



City of Peoria 2017 Annual Action Plan

City Hall
419 Fulton Street, Suit
Peoria, IL 61602



Executive Summary

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

1. Introduction

The City of Peoria is pleased to present the 2017 Annual Action Plan. The purpose of this Plan is to set forth the investment priorities and activities of the City during its 2017 program year (January 1, 2017 to December 31, 2017). The funding for these activities is received from the United States Department of Housing and Urban Development (HUD). The City is an entitlement community with HUD and receives annual allocations from three formula grants – Community Development Block Grant (CDBG), HOME Investment Partnership Grant (HOME) and Emergency Solutions Grant (ESG). A total of over \$2.1 million comprised of the CDBG allocation (\$1,550,735), HOME allocation (\$505,872) and ESG allocation (\$137,451) will be received for program year 2017.

The 2017 Annual Action Plan is the fourth year of the City's 2014-2018 Consolidated Plan. The Consolidated Plan is designed to help the City assess the affordable housing and community development needs in order to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus HUD funding from the CDBG, HOME and ESG programs. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The City will report on accomplishments and progress toward Consolidated Plan goals and Annual Action Plan activities in the Consolidated Annual Performance and Evaluation Report (CAPER).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives and outcomes of this Annual Action Plan are those of the 2014-2018 Consolidated Plan and are attached below. The attachment shows the linkage between these objectives and outcomes and the planned 2017 projects. Throughout the Annual Action Plan, the investment of funds and planned activities refer to the CDBG Target Area (low income area- where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County). Attached below is a map of the CDBG Target Area.

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	Focus Area Housing Program Leverage	2014	2018	Affordable Housing	CDBG Target Area	Affordable Housing - New construction	CDBG: \$625,000 HOME: \$55,840	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Rental units rehabilitated: 2 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	PCCDH Lead Match Program	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$20,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Roof Housing Rehabilitation Program	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$438,764	Homeowner Housing Rehabilitated: 30 Household Housing Unit

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OMB Control No: 2506-0117 (exp. 06/30/2018)

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CHDO Set Aside	2014	2018	Affordable Housing		Affordable Housing - New construction Affordable housing - Rehab of existing units	HOME: \$405,872	Homeowner Housing Added: 3 Household Housing Unit
5	Public Service Set Aside	2014	2018	Non-Housing Community Development		Public Services	CDBG: \$232,570	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	Emergency Solutions Grant	2014	2018	Homeless		Homeless- Emergency Shelter Homelessness - Rapid Re-housing	ESG: \$137,451	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted
7	Planning / General Administration	2014	2018	Planning / General Administration			CDBG: \$255,000 HOME: \$50,000 ESG: \$0	
8	Housing Rehabilitation Delivery	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$60,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

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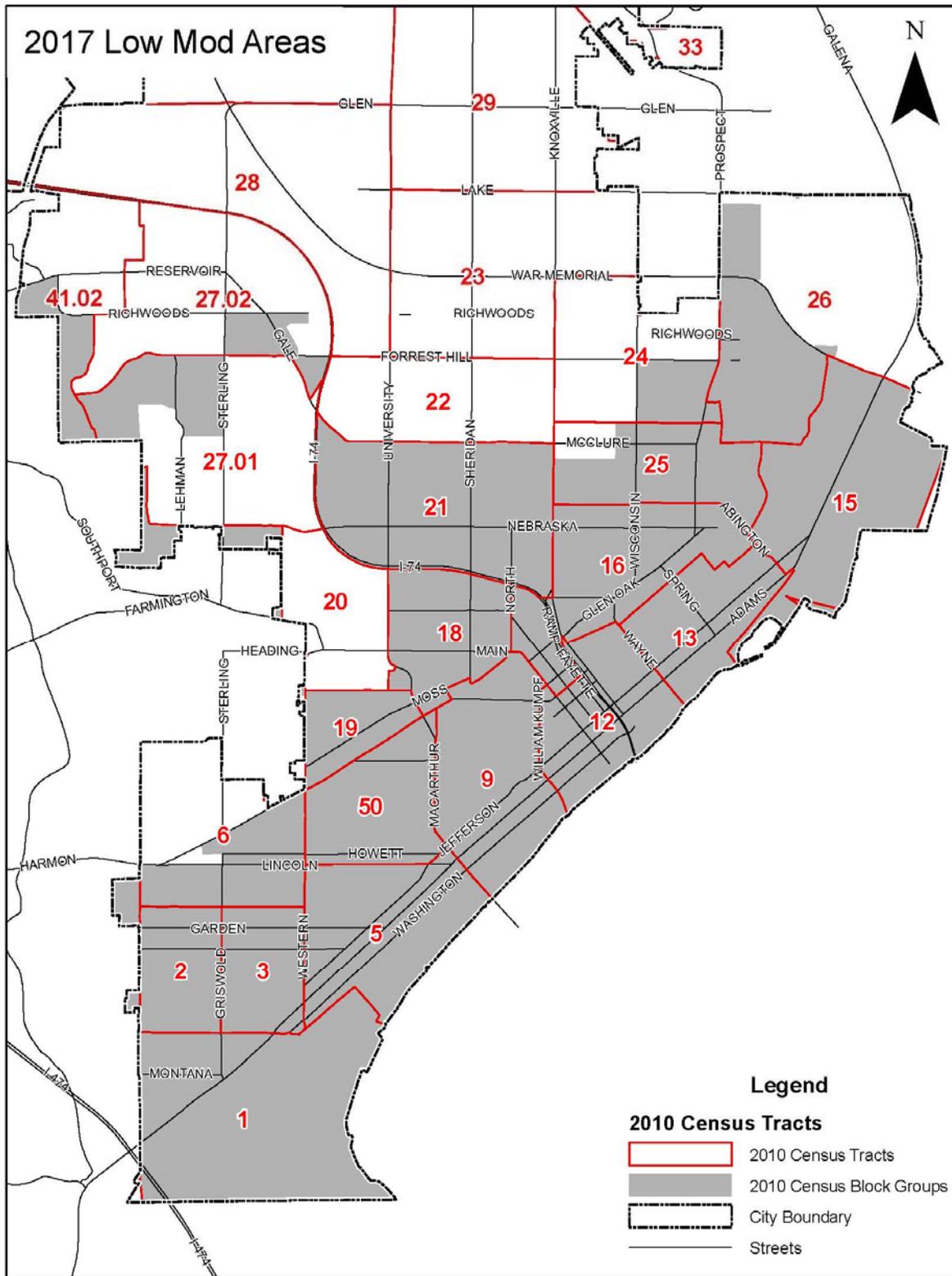
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2017 CDBG Target Area

