through which ESG funds will be used in the City. Specifically, ESG providers agree to follow procedures for screening, assessment, application and service provision to make certain that households meet the eligibility criteria of the program, to eliminate duplication and ensure appropriate services are being provided. All ESG providers must enter client and service level data into the Homeless Management Information System (HMIS) in accordance with HUD rules, operating standards set by the HOIHCOC and confidentiality laws. ESG written standards for providing assistance are included with the 2024 Annual Action Plan. Please refer to attachment. In addition to the above standards, the City in conjunction with the HOIHCOC developed a Rapid Rehousing-specific policy covering both CoC-funded and ESG-funded RRH programs within the CoC. These are attached.

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

The CoC's Coordinated Entry System went live in 2017. Provisions in the Continuum of Care (CoC) Program interim rule at 24 CFR 578.7(a)(8) require that CoC's establish and operate a Centralized or Coordinated Entry System, that provides an initial, comprehensive assessment of the needs of individuals and families for housing services. HUD's primary goals for coordinated entry processes are that assistance be allocated as effectively as possible and that it be easily accessible no matter where or how people present. Our coordinated entry service provision model covering Peoria, Tazewell, Woodford and Fulton Counties (CoC service area) is designed to fulfill three primary purposes: To consolidate and streamline the community wide process by which individuals experiencing homelessness can request assistance in regaining permanent housing; To create a system that identifies a pathway to permanent housing for ALL individuals experiencing homelessness, including creating one where it does not yet exist; and To ensure that, whenever a program has insufficient capacity to serve all consumers in their potential service population, the most vulnerable individuals experiencing homelessness are served first. A system overview and workflow are attached. The CoC has CE policies and procedures consistent with HUD requirements and a task group dedicated to administrative monitoring of the system that regularly reports to the CoC board and general membership. The coordinated entry assessment is reviewed by the coordinated entry committee with any recommendations approved by the Governing Board.

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

ESG regulations require the City to collaborate with the CoC to conduct needs assessment, develop policies and procedures for service delivery and discuss funding allocation in order to provide the most comprehensive system for the homeless and at-risk population. The City recognizes that its

ESG program is closely linked to the CoC. Therefore, to better align the consultation related to ESG funding allocations, the City Council approved the reassignment of funding recommendations to the CoC from the CDBG Public Service Commission (formerly known as the Advisory Commission on Human Resources) – a standing City Commission. Historically, the CDBG PS Commissioners would review, rank and make funding recommendations to the City Council for approval. Beginning in 2014, this process is now the responsibility of the HOIHCOC. To facilitate the funding recommendation process, the CoC assembles all ESG applications and submits them to the City directly, with a cover letter outlining the CoC’s funding allocation recommendation to the City Council. The CoC Governing Board works with its member agencies to identify service priorities, program performance measures, provider capabilities to comply with ESG regulations and opportunities to leverage other funding. ESG subrecipients are awarded grants for a two-year term. This extended grant term allows for a partnership between the awarded service provider, the City and the CoC to shift the focus from an application/funding cycle to program performance. This process is collaborative and requires communication between service providers on how to best allocate funds for the most needed services.

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

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

5. Describe performance standards for evaluating ESG.

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

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

No additional discussion.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2010 U.S. Census and 2005-2009 CHAS dataset
	<b>List the name of the organization or individual who originated the data set.</b> 2010 U.S. Census and 2005-2009 CHAS
	<b>Provide a brief summary of the data set.</b> 2010 U.S. Census Demographic data set provided the number of children under 18 in households and the percentage of occupied homes by tenure. The 2005-2009 CHAS data provided income category information by household.
	<b>What was the purpose for developing this data set?</b> To compute the number of households with children by income group.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> U.S. Census was 2009. The CHAS data is from 2005-2009.
	<b>Briefly describe the methodology for the data collection.</b> U.S. Census by count. The CHAS data is taken from the Census.
	<b>Describe the total population from which the sample was taken.</b> The total population is the population in the City of Peoria.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The units of measure was from the U.S. census count for the entire City of Peoria.
	<b>2</b>
<b>Data Source Name</b> City of Peoria Demolition spreadsheet	
<b>List the name of the organization or individual who originated the data set.</b> City of Peoria Legal Department	

	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set keeps a record of all demolition requests by the City of Peoria and their status.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The data set keeps track of demolition.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This comprehensive data set keeps track of all demolitions being sought in the City of Peoria.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data set is current as of August 2013.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The data set keeps the current status of all demolitions being sought by the City of Peoria.</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Section 8 Statistical Summary Report</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Peoria Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Demographic information, including gross income</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Provide data for form MA-20.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This comprehensive information is for the City of Peoria.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The data is as of 8/23/2013.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The data set is complete as of 8/23/2013.</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>Emphasys Elite</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Peoria Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set contains Peoria Housing Authority data by program category.</p>

	<p><b>What was the purpose for developing this data set?</b> Track type of program assistance and resident assistance.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data covers all Peoria Housing Authority programs.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data is collected at least annually.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> It is updated periodically to keep current.</p>
5	<p><b>Data Source Name</b> HMIS and Point in Time Count on January 24, 2013</p> <p><b>List the name of the organization or individual who originated the data set.</b> Heart of Illinois Homeless Continuum of Care</p> <p><b>Provide a brief summary of the data set.</b> HMIS data set and homeless count</p> <p><b>What was the purpose for developing this data set?</b> HMIS is a HUD requirement and the homeless count is needed for funding compliance.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Counts all those served in homelessness and those homeless on January 23, 2013.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> HMIS is a count of all served daily. The homeless count is annual.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> HMIS is always in progress. The homeless count is annual.</p>
6	<p><b>Data Source Name</b> Corrected Data</p> <p><b>List the name of the organization or individual who originated the data set.</b> City of Peoria</p> <p><b>Provide a brief summary of the data set.</b> 2011-2015 American Community Survey; 2015 Longitudinal Employer-Household Dynamics</p> <p><b>What was the purpose for developing this data set?</b> Default data provided by IDIS was incorrect.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data provided is for City of Peoria only.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2011-2015 (American Community Survey); 2015 (Longitudinal Employer-Household Dynamics)</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>7</b>	<p><b>Data Source Name</b></p> <p>PHA Data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data provided by Executive Director Armeca Crawford of the Public Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Provided updated public housing authority data.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To provide updated public housing authority data.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The data set is for the entire Peoria Housing Authority Area.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>This data set is current as of May 2025.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The data provided by the Housing Authority is complete</p>

# **Attachments**

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

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

***Recapture Provisions***

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

**Affordability Requirements for the HOME Program**

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

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

The Recapture Provisions are as follows:

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

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

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

**Resale Provisions**

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

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

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

The Resale Provisions are as follows:

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

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



---

Emergency Solutions Grant (ESG)  
Policies and Procedures

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

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

#### I. CONSISTENT PROCEDURES AND PRACTICES:

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

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

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

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

#### II. COORDINATION OF SERVICES:

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

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

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

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

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

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

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

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

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

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

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

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

#### Financial Assistance

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

#### Housing Relocation and Stabilization Services

- Case Management
- Housing Search and Placement

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

#### V. PROCEDURAL GUIDELINES FOR ESG ASSISTANCE

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

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

## VI. ELIGIBILITY CRITERIA

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

### *HUD Guidelines:*

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

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

*Process Notes:*

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

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

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

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

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

VII. TARGETED HOUSEHOLDS

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

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

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

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

B. NON-DUPLICATION

*HUD Guidelines*

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

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

*Procedural Guidelines:*

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

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

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

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

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

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

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

### VIII. SEPARATION GUIDELINES

#### *Procedural Guidelines-*

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

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

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

### IX. ELIGIBLE UNITS

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

#### A. RENT REASONABLENESS STANDARD

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

##### *Process Guidelines:*

Comparable review can also be checked by:

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

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

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

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

#### B. HABITABILITY STANDARD

##### *HUD Guidelines:*

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

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

##### *Process Guidelines:*

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

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

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

### C. LEASES

#### *Process Guidelines*

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

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

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

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

### RENTAL ASSISTANCE

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

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

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

*HUD Guideline of eligible ESG services:*

### Financial assistance

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

### Housing Relocation & Stabilization

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

## XI. HMIS STANDARDS

### A. HMIS STANDARDS

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

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

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

All ESG providing agencies must:

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

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

*Process guideline:*

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

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

#### B. TRACKING SERVICES AND OUTCOMES

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

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

## XII. CLIENT CONFIDENTIALITY

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



# Rapid Re-housing Unified Policies and Procedures

## CONTENTS

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

### Appendices:

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

## 1 Introduction

### 1.1 Intent

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

### 1.2 Rapid re-housing Basics

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



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

### *Target Populations*

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

## 2 Shared Approach

### 2.1 Shared Goal

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

#### 2.1.1 Housing First

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

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

#### 2.1.2 Rapid Re Housing First

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

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



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

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

### 2.2.1 Entry

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

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

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

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

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

#### *Placement*

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

#### *Stability*

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



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

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

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

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

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

##### *Rental Assistance*

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

##### *Financial Assistance Costs*

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

##### *Utility Costs*

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

##### *Client Share Considerations*



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

#### ELIGIBLE ASSISTANCE TYPES UNIQUE TO ESG

##### *Rental Assistance*

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

##### *Utility Costs*

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

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

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

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

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

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



## 2.3 Shared Measures –Tracking and Reporting

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

### 2.3.1 Monthly Assessments

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

### 2.3.2 Follow-up

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

### 2.3.3 Program Evaluation

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

## 3 Shared Regulatory Guidance

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

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

#### 3.1.1 Homeless Verification

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



## 1 Heart of Illinois Homeless Continuum of Care

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

### HOMELESS DEFINITION PARAGRAPHS 1 & 4

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

#### Paragraph 1:

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

#### Paragraph 4:

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

### 3.1.2 Release of Information

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

### 3.1.3 HMIS Entry

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



#### **3.1.4 Service Plan**

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

#### **3.1.5 Monthly Assessment**

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

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

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

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

#### **3.1.7 HMIS Exit**

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

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

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

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

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

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

#### **3.2.3 Rent Reasonability**

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

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



### **3.3.1 Assistance Approvals**

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

### **3.3.2 Length of Assistance**

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

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

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

### **3.3.4 Rental Assistance Agreement**

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

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

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

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

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

### **3.4.1 Fair Housing**

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

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

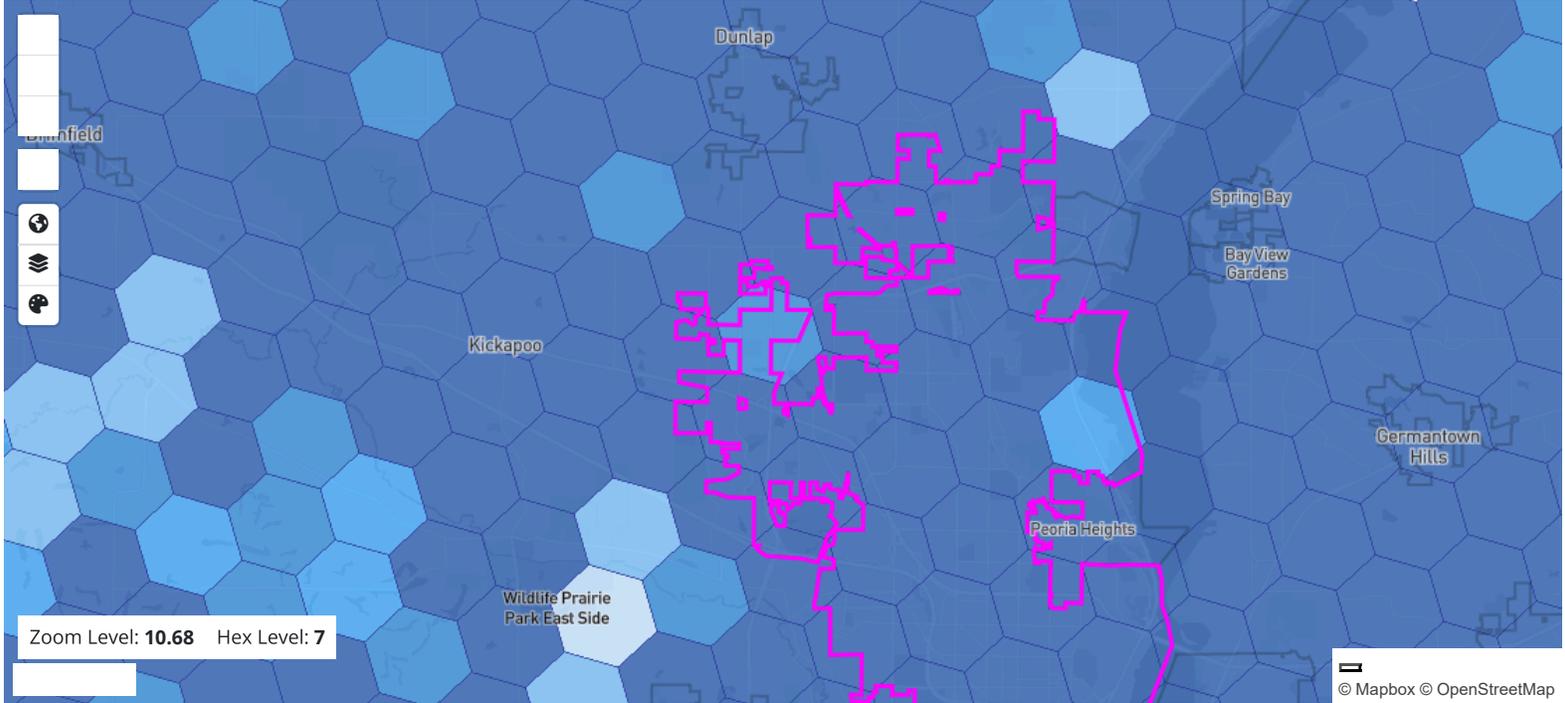
Rapid Re-housing providers are considered covered housing providers under VAWA and must be in compliance with 24 CFR part 5 Subpart L as supplemented by ESG or CoC regulations in the HUD VAWA Final Rule. Providers must be in compliance with all CoC policies regarding VAWA.

# Area Summary

Service: Residential Tech: All Terrestrial Speed: ≥ 100/20

⚙️ Service Filters

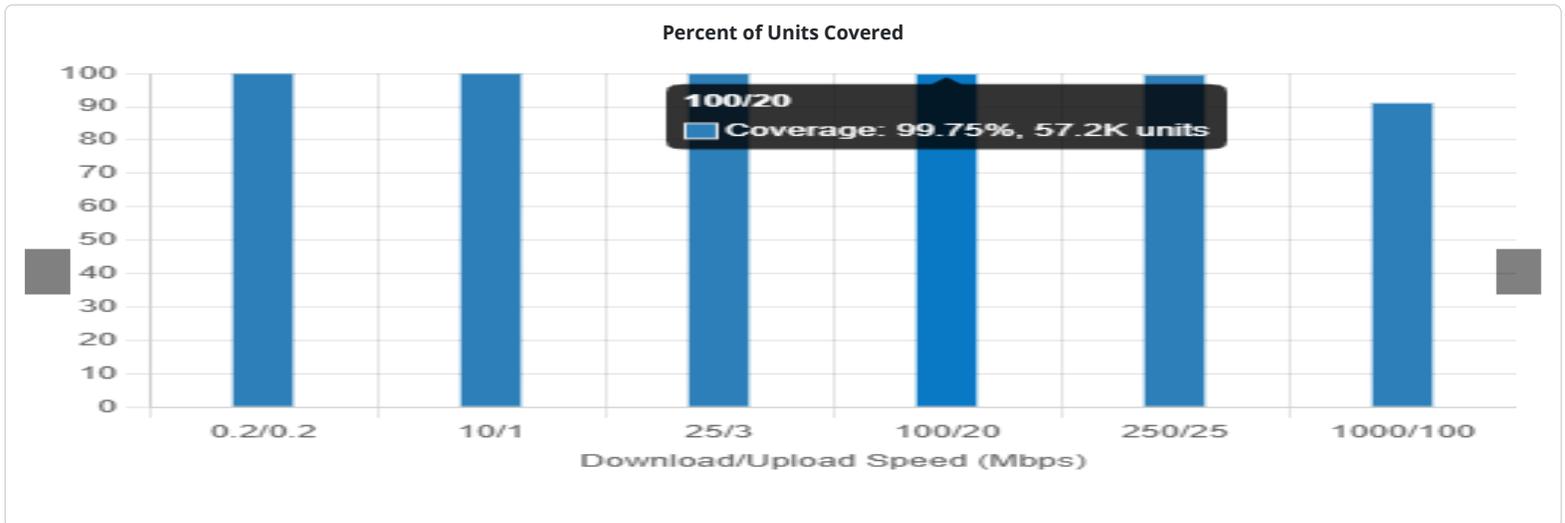
Place ▾ Peoria, IL



Data As Of Dec 31, 2024 (latest) (Last Updated: 5/12/25) ⓘ

Fixed Broadband Mobile Broadband Combined

## Peoria, IL



### Map Legend

Served Units Percentage

- 0%
- 0 - 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%



## Annual HOME Funding Cycle

Pursuant to HUD regulations regarding the Citizen Participation Process, an annual public hearing regarding needs in the community is publicly noticed and usually held prior to the creation of the Annual Action Plan in the fall. The Consolidated Plan, Annual Action Plan, and CAPER can all be found on the Community Development Department's Grants Management website.

Eligible applicants for HOME funds are for-profit and non-profit affordable housing developers with documented experience, capacity, and financial resources to complete projects in a timely manner and in compliance with all applicable regulations. Grants Management staff oversees the application, construction, and compliance process for HOME funds. HOME funds are awarded to affordable housing activities on a project by project basis. Final approval for all projects is determined by the City Council. Developers interested in receiving information about the HOME program can call 309-494-8600 or [grants@peoriagov.org](mailto:grants@peoriagov.org).

Project proposals for HOME funds are accepted at any time during the year on a first come first served basis. These project proposals are reviewed internally based on funding availability. If selected to move forward, a full application will be provided to the applicant and the whole project will be evaluated by staff. Funding is not guaranteed until approved by the City Council.

The City may also release specific Notice of Funding Availability (NOFA) for certain programs contained in the Annual Action Plan such as the Competitive Grant Program. These NOFAs are available on the City of Peoria website on the Community Development Department's Grants Management page as well as the purchasing department's website.

CHDO funds are made available through a Notice of Funding Availability that includes a certification process to ensure the organization meets the CHDO requirements as outlined at 24 CFR § 92.2 and 24 CFR 92 subpart G. These NOFAs are available on the City of Peoria website on the Community Development Department's Grants Management page.

Any questions regarding the process for HOME funding can be addressed by calling 309-494-8600 or emailing [grants@peoriagov.org](mailto:grants@peoriagov.org).

# **Citizen Participation Attachments**

# City of Peoria: Community Needs Survey



**Your Opinion Counts!** The City of Peoria receives federal funds each year to provide decent housing, create a suitable living environment, and expand economic opportunities for low-income residents. The City is conducting a community needs survey to help identify neighborhood priorities in order to make the City of Peoria a great place to live, work, and play.

Your individual answers will be kept confidential. The City of Peoria will only report this information in combination with other survey responses and in summary format.

## Let's talk about you!

What is your zip code?

---

Which council district do you live in?

---

OR What neighborhood do you live in?

---

What is your age group?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

What is your Gender?

- Male
- Female
- Transgender
- Gender Non-Conforming
- I use a different term (please specify)

---

What is your household income?

- Less than \$15,000
- \$15,000 - \$29,999
- \$30,000 - \$44,999
- \$45,000 - \$55,999
- \$60,000 - \$74,999
- \$75,000 +

I am a:

- Homeowner
- Renter
- Other \_\_\_\_\_

Race

- White
- Black/African American
- Asian
- American Indian/Alaskan Native
- Native Hawaiian/ Other Pacific Islander
- Asian and White
- Black/African American and White
- Other Two or More Races

Ethnicity

- Hispanic/Latino
- Non-Hispanic/Latino

## Let's talk about the community!

Please rate each of the following housing needs in the City of Peoria on scale from low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Help buying a home/down payment assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for homeowners to make housing repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Help for landlord to make housing repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elderly Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for People with Disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency improvements to current housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new affordable <u>rental</u> units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of new affordable <u>homeowner</u> units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential lead abatement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please rate each of the following community needs in the City of Peoria on a scale of low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Park Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Construction/Repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADA Ramps on sidewalk corners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dangerous Building Demolition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please rate each of the following homeless needs in the City of Peoria on a scale of low need to high need.