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The overall performance and progress for the City is good. For program year 2016, HUD requested a revised PR 26 prior to completing the evaluation of the City. No other outstanding issues were identified by the end of year letter. As of November 2016, the City's CDBG expenditure rate is at 1.25. The expenditure rate compares the CDBG funds available to the amount of its current grant allocation. If the

balance exceeds 1.5 times the annual entitlement amount then the City has failed its timeliness test of expending CDBG funds.

The City is in compliance with the ESG fund commitments (180 days after the date that HUD signs the grant agreement), fund expenditures (24 months after the date that HUD signs the grant agreement) and grant percentage restrictions (7.5% for administration and 60% for shelter costs) for its 2016 ESG grant allocation.

Specific activity and project accomplishments for the City's 2016 HUD grant allocations can be found in the 2016 Consolidated Annual Performance and Evaluation Report (CAPER). In 2017, the City will continue to explore additional funding opportunities and efficiencies in programming and services, with the goal of providing a better product to our citizens. The City will work to remove any barriers to affordable housing and any obstacles to meeting the housing and non-housing needs for the community. The City will also continue to develop and create partnerships with other organizations and community stakeholders to better serve the low-income population.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the creation of the 2017 Annual Action Plan, the citizen participation process was based on the City's adopted Citizen Participation Plan. The results of the citizen participation process can be viewed in sections AP-10: Consultation and AP-12: Participation of this Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The public comments received during the citizen participation process can be viewed in section AP-12: Participation of this Annual Action Plan.

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

The City accepted all comments received throughout the citizen participation and consultation process of the 2017 Annual Action Plan. The detailed results of the citizen participation process can be viewed in section AP-12: Participation of this Annual Action Plan. In general, the comments received by the City were in positive support of the City's programming.

7. Summary

The 2017 Annual Action Plan includes all the requirements for the CDBG, HOME and ESG grant programs, including those for citizen participation. The citizen participation element follows a City Council approved Citizen Participation Plan. In addition, special consultations and coordination was obtained from the Heart of Illinois Homeless Continuum of Care, Peoria Housing Authority, neighborhood associations and other entities. The results of the citizen participation process can be viewed in section AP-12: Participation of this Annual Action Plan. The City will continue to accept public input related to housing, non-housing and community needs and make referrals to other entities when appropriate.

The planned activities included in the 2017 Annual Action Plan are the continuation of programming that has been funded with previous CDBG, HOME and ESG grant awards. City staff have established policies and procedures for the administration of the activities. As a part of the policies and procedures, the City has an approximate timeframe to offer the planned activities in the community. For the activities that include a City application process, staff works with the local media, City Communication Specialist, local non-profit organizations, and neighborhood associations to distribute information regarding available funding and application submission requirements. For activities that include a request for qualifications/proposal or sealed bid, staff coordinates the solicitation process through the City's Finance Department/Purchasing Office. The schedule of release for applications and any official procurement is dependent upon the sequencing of HUD grant agreements and available funds. The public is encouraged to contact the Grants Management Division of the Community Development Department for specific information and to be notified of application release/funding availability.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency responsible for the 2017 Annual Action Plan is the City of Peoria, a State of Illinois municipality. The City’s Community Development Department, Grants Management Division is responsible for administering the Annual Action Plan. The City is not a member of a Consortium utilizing HUD funds.

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

Consolidated Plan Public Contact Information

For more information about the 2017 Annual Action Plan, please contact Kathryn Murphy, Grants Coordinator, City of Peoria, 419 Fulton Street, Room 300, Peoria, Illinois 61602-1217, call (309) 494-8607, or send an e-mail to kmurphy@peoriagov.org.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Peoria has adopted a Citizen Participation Plan for its Consolidated Plan and Annual Action Plans that identifies when public hearings and other consultations are to take place. The Citizens Participation Plan was used in preparing the 2017 Annual Action Plan. The Annual Action Plan was also prepared to comply with all the consultation requirements of the CDBG, HOME and ESG programs, including consultation with the local homeless 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 has a good relationship with the Peoria Housing Authority (PHA) and other assisted housing providers. The City regularly assists the PHA in the environmental clearance process for the PHA's annual Capital Fund and other grants. The City has also used its CDBG funds to provide match for the Peoria City/County Health Department's Lead Hazard grant and its residential lead mitigation programs. The City also has an established relationship with Habitat for Humanity and Peoria Opportunities Foundation, both of which are certified CHDOs. Coordination between the City and private and governmental health, mental health and service agencies is primarily accomplished through the City's Advisory Commission on Human Resources (HRC) and the City's active participation with the Heart of Illinois Homeless Continuum of Care Governing Board, strategic planning, and General Membership. Through the CoC and ESG activities, City staff collaborate regularly in program delivery and planning with South Side Office of Concern, a private non-profit housing and mental health provider. The Community Development department is also actively involved in a partnership with the Peoria City/County Health Department to reduce health disparities within the community. A department representative also sits on a coordination committee of local organizations for sharing data and collaborating on grant applications.

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 is pleased with the direction and strength of the Continuum of Care. Successful board member recruitment that has drawn individuals from across sectors and the hiring of a Continuum Director have both bolstered the Continuum's reach and capacity. In all efforts to address the needs of homeless persons and persons at risk of homelessness, City staff collaborates with the CoC director and key CoC members and service providers. City staff participate in strategic planning and policy discussions as well as sit on the Governing Board of the CoC. City staff and CoC staff or CoC members are in weekly conversation regarding both planning and program delivery.

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

A City staff member serves as a non-voting member of the Governing Board of the CoC and participates in General Membership meetings. As a governing board member and active participant in CoC task groups, the City is an instrumental participant in the development of policies, procedures and performance measures for ESG and the Continuum.

To better align the consultation related to ESG funding allocations, the City Council approved the reassignment of funding recommendations to the HOIHCOC from the Advisory Commission on Human Resources (HRC) – a standing City Commission. Historically, the HRC Commissioners would review, rank and make funding recommendations to the City Council for approval. Beginning in 2014, that process is now the responsibility of the HOIHCOC. To facilitate the funding recommendation process, the HOIHCOC submits both a collaborative/Continuum-wide application and each agency submits an individual application to the City. The HOIHCOC Governing Board works with its member agencies to identify service priorities, program performance measures, provider capabilities to comply with ESG regulations and opportunities to leverage other funding. Taking all this into consideration the Governing Board provides a funding recommendation to Peoria City Council for approval. ESG subgrantee grants are awarded for a 2-year term. This extended grant term allows for a partnership between the awarded service provider, the City and the HOIHCOC to shift the focus from an application/funding cycle to program performance. This process is collaborative and requires communication between service providers on how to best allocate funds for the most needed services.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Peoria Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Services-Employment Service-Fair Housing Other government - Local Housing Authority
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation between the City and PHA to improve the programming and outcomes of the 2017 Annual Action Plan.

2	Agency/Group/Organization	HEART OF ILLINOIS CONTINUUM OF CARE
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Heart of Illinois Homeless Continuum of Care was consulted at a regular meeting of the general membership. City staff discussed the 2017 Annual Action Plan and its role in carrying out grant activities. City Staff invited CoC members to review and make comments on the plan during the public comment period and directed members to the City website for reference to the plan and public meeting dates.
3	Agency/Group/Organization	Village of Creve Coeur
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
4	Agency/Group/Organization	EAST PEORIA
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
5	Agency/Group/Organization	COUNTY OF PEORIA
	Agency/Group/Organization Type	Other government - County Major Employer

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.</p>

6	Agency/Group/Organization	Peoria City/County Health Department
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Health Agency Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter for the overall 2017 Annual Action Plan goals, objectives and activities. Additional consultation through staff meetings were held to discuss the Health Department's CDBG funded match program activity identified in the 2017 Annual Action Plan.

7	Agency/Group/Organization	Village of Peoria Heights
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
8	Agency/Group/Organization	PEORIA PUBLIC SCHOOLS DISTRICT 150
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - Local Local School District Major Employer
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
9	Agency/Group/Organization	Peoria Park District
	Agency/Group/Organization Type	Services-Health Other government - Local Recreational Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
10	Agency/Group/Organization	Tri-County Regional Planning Commission
	Agency/Group/Organization Type	Service-Fair Housing Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local organizations to improve the programming and outcomes of the 2017 Annual Action Plan.
11	Agency/Group/Organization	COUNSELING AND FAMILY SERVICES
	Agency/Group/Organization Type	Housing Services-Children Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise to improve the programming and outcomes of the 2017 Annual Action Plan.
12	Agency/Group/Organization	ADVOCATES FOR ACCESS
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy Accessibility Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise to improve the programming and outcomes of the 2017 Annual Action Plan.
13	Agency/Group/Organization	THE CENTER FOR PREVENTION OF ABUSE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise to improve the programming and outcomes of the 2017 Annual Action Plan.
14	Agency/Group/Organization	VILLAGE OF BARTONVILLE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
15	Agency/Group/Organization	City of West Peoria
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
16	Agency/Group/Organization	Illinois Department of Public Health
	Agency/Group/Organization Type	Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among governments to improve the programming and outcomes of the 2017 Annual Action Plan.
17	Agency/Group/Organization	Illinois American Water Co.
	Agency/Group/Organization Type	Housing Business Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation between businesses and local governments to improve the programming and outcomes of the 2017 Annual Action Plan.
18	Agency/Group/Organization	Illinois Department of Commerce and Economic Opportunity
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among governments to improve the programming and outcomes of the 2017 Annual Action Plan.
19	Agency/Group/Organization	ILLINOIS HOUSING DEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing Service-Fair Housing Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among organizations to improve the programming and outcomes of the 2017 Annual Action Plan.
20	Agency/Group/Organization	Greater Peoria Airport
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among governmental entities to improve the programming and outcomes of the 2017 Annual Action Plan.
21	Agency/Group/Organization	Central Illinois Agency on Aging, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise to improve the programming and outcomes of the 2017 Annual Action Plan.
22	Agency/Group/Organization	City of Pekin
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted via letter. The City anticipates that those consulted will provide comments regarding their own areas of expertise and this will improve coordination and cooperation among local governments to improve the programming and outcomes of the 2017 Annual Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Heart of Illinois Homelessness Continuum of Care	Both the City and the HOIHCOC work to end homelessness, following HUD regulations and key initiatives. The goals of the Strategic Plan have been coordinated with those of the Heart of Illinois Homeless Continuum of Care to make sure that areas of need are addressed.
City of Peoria Comprehensive Plan	City of Peoria	The goals of the Strategic Plan have been developed in concert with those contained in the City of Peoria Comprehensive Plan in order to address critical issues.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

With respect to the public entities involved, does the 2017 Annual Action Plan describe the means of cooperation among the state and local units of government in the metropolitan area in the implementation of the Plan?

The City does not have intergovernmental agreements with other units of local governments or the State for the implementation of the 2017 Annual Action Plan. The City welcomes the opportunity to leverage area resources to meet the strategic goals of the Plan. The Peoria Metropolitan Statistical Area contains two HUD entitlement communities – City of Pekin and City of Peoria. Through the Homeless continuum of Care, the City of Peoria and the City of Pekin communicate regarding local priorities and collaborate to allocate funding throughout the region. By way of the CoC, State of Illinois ESG resources and City of Peoria ESG resources are collaboratively allocated.