	<i>Low Need</i>	<i>Moderate Need</i>	<i>High Need</i>
Homeless Shelter Operations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance to previously homeless individuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless prevention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outreach/services to homeless persons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of affordable units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other need: \_\_\_\_\_

Please select up to 10 of the most important public service needs in the City of Peoria.

- |   |   |
|---|---|
| <input type="checkbox"/> Child Care Services (Under 13)                                       | <input type="checkbox"/> Mental Health Services                                   |
| <input type="checkbox"/> Youth Services (ages 13 to 19)                                       | <input type="checkbox"/> Neighborhood Cleanups                                    |
| <input type="checkbox"/> Crime Awareness/Prevention   | <input type="checkbox"/> Senior Services  |
| <input type="checkbox"/> Employment Training  | <input type="checkbox"/> Services for Abused Children                             |
| <input type="checkbox"/> Fair Housing Activities (Counseling on housing discrimination, etc.) | <input type="checkbox"/> Services for Persons with Disabilities                   |
| <input type="checkbox"/> Food Banks   | <input type="checkbox"/> Services for Victims of Domestic Violence/Sexual Assault |
| <input type="checkbox"/> Health Services  | <input type="checkbox"/> Substance Abuse Services                                 |
| <input type="checkbox"/> Housing Counseling   | <input type="checkbox"/> Tenant/Landlord Counseling                               |
| <input type="checkbox"/> Legal Services   | <input type="checkbox"/> Transportation Services                                  |

Are you able to find safe, decent, and affordable housing in your community?

- Yes  
 No

If no, please explain the challenges you have faced in finding safe, decent, and affordable housing in your community.

Are you aware of any questionable practices in fair housing choice in your community? If yes, please explain how and where housing discrimination exists.

Are there specific neighborhoods or areas of the City you think should be targeted for revitalization plan or blight removal? If yes, please describe the neighborhood or area.

Do you have any additional ways to improve your neighborhood or additional comments?

Got a survey? Return it to:  
 419 Fulton St., Rm. 203, Peoria, IL 61602

Questions? Contact Britt Davis at 309.494.8638 or  
[bdavis@peoriagov.org](mailto:bdavis@peoriagov.org)

**City of Peoria**  
**Community Development Department**  
**2025 HUD Consolidated Plan Outreach Results**

## I. Executive Summary

Every five years, the City of Peoria develops a Consolidated Plan as required by the Department of Housing and Urban Development (HUD). This plan outlines the allocation of approximately \$2.5 million in annual HUD formula grant funding. A crucial component of this planning process is community outreach to help determine funding priorities.

For the 2025 plan, City staff conducted an extensive citizen participation initiative through both online and paper surveys. The outreach effort involved distributing surveys through various community partners, including local nonprofits, neighborhood groups, and the Chamber of Commerce. Staff also engaged directly with residents through two dedicated Consolidated Plan community meetings and participated in additional community meetings and events. These combined efforts yielded 262 survey responses.

Survey results largely supported the City's current HUD funding allocations. Respondents identified homeowner repair assistance as the top housing priority, which aligns with the City's existing single-family rehabilitation programs. Sidewalk construction and repairs also emerged as high priorities, consistent with recent City Council initiatives and funding decisions.

The survey revealed significant housing challenges within the community. Approximately 22% of respondents reported difficulty finding safe, affordable housing, citing three main barriers: high costs, unsafe or unsanitary conditions, and crime. Respondents highlighted four key areas for targeted HUD funding, with the South Side and East Bluff emerging as the highest priorities, followed by the Center Bluff and Near Northside.

City staff will incorporate these survey findings, along with additional stakeholder input, into the development of the 2025 Consolidated Plan, which will be presented to City Council for approval.

## II. Methodology

The City distributed surveys both online and in person to ensure broad community participation. While aiming to engage residents across all Council Districts and neighborhoods, the outreach placed special emphasis on reaching low-income residents—the primary beneficiaries of HUD funding. Community partners were instrumental in distributing and collecting surveys within targeted areas. It should be noted that this survey was not designed as a scientific study.

The survey consisted of several sections, beginning with demographic questions. The core of the survey contained three main categories: housing needs, community needs, and homeless needs. Within each category, respondents ranked various options as "low," "moderate," or "high" priorities based on their assessment of Peoria's needs. These rankings were assigned point values:

- Low priority = 1 point
- Moderate priority = 2 points
- High priority = 3 points

Using a weighted average method, scores were calculated by summing all points and dividing by the total number of respondents. This resulted in final scores ranging from one to three points, with higher scores indicating greater perceived need. Each category included space for narrative responses where respondents could identify additional needs not listed in the options.

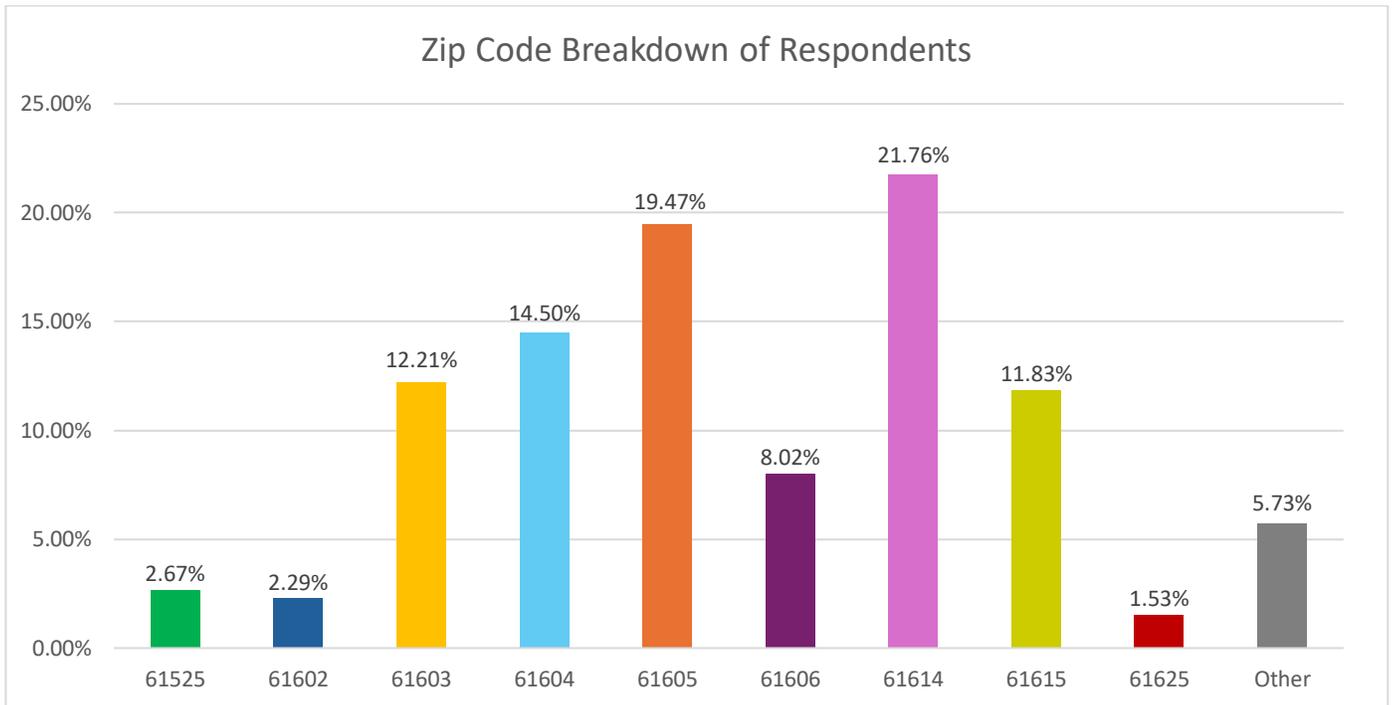
The survey also included yes/no questions and open-ended responses regarding:

- Access to safe, affordable housing
- Experience with housing discrimination
- Preferences for targeting HUD funds in specific areas

A final open-ended question allowed respondents to share additional priorities or concerns not captured elsewhere in the survey.