AP-12 Participation – 91.105, 91.200(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 2017 Annual Action Plan the City followed the City Council adopted Citizen Participation Plan. A HUD issued waiver dated May 12, 2017 allowed for a 14 day public comment period rather than a 30 day period. The 14 day comment period included public hearings and consultation with local organizations. Mailings were also used to gain input from entities with specific expertise, including but not limited to, those in the areas of housing, non-housing, community development, homelessness and the near homeless. This effort met and exceeded the requirements of the City's Citizen Participation Plan and provided meaningful input for the creation of the 2017 Annual Action Plan.

Public hearings were held to obtain citizen comments on issues related to the housing, non-housing and community development needs in the City. Two public hearings were held on July 12, 2017. Public notices for each hearing were published in the Peoria Journal Star newspaper. These public hearings allowed the public to comment on the development of the 2017 Annual Action Plan.

A draft copy of the 2017 Annual Action Plan was made available for public review and comment from July 5, 2017 to July 17, 2017 (14-day comment period). Public notice of the 14-day comment period was published in the Peoria Journal Star newspaper. Copies of 2017 draft Annual Action Plan were available for review at the following locations:

- City of Peoria City Clerk's Office
- City of Peoria Community Development Department's office
- Posted on City of Peoria website
- Peoria Public Library, Downtown Branch
- Peoria Housing Authority

The plan will go before the City Council on July 25 and is subject to any changes requested by the Council during the meeting fitting federal regulations.

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	Public Meeting	Non-targeted/broad community homeless	One General Membership Meeting of the Heart of Illinois Homeless Continuum of Care regarding the open 14-day public comment period of the City's 2017 Annual Action Plan.	No comments were received.		
2	Newspaper Ad	Non-targeted/broad community	Published Legal Notice in Peoria Journal Star regarding open 14-day public comment period of the City's 2017 Annual Action Plan.	No comments were received.		

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 Hearing	Non-targeted/broad community	Two public hearings were held on July 12, 2017 at City Hall for public comment on the draft 2017 Annual Action Plan. Legal Notice of the public hearings were published on July 1, 2017 in the Peoria Journal Star.	No comments were received.		

4	Letter	Non-targeted/broad community	Letters were sent to state and local agencies as well as area non-for profit organizations soliciting comments on the draft 2017 Annual Action Plan. A list of agencies and organizations contacted are included in section AP-10: Consultation.	Comments from the Center for Prevention of Abuse were in support of the continued use of CDBG and ESG grant funding for subrecipients like their organization. The Peoria City/County Health Department wrote in support of the projects in the Annual Action plan as well as a continued partnership with the City of Peoria to serve low-income residents. A copy of the correspondence received is attached in the Citizen Participation Appendix.		
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Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

On June 14, 2017, the Office of Community Planning and Development for HUD announced the FY 2017 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 2017 program year: \$1,550,735 in CDBG funds; \$505,872 in HOME funds; and \$137,451 in ESG funds. The City's 2017 program year is from January 1, 2017 to December 31, 2017.

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	1,550,735	0	80,599	1,631,334	3,101,470	Prior year resources of \$80,599.15 is available for reallocation from other prior year projects. Expected amount is an estimated amount for final two years (2017 and 2018) of the City's Consolidated Plan. Please see below regarding how these funds will be leveraged.

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	505,872	5,838	0	511,710	1,010,000	There are no prior year resources that are to be reallocated to meet the goals and objectives of the 2017 Annual Action Plan. \$5,838.43 in HOME program income is being reallocated to 2017 activities. Please see below regarding match requirements and how these funds will be leveraged.

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	137,451	0	0	137,451	274,000	There are no prior year resources that are to be reallocated to meet the goals and objectives of the 2017 Annual Action Plan. Expected amount is an estimated amount for final two years (2017 and 2018) of the City's Consolidated Plan. Please see below regarding the match requirements and how these funds will be leveraged.

Table 5 - Expected Resources – Priority Table

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

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

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

corporate, state and federal funds into Peoria neighborhoods yields holistic and sustainable results.

Match Requirements:

The CDBG program has no regulatory match requirement. However, for most activities, CDBG is not the sole funding source. For example, CDBG funded public service activities require that CDBG funds be no more than 50% of the program's total budget. Therefore, an organization's other financial sources are additional contributions to the CDBG funded public service programs. Additionally, the 2017 match provided for Peoria City/County Health Department lead hazard control program will leverage \$3,231,610 of funding for the \$20,000 of CDBG invested for match.

The HOME regulatory match is 25% of the total grant expenditures in a program year, excluding admin 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 2017, the City was included on the FY 2017 HOME Match Reduction List at a match reduction of 50%; resulting in a total match requirement of 12.5% for the 2017 program year. The City has received this match reduction (50%; yielding a 12.5% match requirement) since the 2003 program year. 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. Significant investment in the City's East Bluff neighborhood (within the CDBG Target Area) has seen various sources of investment including Attorney General grant funding, Local Initiatives Support Corporation funding, and local City of Peoria Capital dollars. Some of these sources will contribute to HOME-assisted projects and will be credited as match during the 2017 program year.

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 Community Development Department now manages the real estate function of City-owned land and property. In discussions with the City's certified CHDOs, lack of site control has been cited as a potential barrier to project development. For CHDO activities in program year 2017, the City will donate property to a CHDO for in-fill new construction of single family homes. In addition to the CHDO projects, the City is expanding a local pilot rehab program for properties received by the City through the abandoned property process from the demolition court. The program allows qualified individuals, neighborhood association, nonprofits, or development firms to submit a proposal for rehab as an alternative to demolition. These properties will now be listed with a realtor to gain more interest in rehabilitating these homes many of which are located in low income areas.

In early 2016, the City Council approved a redevelopment agreement that included the sale of a City owned parcel (under three-quarters of an acre) to the Peoria Housing Authority (PHA) for its redevelopment of Taft Homes. The PHA has been working for several years to redevelop the 216 units of Taft Homes with the intention of repurposing its current site just north of Downtown with mixed-use developments. With the acquisition of the City parcel, the PHA will own the entire block between the public right-of-way and the current Taft site. The City is supportive of PHA's efforts to redevelop Taft and its other public housing developments. Additional information regarding the City and PHA coordination can be found in section AP-60: Public Housing.