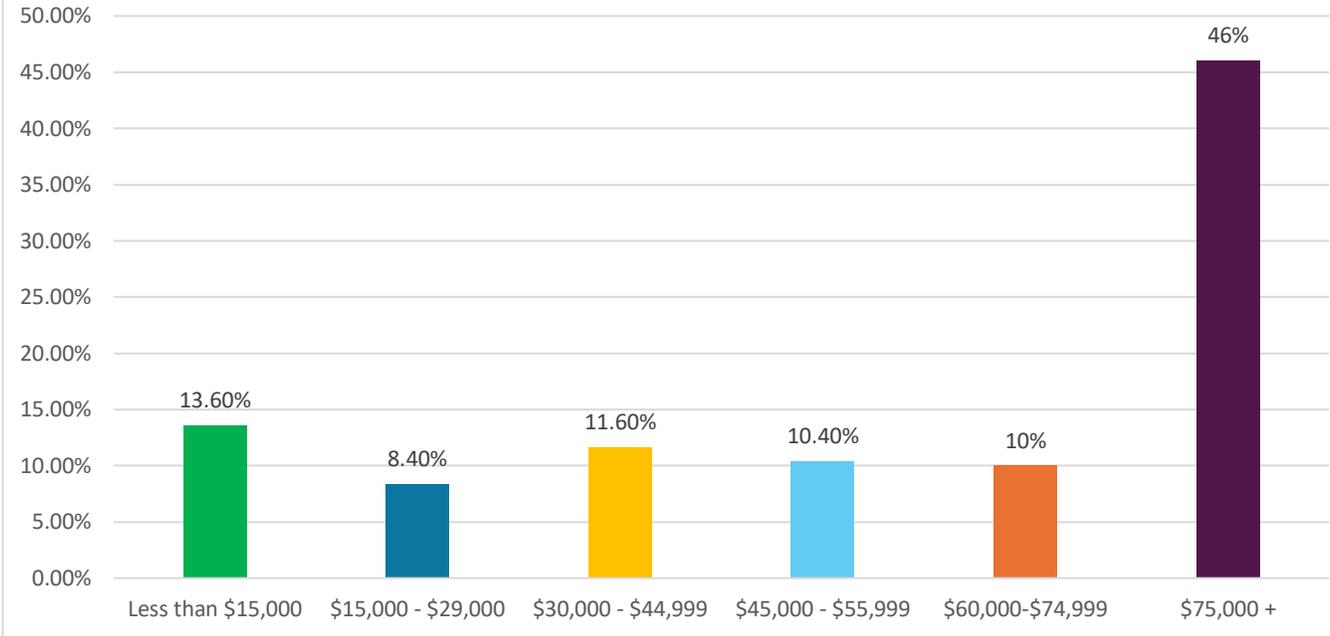
### III. Demographics

Survey responses came from across the region, with the highest participation from five key zip codes: 61614 (21.8%), 61605 (19.5%), 61604 (14.5%), 61603 (12.2%), and 61615 (11.8%). The remaining respondents were distributed primarily among zip codes 61525, 61602, and 61606, with a small percentage residing in other areas. Recognizing that housing issues extend beyond city boundaries, the survey welcomed responses from residents outside the City of Peoria.



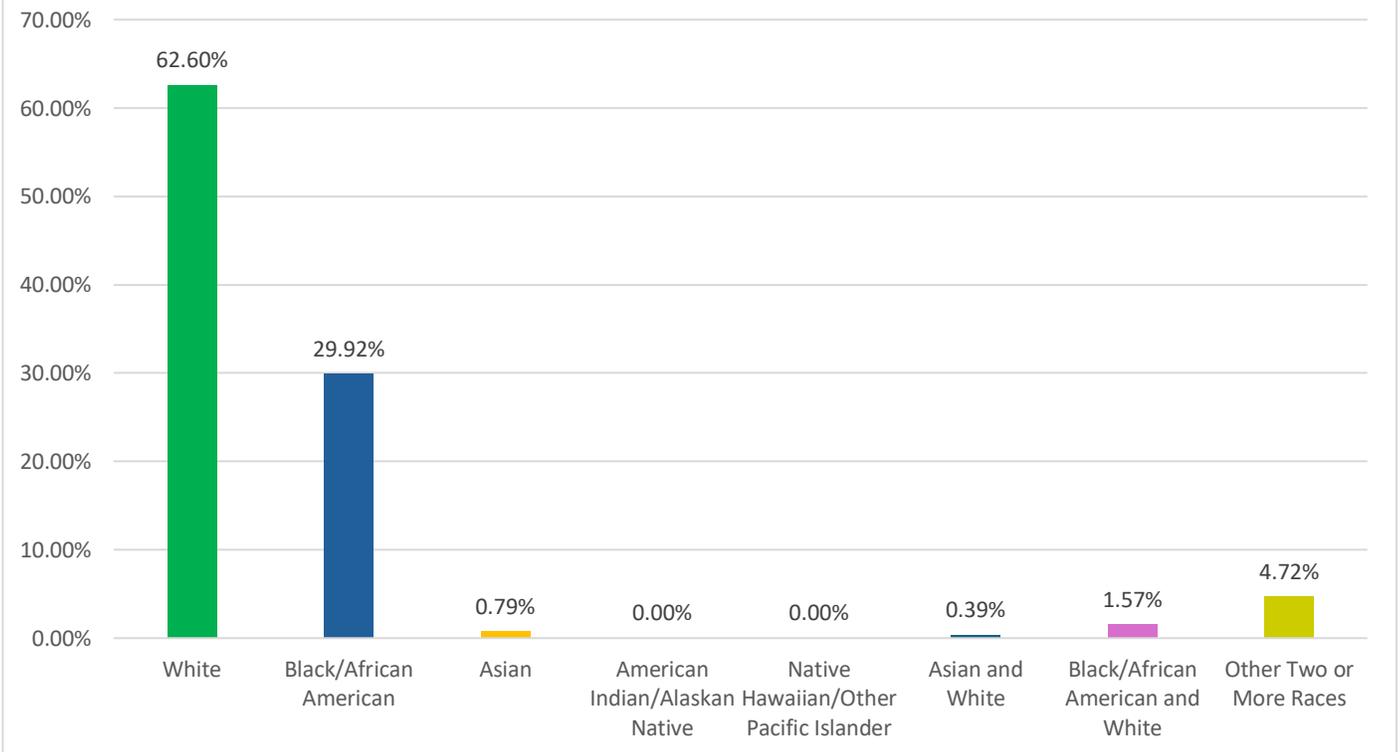
The survey revealed a diverse income distribution among respondents. Nearly half (46%) reported household incomes over \$75,000, while 20% earned between \$45,000 and \$75,000. Among lower-income households, the distribution was relatively even: 14% reported earnings below \$15,000, 8% earned between \$15,000 and \$30,000, and 12% fell within the \$30,000 to \$45,000 range.

### Income Breakdown of Respondents



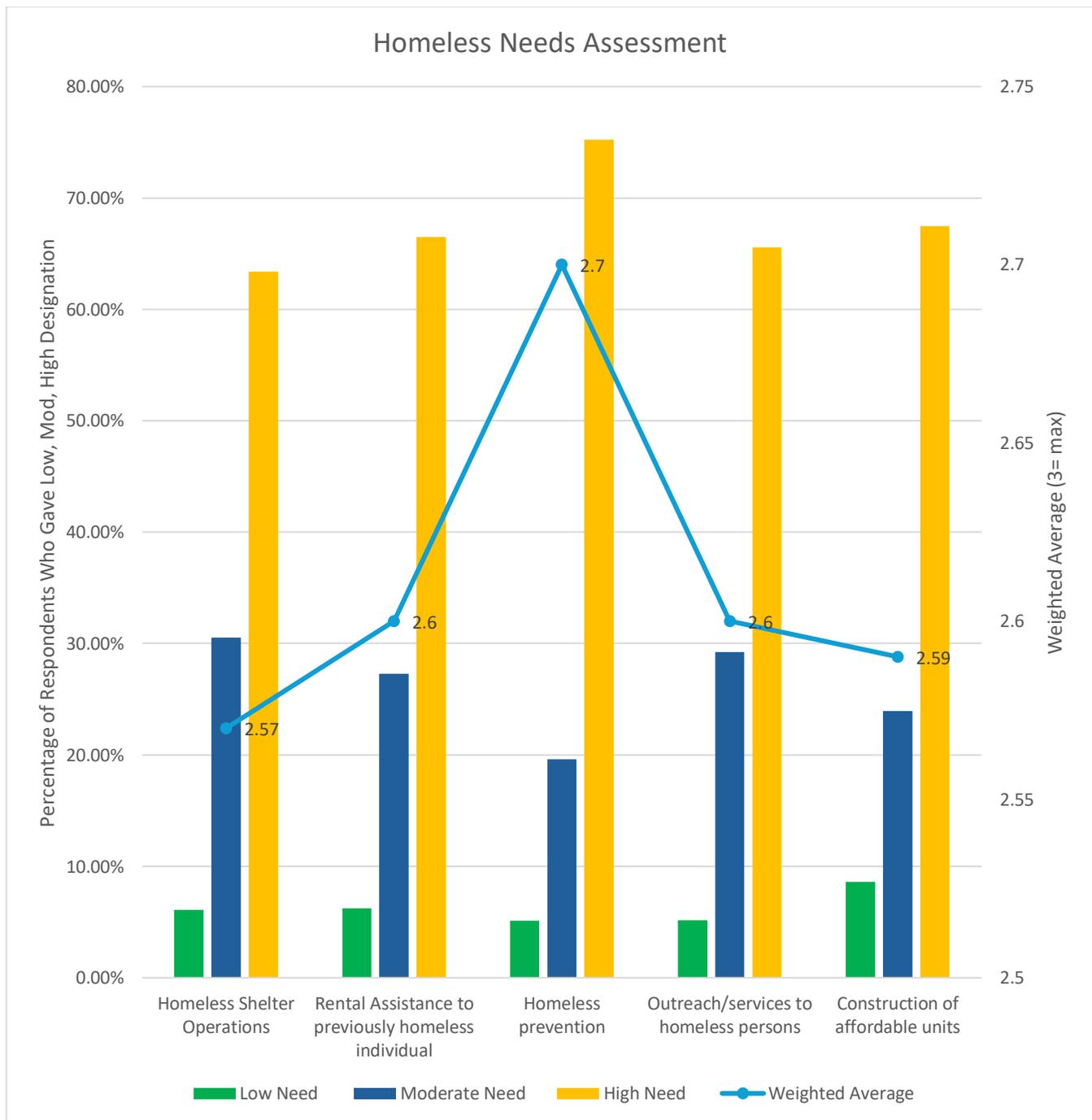
Of the survey respondents, 62.6% identified as White and 29.9% as Black. An additional 4.7% reported being of two or more races, including 1.6% who specifically identified as Black and White, and 0.4% as Asian and White. Less than 1% (0.9%) of respondents identified as Asian.

### Racial Category Breakdown of Respondents



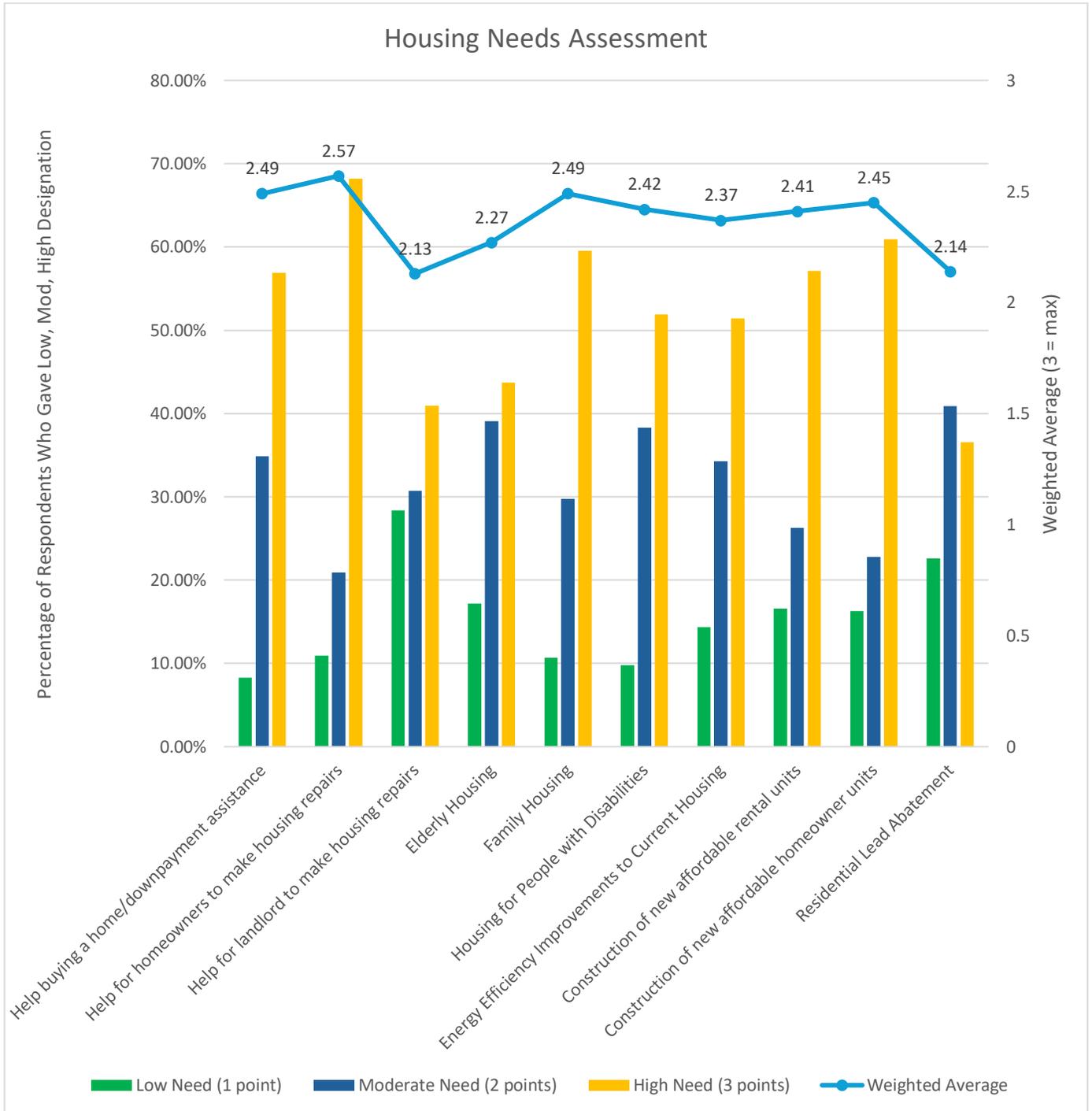
## IV. Homeless Needs

The survey revealed homeless prevention services as the leading priority among homeless needs, scoring 2.7 out of 3 points. Two additional priorities followed, each scoring 2.6 points: outreach and services to homeless persons, and rental assistance for previously homeless individuals. All other categories received scores below 2.59 points. In their narrative comments, respondents emphasized three key concerns: the need for housing access and counseling services for those struggling with addiction, strategies to address concentrated poverty, and avoiding the criminalization of homeless encampments.



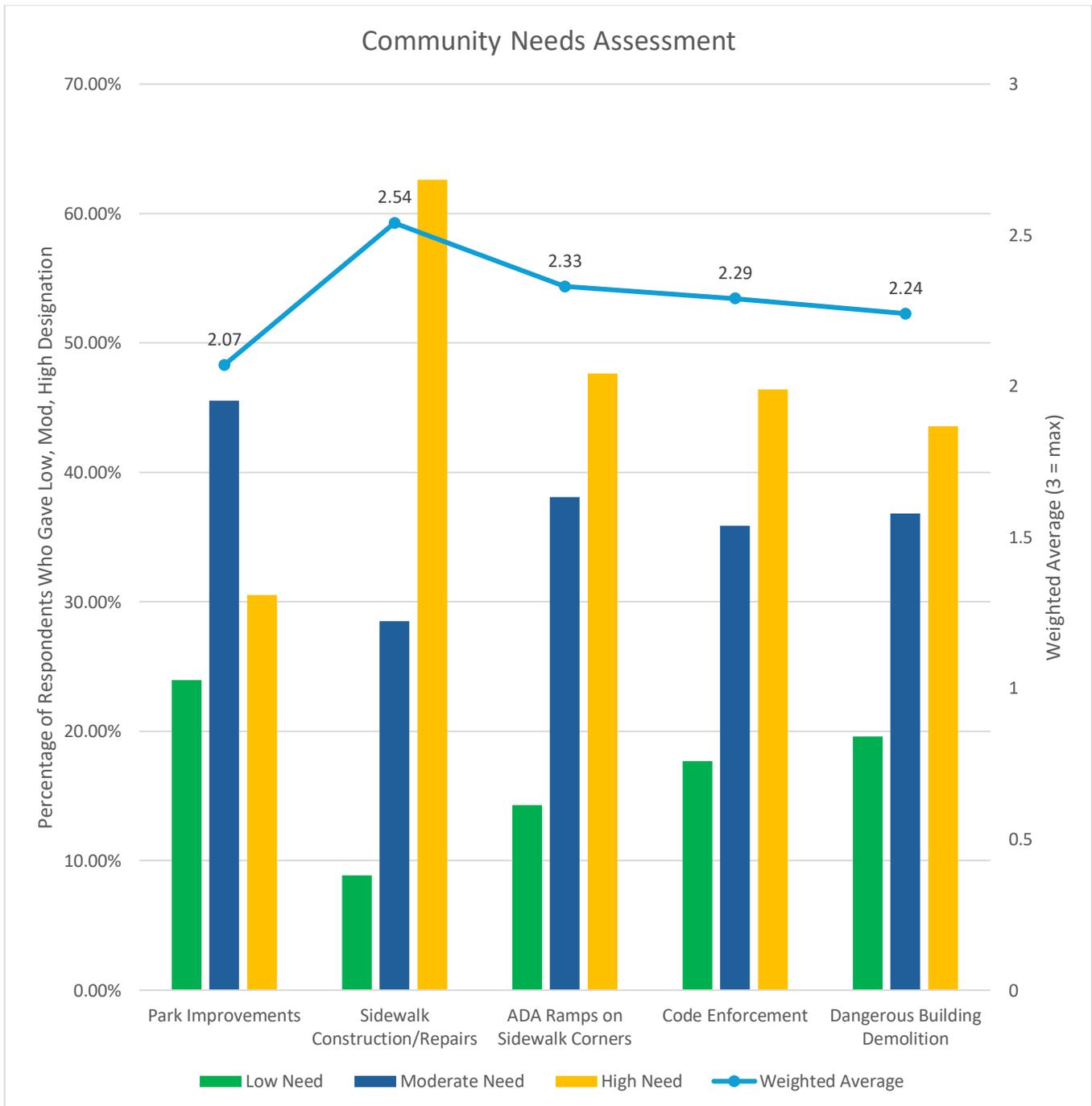
## V. Housing Needs

Housing repair assistance for homeowners emerged as the top priority among housing needs, scoring 2.57 out of 3 points. Two other needs tied for second priority with scores of 2.49: homebuying/downpayment assistance and family housing support. All remaining housing needs scored 2.45 points or lower. In their narrative responses, residents emphasized several additional concerns: the need to rehabilitate aging neighborhoods and homes, expand neighborhood improvement initiatives, increase services for low-income residents, and ensure landlords maintain rental properties adequately.