As part of a LIHTC project application to the Illinois Housing Development Authority being submitted by a local non-profit developer, the City has committed to donating the majority of the lots needed for a 30-unit scattered site low-income housing development.

Discussion

None.

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	Focus Area Housing Program Leverage	2014	2018	Affordable Housing		Affordable Housing - New construction	CDBG: \$625,000 HOME: \$55,838	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Rental units rehabilitated: 2 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
2	PCCDH Lead Match Program	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$20,000	Homeowner Housing Rehabilitated: 2 Household Housing Unit
3	Roof Housing Rehabilitation Program	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$438,764	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CHDO Set Aside	2014	2018	Affordable Housing		Affordable Housing - New construction Affordable housing - Rehab of existing units	HOME: \$405,872	Rental units constructed: 3 Household Housing Unit
5	Public Service Set Aside	2014	2018	Non-Housing Community Development		Public Services	CDBG: \$232,570	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
6	Emergency Solutions Grant	2014	2018	Homeless		Homeless- Emergency Shelter Homelessness - Rapid Re-housing	ESG: \$137,451	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted Homeless Person Overnight Shelter: 300 Persons Assisted
7	Planning / General Administration	2014	2018	Planning / General Administration			CDBG: \$255,000 HOME: \$50,000 ESG: \$0	
8	Housing Rehabilitation Delivery	2014	2018	Affordable Housing		Affordable housing - Rehab of existing units	CDBG: \$60,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Focus Area Housing Program Leverage
	Goal Description	<p>This goal will focus on housing related activities in specific eligible area(s).</p> <p>HOME funded housing activities related to this goal could include rehab of owner occupied units, rehab of rental units, new construction of rental units, new construction and rehab of homebuyer units and/or homebuyer direct assistance. This goal will be accomplished through either identified City subrecipients or City administered programs. Please note that this activity is city-wide, but allocated funding will be used primarily to support targeted neighborhood revitalization strategies in an identified geographic area. Prioritization of funding will be given to activities that are also located in the CDBG Target Area (low income area- where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County).</p> <p>CDBG funded housing activities related to this goal will include code enforcement activities. Specific activities will include code enforcement inspections and staff related costs. This activity will only occur in the CDBG Target Area that is considered deteriorated or deteriorating by the City. CDBG funding also includes the funding for public facilities. The CDBG funds will be one part of a larger investment for a public facility.</p>
2	Goal Name	PCCDH Lead Match Program
	Goal Description	<p>This goal will provide matching funds to the Peoria City/County Health Department's (PCCHD) Lead Hazard Control grant and the lead abatement activity serving low-income homeowners. The activity is city-wide, but will primarily serve the zip codes 61602 and 61603 which have the highest number of reported child lead poisoning in Peoria County. The zip codes 61602 and 61603 are located in the CDBG Target Area (low income area - where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County).</p>
3	Goal Name	Roof Housing Rehabilitation Program
	Goal Description	<p>This goal is to install new roofing, associated materials, and provide other rehabilitation services to ensure a property is habitable and code compliant on eligible single family homes. The activity is city-wide, but will be prioritized for the CDBG Target Area (low income area- where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County).</p>

4	Goal Name	CHDO Set Aside
	Goal Description	This goal is to create housing units for low income eligible households using no less than 15% of HOME funds from the 2017 allocation. This goal will be associated with activities completed only by certified Community Housing Development Organizations (CHDO). The City will certify an organization's CHDO status prior to committing any HOME funds under this goal/activity. The activity is city-wide, but will be prioritized for the CDBG Target Area (low income area- where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County).
5	Goal Name	Public Service Set Aside
	Goal Description	This goal is to provide a variety of public services to be utilized by low income residents. This goal will be accomplished through the City's subgrantee agreements with local service providers.
6	Goal Name	Emergency Solutions Grant
	Goal Description	This goal will provide rapid re-housing assistance and emergency shelter to eligible individuals who are homeless. Additionally, this goal will include funds for grant administration and HMIS (Homeless Management Information System) activities. The City will partner with the Heart of Illinois Homeless Continuum of Care for funding allocation and goal performance.
7	Goal Name	Planning / General Administration
	Goal Description	This goal 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 Strategic Plan Goal for ESG. The total amount of administration allocated in ESG is \$9,700 for program year 2017.
8	Goal Name	Housing Rehabilitation Delivery
	Goal Description	This goal is for 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. This goal's outcome indicators will be reported in the PCCDH Lead Match Program, listed as goal #2, and the Roof Housing Rehabilitation Program, listed as goal #3, in the 2017 Annual Action Plan.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below will address the high priority needs in 2017.

Projects

#	Project Name
1	Focus Area Housing Leverage
2	PCCHD Lead Match Program
3	Housing Rehab Programs
4	CHDO
5	Public Service
6	ESG18 Peoria
7	Code Enforcement
8	Planning/General Administration
9	Housing Rehabilitation Delivery
10	Public Facilities

Table 7 - Project Information

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

The reason for these allocation priorities is that they address the identified needs contained in the City's 2014-2018 Consolidated Plan. Funding priorities have not changed from those outlined in the Consolidated Plan. A known obstacle to addressing the underserved needs is the continued decrease in funding from previous grant allocations and the increase in the community's request for services for a variety of needs. This is a common issue in the City's housing rehab programs as there is often a greater number of individuals in need of assistance compared to the amount of available resources. In order to overcome this obstacle, the City has established a double dipping policy that limits the participation of households who have received housing rehab assistance in the past. 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 only households at 50% of area median income. The double dipping policy of only providing assistance once every ten years ensures that resources are spread out among residents.

AP-38 Project Summary
Project Summary Information

1	Project Name	Focus Area Housing Leverage
	Target Area	
	Goals Supported	Focus Area Housing Program Leverage
	Needs Addressed	Affordable housing - Rehab of existing units
	Funding	HOME: \$55,838
	Description	HOME funded housing activities related to this goal could include rehab of owner occupied units, rehab of rental units, new construction of rental units, new construction of homebuyer units and/or homebuyer direct assistance. Please note that this activity is city-wide, but allocated funding will be used primarily to support larger investment projects serving low to moderate income persons. The project was provided \$154,384 from 2016 and will be provided an additional \$50,000 in 2017 funds and \$5,838 in Program Income.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 low income families will be assisted.
	Location Description	The project will be in conjunction with other local investment projects assisting low income residents within the City of Peoria.
Planned Activities	HOME funded housing activities related to this goal could include rehab of owner occupied units, rehab of rental units, new construction of rental units, new construction of homebuyer units and/or homebuyer direct assistance. Please note that this activity is city-wide, but allocated funding will be used primarily to support larger investment projects serving low to moderate income persons. The project was provided \$154,384 from 2016 and will be provided an additional \$50,000 in 2017 funds and \$5,838 in Program Income.	
2	Project Name	PCCHD Lead Match Program
	Target Area	CDBG Target Area
	Goals Supported	PCCDH Lead Match Program
	Needs Addressed	Affordable housing - Rehab of existing units
	Funding	CDBG: \$20,000

	Description	This project will provide matching funds to the Peoria/City County Health Department's (PCCHD) Lead Hazard Control grant and the lead abatement program serving low-income residents to leverage the \$3.2 million grant received by the Health Department. The project is city-wide, but will primarily serve the zip code of 61602 and 61603 which have the highest number of reported child lead poisoning in Peoria County. The zip codes 61602 and 61603 are located in the CDBG Target Area.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximatley 2 low income families will be assisted with these funds.
	Location Description	The project is city-wide, but will primarily serve the zip code of 61602 and 61603 which have the highest number of reported child lead poisoning in Peoria County.
	Planned Activities	This rehab activity will conduct lead paint inspections, migitation, and clearance activities under the Peoria City/County Health Department's (PCCHD) Lead Hazard Control grant to serve low-income residents in the City of Peoria.
3	Project Name	Housing Rehab Programs
	Target Area	
	Goals Supported	Roof Housing Rehabilitation Program
	Needs Addressed	Affordable housing - Rehab of existing units
	Funding	CDBG: \$438,764
	Description	This project will include rehabilitation of income eligible units within the City of Peoria. Activities could include whole house rehabilitation, lead mitigation, roof replacement, emergency repair, accessibility ramps, or other rehabilitation activities. \$80,598.75 is being reallocated from prior year resources.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least 17 low income households will be assisted.
	Location Description	The project will be offered city-wide to income eligible residents.

	Planned Activities	Activites include whole house rehabilitation, lead mitigation, roof replacement, emergency repair, accessibility ramps, or other rehabilitation activities.
4	Project Name	CHDO
	Target Area	
	Goals Supported	CHDO Set Aside
	Needs Addressed	Affordable Housing - New construction
	Funding	HOME: \$405,872
	Description	This project is to create housing units for low-income eligible households by certified Community Housing Development Organizations (CHDO).
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least 3 low income families will benefit from this activity.
	Location Description	City-wide.
	Planned Activities	This project is to create housing units for low-income eligible households by certified Community Housing Development Organizations (CHDO).
5	Project Name	Public Service
	Target Area	
	Goals Supported	Public Service Set Aside
	Needs Addressed	Public Services
	Funding	CDBG: \$232,570
	Description	This activity is to provide a variety of public services to be utilized by low income residents. This will be accomplished through the City's subgrantee agreements with local service providers. The City Council approved funding priorities for 2017 are: Senior Services, Youth Services, Services for Battered and Abused Spouses, Employment and Training, Child Care Services, Abused and Neglected Children and Mental Services.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 low income households will benefit from the activities.
	Location Description	The service providers are located city-wide with a concentration of providers in low-income areas.
	Planned Activities	This activity is to provide a variety of public services to be utilized by low income residents. This will be accomplished through the City's subgrantee agreements with local service providers. Subgrantees are selected through an application process overseen by city staff and the Advisory Commission on Human Resources, which makes funding recommendations to the City Council.
6	Project Name	ESG18 Peoria
	Target Area	
	Goals Supported	Emergency Solutions Grant
	Needs Addressed	Homeless-Emergency Shelter Homelessness - Rapid Re-housing
	Funding	ESG: \$137,451
	Description	This activity will provide rapid re-housing assistance and emergency shelter to individuals who are homeless. Additionally, this activity will include funds for grant administration and HMIS (Homeless Management Information System). The City will partner with the Heart of Illinois Homeless Continuum of Care for funding allocation and goal performance. In addition, administration costs for staff (\$9,700) will be retained by the City for general management, oversight and coordination of the ESG program.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	To serve 300 households experiencing homelessness with emergency shelter and to serve 10 households experiencing homelessness with permanent housing through the rapid rehousing project.
	Location Description	Shelter locations: Dream Center Peoria - 714 Hamilton Blvd. Peoria, IL. Center for Prevention of Abuse - 720 Joan Ct. Peoria IL Salvation Army Peoria - 414 NE Jefferson St. Peoria IL

	Planned Activities	This activity will provide rapid re-housing assistance and emergency shelter to individuals who are homeless. Additionally, this activity will include funds for grant administration and HMIS (Homeless Management Information System) activities and may include street outreach and homeless prevention. The City will partner with the Heart of Illinois Homeless Continuum of Care for funding allocation and goal performance. In addition, administration costs for staff (\$9,700) will be retained by the City for general management, oversight and coordination of the ESG program.
7	Project Name	Code Enforcement
	Target Area	CDBG Target Area
	Goals Supported	Focus Area Housing Program Leverage
	Needs Addressed	
	Funding	CDBG: \$225,000