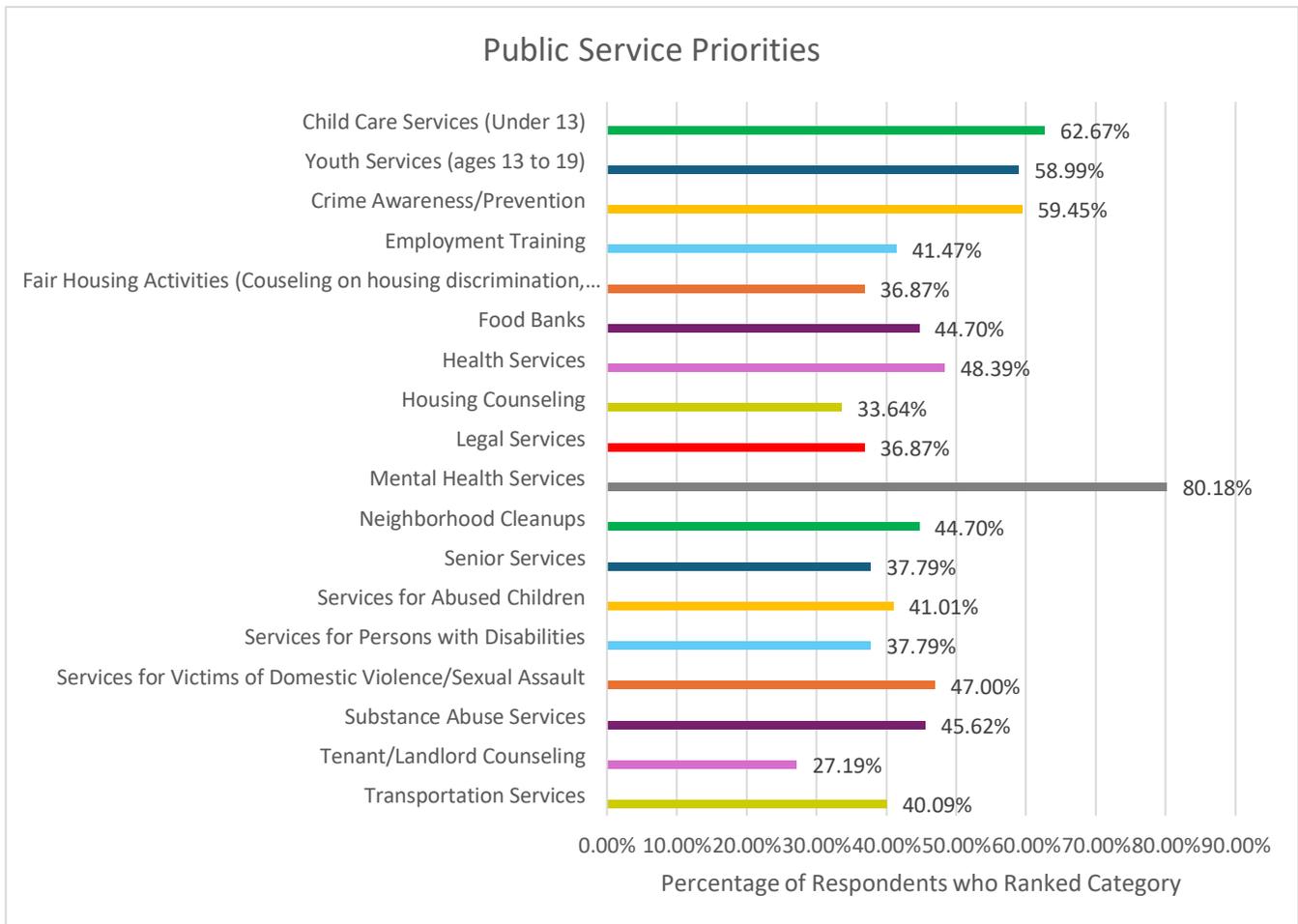
## VI. Community Needs

Sidewalk construction and repairs emerged as the highest community priority, scoring 2.54 out of 3 points. Two other needs stood out: ADA-compliant sidewalk ramps (2.33 points) and code enforcement (2.29 points). All remaining community needs scored 2.24 points or lower. In their narrative responses, residents highlighted three key concerns: improving street safety through better lighting and sidewalk maintenance, strengthening code enforcement efforts, and increasing police presence for crime prevention.



## VII. Public Service Priorities

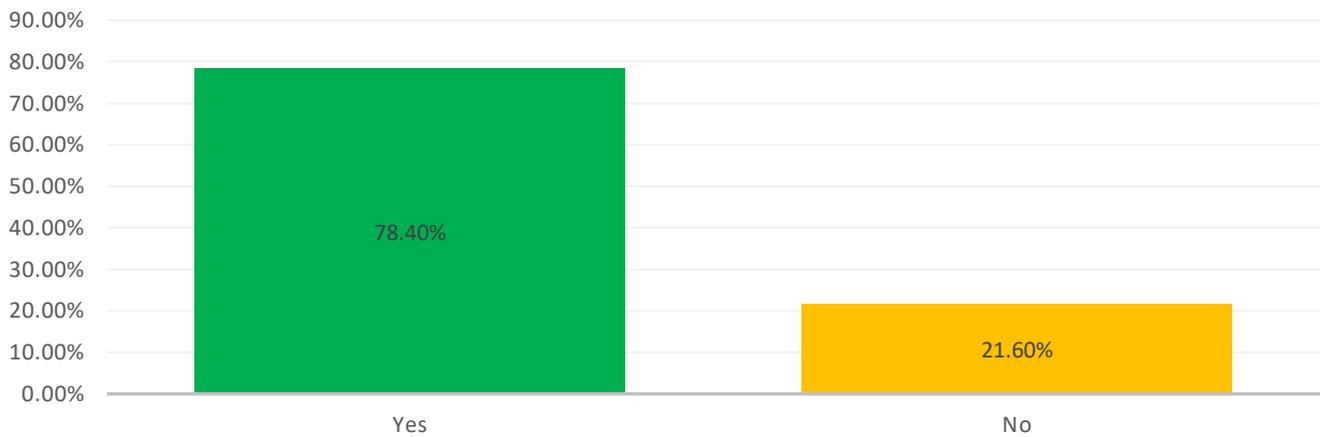
The survey asked respondents to identify their top ten public service priorities from a list of eighteen options. Mental health services emerged as the clear leading priority, with over 80% of respondents selecting this need. Three additional services were prioritized by more than half of respondents: childcare services, crime awareness/prevention, and youth services. Two other critical needs rounded out the top priorities, with nearly 50% of respondents selecting health services and support for victims of domestic violence and sexual assault.



## VIII. Safe, Affordable Housing and Housing Discrimination

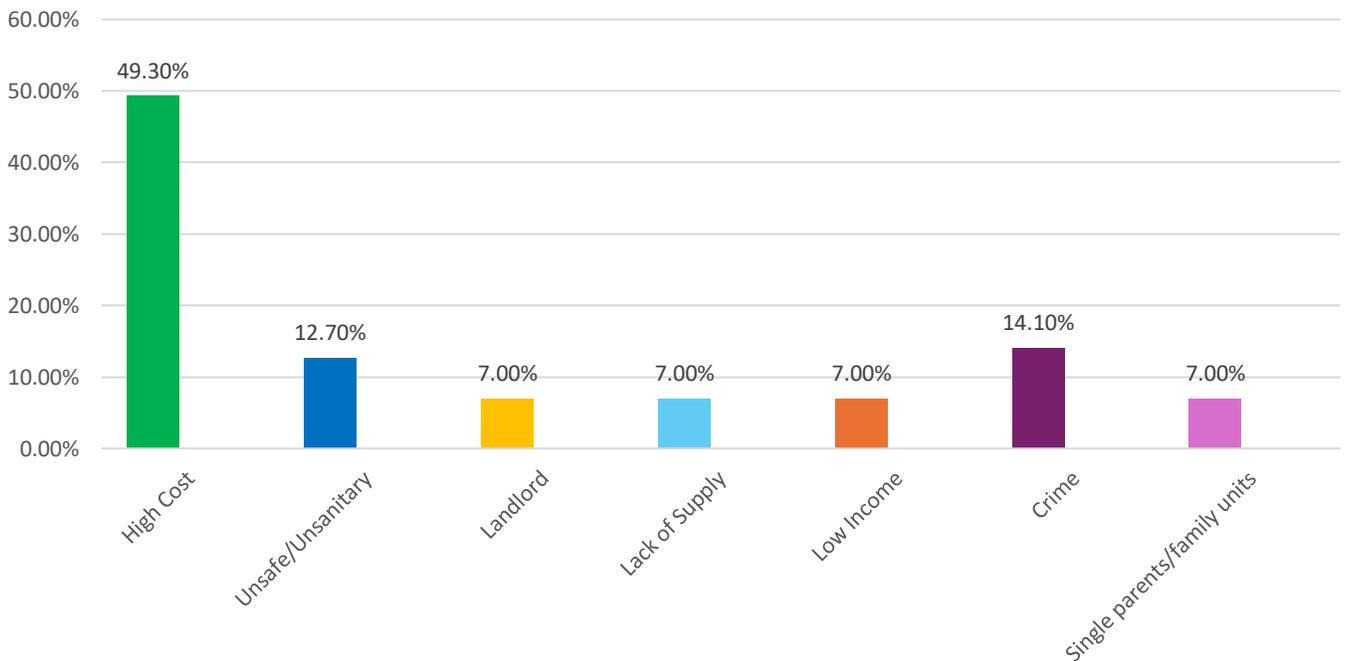
Of the 213 survey respondents who answered questions about housing accessibility, 78.4% reported could not. This question followed the broader needs assessment and allowed respondents to share their personal experiences with housing access.

## Are you able to find safe, decent, and affordable housing in your community?

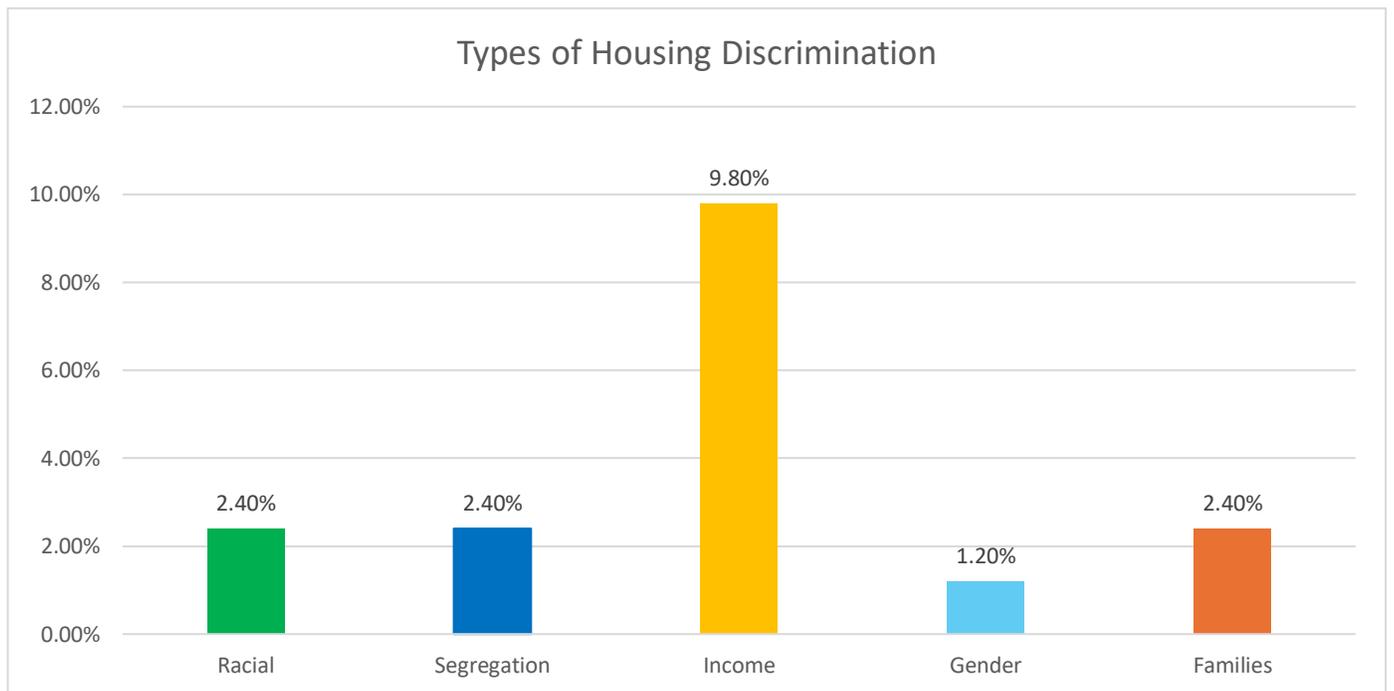


Among respondents who reported housing challenges or provided additional feedback, cost emerged as the primary barrier, with 49.3% citing high housing prices as an obstacle. Safety concerns were also significant, with 14.1% of respondents citing crime and 12.7% reporting unsafe or unsanitary living conditions.

## Reasons Cited as Difficulties in Obtaining Decent, Affordable Housing

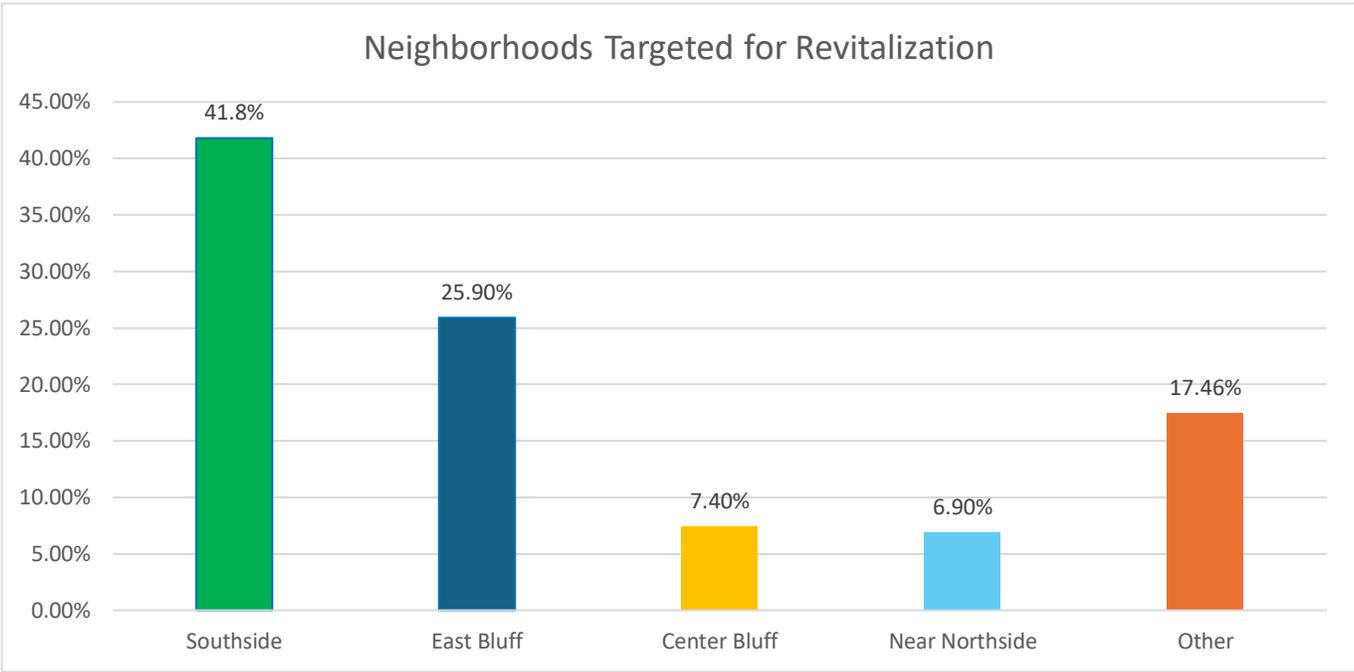


Among the 82 respondents who shared experiences with housing discrimination, income-based discrimination emerged as the predominant concern, affecting 9.8% of respondents. Three other forms of discrimination were each reported by 2.4% of respondents: racial discrimination, housing segregation, and discrimination against families. Additionally, a portion of respondents noted experiencing discrimination based on gender, specifically against women.



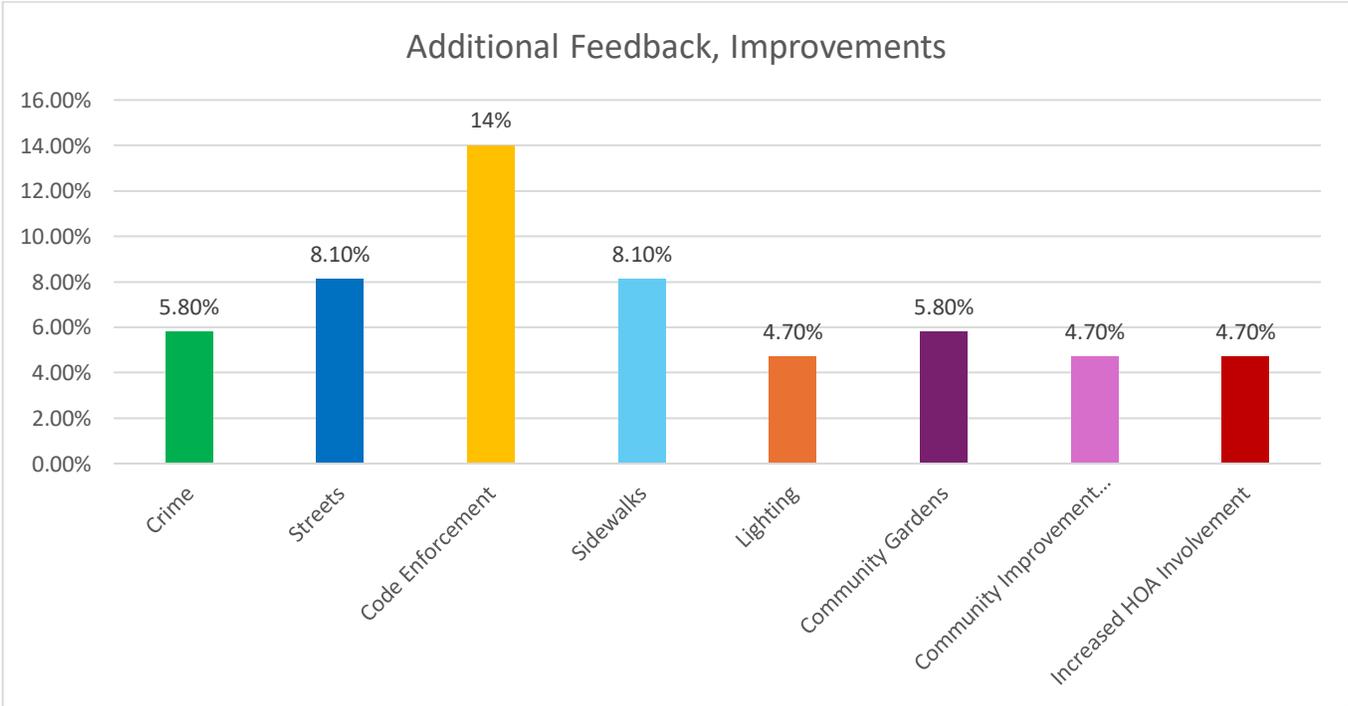
## IX. Targeted Use of Funds

When asked about priority areas for revitalization, 118 respondents provided specific recommendations. The Southside emerged as the clear priority, with 41.8% of respondents identifying this area for targeted funding. The East Bluff was the second most cited location, mentioned by 25.9% of respondents. The Center Bluff (7.4%) and Near Northside (6.9%) were also identified as areas needing investment. Additional suggested locations included Downtown and Averyville.



### X. Additional Feedback

The survey concluded with an open-ended question about community and neighborhood improvement, generating responses from 86 individuals. Code enforcement emerged as the most frequently cited concern, mentioned by 14% of respondents. Infrastructure needs were also prominent, with both sidewalks and street improvements each cited by 8.1% of respondents. Crime prevention and community gardens were each mentioned by 5.8% of respondents.



## XI. Conclusion

The City's expanded community outreach efforts for the 2025 HUD Consolidated Plan yielded valuable feedback from residents. The survey results largely validated current programming, confirming that existing City HUD initiatives and community partner services align well with identified community priorities.

Moving forward, City staff will develop a five-year implementation plan that addresses these priorities within available funding constraints. This process will include consultation with stakeholders and other service providers to ensure efficient use of City funds and avoid duplication of services.

The 2025 Consolidated Plan will be presented to City Council for approval following the passage of the U.S. Congress's full-year 2025 budget.

Affirmatively Furthering  
Fair Housing

# *Affirmatively Furthering Fair Housing*

## **Introduction**

The City of Peoria is a Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) Entitlement Community under the U.S Department of Housing and Urban Development's Community Planning & Development. In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." Actions to affirmatively further fair housing allow for access to housing opportunities and resources for all individuals and households.

Below outlines the action that took place to affirmatively further fair housing.