<p>Description</p>	<p>This activity will include code enforcement inspections and staff related costs. This activity will only occur in the CDBG Target Area (low income area- where 51% or more of the resident households have reported incomes at 80% or below area median income - see attached area map in section AP-05: Executive Summary of this Annual Action Plan) of the City that would be considered deteriorated or deteriorating. To document other public and private improvements, rehabilitation or services that were provided to arrest the decline of the area, in addition to code enforcement, staff will compile, to the greatest extent possible, the following information:1) Number of building permits issued and value of permits in the eligible CDBG Code Enforcement Area.2) Number of demolitions and costs in the eligible CDBG Code Enforcement Area.3) Rehabilitation/new construction projects funded with CDBG or HOME funds in the eligible CDBG Code Enforcement Area.4) Number of Police Services (based on dispatched calls or offered programs) in the eligible CDBG Code Enforcement Area.5) Number of Fire/EMT Services (based on dispatched calls) in the eligible CDBG Code Enforcement Area.6) Project descriptions and monetary value of other neighborhood stabilization efforts conducted by the City and/or its community partners in the eligible CDBG Code Enforcement Area.7) Project descriptions and monetary value of infrastructure improvements conducted by City Public Works or State of Illinois Department of Transportation in the eligible CDBG Code Enforcement Area.8) Economic Development activities (job creation, new businesses, facade improvements, etc) in the eligible CDBG Code Enforcement Area.9) Other code enforcement activities (number of inspections, vacant lot maintenance, code sweeps, zoning enforcement, etc) conducted by the City that was funded with non-CDBG funds in the eligible CDBG Code Enforcement Area.This information will be compiled annually and recorded in the Code Enforcement IDIS activity and project file.</p>
<p>Target Date</p>	<p>12/31/2017</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximatley 3,000 low income families will benefit from this activity.</p>

	Location Description	This activity will only occur in the CDBG Target Area (low income area - where 51% or more of the resident households have reported incomes at 80% or less than the area median income for Peoria County) of the City that is considered deteriorated or deteriorating.
	Planned Activities	This activity will include code enforcement inspections and City 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 less than the area median income for Peoria County) of the City that is considered deteriorated or deteriorating.
8	Project Name	Planning/General Administration
	Target Area	
	Goals Supported	Planning / General Administration
	Needs Addressed	Affordable Housing - New construction Affordable housing - Rehab of existing units Public Services Clearance
	Funding	CDBG: \$255,000 HOME: \$50,000
	Description	This activity is to ensure the CDBG and HOME grants and their associated activities are properly planned and administered. Please note that ESG planning/general administration is included under the HESG Strategic Plan Goal and the ESG18 activity. The total amount of administration allocated to ESG is \$9,700 for program year 2017.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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 ESG Strategic Plan Goal and the ESG18 activity. The total amount of administration allocated to ESG is \$9,700 for program year 2017.
	Project Name	Housing Rehabilitation Delivery

9	Target Area	
	Goals Supported	Housing Rehabilitation Delivery
	Needs Addressed	Affordable housing - Rehab of existing units
	Funding	CDBG: \$60,000
	Description	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. This goal is for 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. This goal's outcome indicators will be reported in the PCCHD Lead Match Program, listed as activity #2 and the Housing Rehabilitation Program, listed as activity #3 in the 2017 Annual Action Plan Project Summary.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	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.
10	Project Name	Public Facilities
	Target Area	CDBG Target Area
	Goals Supported	Focus Area Housing Program Leverage
	Needs Addressed	Affordable housing - Rehab of existing units Homeless-Emergency Shelter
	Funding	CDBG: \$400,000
	Description	This activity will be used to assist in the rehabilitation of a public facility such as a community building as a part of another initiative or a facility for the homeless population.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	At least 2,000 low income families will benefit from the project.
	Location Description	The project will take place in a low income area of the City.
	Planned Activities	This activity will be used to assist in the rehabilitation of a public facility such as a community building as a part of another initiative or a facility for the homeless population.

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

The CDBG Target Area includes Census Tracts (CT) and Block Groups (BG) where at least 51% of the resident households have reported incomes that are 80% or below the area median income. This information is published annually by HUD and uses the statistical information identified in the 2006-2010 American Community Survey (ACS) (per Notice CPD 14-11). The CDBG Target Area is also referred to as Peoria's Low Income Area. This area is in the older sections of the City of Peoria, generally south of McClure Avenue.

The CDBG Target Area includes the following Census Tracts (CT) and Block Groups (BG): CT 1; CT 2 BG 1,2,3; CT 3 BG 1,2,3; CT 5 BG 1,2,3; CT 6 BG 1,2,3,4; CT 7 BG 1,2; CT 8, BG 1; CT 9 BG 1,2,3; CT 12 BG 1,2; CT 13, BG 1; CT 15 BG 1,2; CT 16 BG 1,2; CT 18, BG 1,2,3; CT 19, BG 1,2,3; CT 21 BG 1,2,3,4,5,6; CT 22 BG 3; CT 24 BG 3, CT 25 BG 2,4; CT 26 BG 2; and CT 27 BG 2.

In order to calculate the percentage of allocation/investment, City staff includes the expenditures from the CDBG and HOME grants that were invested specifically into housing units/real property located in the Target Area and divided by the total amount of CDBG and HOME funds expended in the program year (excluding admin costs). These expenditures could include activities for demolition/clearance, housing rehab programs, CHDO projects, code enforcement, ADA ramp/public infrastructure, the construction of rental units, homebuyer assistance and other affordable housing projects. Allocations for administration, public service, housing delivery and ESG costs will be excluded from the calculation of the percentage as these expenditures are not specifically invested into real property.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	70

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The basis for giving priority to the allocation of investments geographically to the CDBG Target Area is to utilize available resources that address priority needs that will have a desired, and, when possible, measurable positive impact in the area where there is the most need.