## **Activities**

- The City of Peoria's Fair Employment and Housing Commission split into two separate commissions as of 2019. This was done in order to better focus on each issue independently. The duty of the Fair Housing Commission (FHC) is "to serve an instrument of government, empowered by the municipal code, to exercise any power and perform any function pertaining to the protection of the public welfare in the matter of fair housing, and public accommodations. The FHC has the authority to monitor city fair practice policies and procedures, while providing a forum through which the citizens of Peoria may be provided access to equality of treatment and opportunity, regardless of protected class status. To receive and rule upon complaints of discrimination in housing." In 2022, the Housing Commission began updating the City's Affordable Housing Plan in conjunction with the City's Strategic Planning efforts.
- Financial literacy and homebuyer education programs are available through various community partners such as METEC, Prairie State Legal Services, Peoria Citizens' Committee for Economic Opportunity (PCCEO), Ameren Illinois, Navicore, and Habitat for Humanity.
- The City of Peoria, as well as community partners such as PCCEO and Ameren Illinois, provide homeowner assistance programs to improve the quality of housing and quality of life. Programs are available for roof replacements, emergency repairs (such as broken water heaters or furnaces), ADA ramp installation, home weatherization, and energy efficiency upgrades.
- The City of Peoria has a long history of positive working relationships with neighborhood associations, faith communities, nonprofit groups, and other community organizations. These relationships have proven valuable in obtaining community input regarding the needs of the community.
- The City of Peoria partners directly with nonprofits and other agencies to leverage applications for grant dollars that would best serve the community and low-income populations. Collaborations include Peoria Opportunity Foundation and developer Pivotal utilizing vacant land after demolition and Brownfield Clean up, the leverage of funding for housing projects for Peoria's most vulnerable that provide income-based housing and permanent support like mental health counselors and 24-7 staff, and ongoing work with the Peoria Housing Authority's Strong Communities technical assistance grant application and community outreach.
- The City of Peoria established a Land Bank with the goal of improving housing stock in the Peoria area and obtaining control of vacant and abandoned properties. The City of Peoria's land management strategy involves demolition of problem properties, pursuing large parcels of land for future development, and returning vacant property to citizens. The City of Peoria Land Bank's goal is to transform vacant properties into opportunities for future homes, businesses, and greenspace. This strategy improves and maintains our neighborhoods, protects property values, and grows Peoria. To

date, 468 Demolitions of unsafe structures, with the bulk of properties within 61603 and 61605; 510 properties acquired to hold for future development of housing; and 90 properties transferred to new owners, including 7 houses transferred for rehabilitation and 26 properties transferred for new residential buildings.

- The City hosts an annual Procurement Expo to connect businesses, including minority, veteran, and women-owned businesses, to the City and larger contract opportunities. The expo created a directory of businesses and business certification programs through the City, and worked directly with departments to reprioritize contractors utilized for City business.
- Multiple City of Peoria initiatives are aimed at improving the quality of life in targeted low-income neighborhoods. The East and South Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a grant program which provides up to \$15,000 of assistance to property owners of single-family residential, owner-occupied properties (duplexes and mixed-use structures are excluded from the program) for certain permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF. The purpose of the Program is to increase the owner-occupancy rate, improve the outward appearances of homes, and increase the assessed valuation of properties within the East and South Village Growth Cell Boundaries. In 2024, the East Village TIF made changes to its guidelines to decrease the percentage of dollars required for match to increase access to low-income homeowners to make needed repairs. The program also allows access for non-owner-occupied households to more effectively increase the quality of housing stock within the East Village TIF Boundaries.
- The City of Peoria utilizes Neighborly, an online platform, for all community-facing programs and applications. This program allows consumers to create a log-in and upload the necessary documents without having to take time out of work or utilize public transportation to come to a physical location during business hours. Physical applications are still available as well, and all programs have a multi-week timeline to complete an application. Staff will also mail and pick up application materials if needed.

# **Citizen Participation Plan**

## City of Peoria: Citizen Participation Plan

The City of Peoria (herein referred to as the “City”) recognizes that Citizen Participation is an important part of administering its grant funds from the Department of Housing and Urban Development (HUD). As such, its Citizen Participation Plan encourages all citizens to participate in the development of its Consolidated Plan, Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and any substantial amendments to the Plan(s). Persons of low- and moderate-income and those living in slum and blighted areas where federal funding is proposed to be used are particularly encouraged to be involved in the planning process.

The City of Peoria’s Citizen Participation Plan contains the required elements listed in the Consolidated Plan regulations in accordance with Section 104(a) of the Housing and Community Development Act of 1974 as amended as well as both 24 CFR 91.105(b) and 24 CFR 91.100. The Citizen Participation Plan aims to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of decent housing, suitable living environments, and expanded economic opportunities. The following sections outline the ways in which the City will incorporate input and feedback from Peoria residents into the planning process, while fulfilling HUD-mandated obligations.

### **Equitable Citizen Engagement**

In the development and review of the Consolidated Plan, Annual Action Plans, and CAPERs, as well as substantial amendments to the above documents, Citizen Participation is encouraged from all persons, especially those residing in slum/blight areas, targeted revitalization areas, and public housing developments. Low- and moderate-income individuals, minorities, non-English speakers, and individuals with disabilities are encouraged to participate. The City will take measures to ensure that it performs equitable citizen outreach as it solicits input and feedback on its various HUD plans and reports. As such, it will make an effort to host comment meetings in locations accessible to low-/moderate-income individuals and effectively communicate the notice of such meetings.

### **Translation**

If required and requested no later than 72 weekday hours prior to a public meeting/hearing in writing, an interpreter will be provided at the specific meeting/hearing.

### **Public Notice**

There will be a minimum of two (2) days advance public notice of all public hearings, public meetings, and City Commission meetings that review or allocate HUD funding. The City will provide a minimum of one (1) day notice prior to the start of a public comment period.

Forms of Public Notice include the following:

- City of Peoria website: [www.peoriagov.org](http://www.peoriagov.org)
- Peoria *Journal Star*: <https://www.pjstar.com/>
- City of Peoria social media accounts

### **Public Display and Comment Period**

Drafts of Annual Action Plans, CAPERs, Consolidated Plans, and substantial amendments will be placed on display for a period of no less than 15 days to encourage public review and comment. The City will provide the following public comment periods:

- Citizens may comment on the Consolidated Annual Performance and Evaluation Report at least fifteen (15) days from the date of the Public Notice.
- Citizens may comment on the Consolidated Plan and Action Plan for at least thirty (30) days after the publication date of the draft plan.
- Citizens may comment on the Citizen Participation Plan for at least thirty (30) days after the publication date for the draft document.
- Citizens may comment on any Substantial Amendments to the Consolidated Plan and/or Annual Action Plan for at least thirty (30) days after the publication date for the draft document.

### **How to Comment**

Written comments may be sent to the following address:

Community Development Dept.  
Grants Division  
419 Fulton St., Rm. 203  
Peoria, IL 61602

Electronic comments may be submitted to the Grants Division of the City's Community Development Department. The Grants Division may be contacted via email at [grants@peoriagov.org](mailto:grants@peoriagov.org). Citizens may also refer to the [City's website](#) to identify a Grants Division staff member whom they can contact.

Comments must be received by the deadline for consideration. After the comment period closes, City staff will note all comments in the Consolidated Plan, Annual Action Plan, or CAPER and include the response to the comments received.

### **How to Access Plans and Reports**

During the comment period, the City will furnish a paper copy of its Annual Action Plans, Consolidated Plans, and CAPERs, as well as substantial amendments to the above, in its Development Center, located at the following address: 419 Fulton St, Rm 203, Peoria, IL 61602.

Citizens may also access the documents online at the [City's Grants Management Plans and Reports page](#).

### **Persons with Disabilities**

Individuals with disabilities who require accommodations to participate in Public Hearings can contact the City of Peoria at 309.494.8600 within seventy-two (72) hours of a meeting in order to receive reasonable accommodations. The City will conduct all public meetings in locations that are handicap accessible, as possible. As requested, the City will mail copies of public meeting notices to persons who are homebound and request such accommodations no less than five (5) days prior the public meeting.

### **Minimizing Displacement**

Whenever possible, the City aims to minimize displacement and avoid activities that will cause displacement. When a Consolidated Plan activity causes displacement, assistance as required by the Uniform Acquisition and Relocation Act and any other acts or adopted policies will be provided. Written information will be sent to occupants prior to an offer being made for a property. Should displacement of residents be necessary as a result of the use of funds from a Plan, the City shall compensate residents who are actually displaced in accordance with HUD Handbook No. 1378, Tenant Assistance, Relocation and Real Property Acquisition, [available via this link](#).

### **Technical Assistance**

As requested, the City will provide reasonable technical assistance to organizations/individual entities supporting persons of low- and moderate-income. The technical assistance includes but is not limited to developing potential proposals for funding and information regarding CDBG and other federal programs, such as the rules, regulations, and eligible activities.

### **Substantial Amendments**

The Entitlement Communities will make all Substantial Amendments available for public review and comment. A Substantial Amendment shall be required if any one of the following criteria applies:

1. A proposed budget revision of one CDBG or HOME project of 35% or more of each annual grant allocation.
2. Projects proposed to be added to the current year's plan.

In case of a Substantial Amendment, the City will provide a minimum of thirty (30) days for public comment. A Public Notice will be made the at least one day prior to the start of the comment period.

In preparing a final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public in writing during the review and comment period. The final Substantial Amendment will have a section that presents all comments, plus explanations as to why any comments were not accepted.

### **Waiver Process**

Upon determination of good cause, the U. S. Department of Housing and Urban Development has the authority to waive certain regulatory provisions of the CDBG, HOME, and ESG programs subject to statutory limitations.

Examples of good cause for such waivers:

- Presidential disaster declarations under Title IV of the Stafford Act represent one example of good cause for such waivers.
- The City of Peoria may seek a waiver to its citizen participation process in emergency situations when expedited assistance offered through Consolidated Plan/Action Plan covered programs is deemed necessary by the City Manager.
- HUD issued notices to waive deadlines for submission and/or reduction of public comment periods. The City will follow the reduction of public comment periods as outlined by HUD notices.

Following HUD issuance of waiver notices or approval of a waiver requests, the City reserves the right to amend the Citizen Participation Plan comment period as follows:

1. A reduction to the reduced amount as outlined in the HUD guidance, or
2. A reduction in the public comment period for Consolidated Plan/Action Plan substantial amendments from 30 calendar days to seven calendar days, and
3. A reduction in the public comment period from 30 calendar days to seven calendar days in the event of a local “urgent needs” emergency or state/federally declared disaster, and
4. Flexibility in determining what constitutes reasonable notice and opportunity to comment.
5. Holding public hearings virtually for the health and safety of participants.

### **Access to Records**

It is the City’s intention to provide reasonable and timely access to information and records relating to the proposed and actual use of CDBG, ESG, and HOME funds. As such, it will make information available to the public, upon request, regarding how funds were used during the past five years. As file maintenance limits expire for programs, citizens should understand that files are liquidated as per the program’s specific requirements (e.g., CDBG files must be maintained for five years after the program year closes, after which point they can be destroyed).

## **Complaints**

The City of Peoria will provide a timely, substantive written response to every written complaint within 20 business days. Complaints may be submitted through the same channels as described for comments.