Discussion

The 70% investment is a goal of the City for its 2017 Annual Action Plan to allocate available funding in an area of the community where there is the most need and the majority of low income households

reside, thereby encouraging a concentrated impact. However, specific to the CDBG program, 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 2017, 2018 and 2019.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2017 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/medium term rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	22
Special-Needs	2
Total	34

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	3
Rehab of Existing Units	21
Acquisition of Existing Units	0
Total	34

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The number of households to be supported as identified above include the following 2017 Annual Action Plan projects:

Rental Assistance: ESG Rapid Rehousing Assistance - 10

Production of New Units: CHDO activities - 3;

Rehab of Existing Units: Housing Rehabilitation Program 17; PCCHD Lead Grant Match Program - 2;

Focus Housing Leverage Rehab - 2

AP-60 Public Housing – 91.220(h)

Introduction

The Peoria Housing Authority (PHA) is the sole housing authority located in the City of Peoria and primarily serves the Central Illinois region. The PHA provides both tenant-based and project-based Section 8 voucher programs as well as managing four (4) housing developments owned by the Authority. The PHA offers many services to its residents, including but not limited to, Access to Resource and Referral Opportunities (ARRO) program, Family Self-Sufficiency (FSS) Program, AmeriCorps service members and the National Association of Housing and Redevelopment Officials (NAHRO) Training Center. The City has fostered a good working relationship with the new Executive Director of the PHA and will continue to work together to create housing solutions in Peoria.

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

The City will continue to foster a close working relationship with PHA leadership to support the needs of public housing in our community. Currently, staff from both agencies are planning to work together to create an Assessment of Fair Housing (AFH). From this assessment, staff will align priorities and action plan items towards needs identified through the planning process. In addition, the City continues to support the Taft Redevelopment project. Through the AFH, City staff will work with the PHA in order to address barriers to affordable housing siting and community revitalization strategies.

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

The PHA continues its efforts to engage residents in management through resident councils, committees and the creation of Resident Advisory Boards. Two properties currently have active resident councils: Sterling Towers and Taft Homes. Harrison Homes has a board recognized resident council, but the council is inactive. Monthly resident meetings continue at Taft Homes to provide opportunities for feedback and reporting in relation to the proposed redevelopment initiatives. There is a core group of Taft Home residents who continue to attend monthly meetings and have communicated a desire to have multiple housing options.

The ARRO program services supplement the FSS program and provide resources for residents to prepare for utility placement. In addition, PHA collaborates with local HUD certified housing organizations to provide financial literacy services and homeownership counseling for households in public housing.

The AmeriCorps service members are focused specifically on employment skills, coaching, training and job referrals to facilitate the outcome of obtaining employment for families who reside at Taft Homes, Harrison Homes, and other scattered sites. The ARRO is a resident intern program for public housing

residents that provides counseling services and self-sufficiency advocacy. Both of these programs also work with families who need additional resources to improve quality of life and may help with obtaining social security, budgeting, caregiver assistance, etc. The Family Self-Sufficiency (FSS) Coordinator for public housing focuses on developing family training plans with goals related to creating economic independence and increasing family wealth through employment, education, and financial literacy. There are homeownership goals for public housing that are related specifically to providing homeownership education services with purchasing a home as a long-term goal.

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

The PHA is not currently desingated as troubled.

Discussion

No additional information is needed.

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

Introduction

The City objectives under the 2017 Annual Action Plan and consistent with Continuum of Care (CoC) priorities are to continue to fund Rapid Rehousing Assistance as well as Emergency Shelter operations and HMIS activities. The City will continue to work with the CoC on strategic planning and policy development efforts including the implementation of Coordinated Entry requirements during the 2017 program year. The City and the CoC are excited about the direction of the CoC, its strengthened capacity and its ability to do the work of ending 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 will continue to participate in the HOIHCOC annual Point-in-Time Count and the Housing Inventory Count. The City will require a formerly homeless or currently homeless individual to participate in the HOIHCOC and have input in the allocation of ESG funding to best assess the funded activities and needed services.

The City funds a Rapid Rehousing program at South Side Office of Concern (SSOC) with ESG dollars. This program is supported at SSOC by a PATH outreach grant through the State Department of Human Services. Outreach workers employed through this grant are in regular contact with unsheltered persons and have been successful in leading several individuals to housing.

City grants staff have worked with City Code Inspectors in order for Inspectors to begin making referrals to grants staff when they come into contact with an unsheltered person or a person living in a place not meant for human habitation such as a car or shed. Code Inspectors are the City employees most frequently on the ground in neighborhoods. Sharing this kind of information and utilizing this internal network leads to better service delivery in the community, particularly to persons experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Despite the strength of local rapid rehousing efforts, the need for transitional housing is still evident. On occasions when a person experiencing homelessness may qualify for rapid rehousing but runs into barriers in finding private market housing, transitional housing can be a safe haven for stability while unwinding barriers to more permanent housing. The City will continue to support Dream Center and Human Service Center, consistent with the goals and guidance of the CoC, in their provision of

transitional housing services.

City staff continue to work with the CoC, local officials and local providers to find a long-term solution to day time shelter services. By the end of this program year City staff and the Continuum are hopeful that day time services will be secured for all segments of the homeless population in Peoria as they are currently and that tangible progress will be made towards a more stable interim housing model as opposed to overnight cot programs.

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 most directly supports the effort of helping homeless persons make the transition to permanent housing and independent living through the funding and administration of its rapid rehousing program. The program has seen success in permanently housing individuals in a rapid and efficient manner and in a fashion that allows individuals to achieve independent and community-based living. City staff see themselves not only as grant administrators but as advocates for individuals experiencing homelessness and liaisons to the homeless services network. Whether this means helping other ancillary services providers navigate that network or referring individuals experiencing homelessness to service providers and outreach teams. The City plans to continue funding rapid rehousing and acting as liaisons and advocates for those supported by the program or experiencing other needs.

Part of the City's effort in ensuring that individuals and families who were recently homeless do not become homeless again is to closely monitor rapid rehousing program coordinators via monthly reports and regular contact to ensure client progress in stability, self-sufficiency and indicators of such (e.g. income, health coverage, access to benefits, etc.) so that assistance is not merely rent paid but housing stability developed. The client has the choice whether or not to participate in any service offered, however the City ensures that resources are made readily available and accessible to clients by program coordinators and outreach personnel. In the next application cycle during the fall of 2017, City staff will begin requiring HMIS Interim Assessments be submitted monthly by providers so that indicators can be clearly measured across time in the program. This will be in place of narrative updates that are currently submitted to the City (though all client information is entered into HMIS at entry and exit currently).

The CoC now has a robust and engaged board, a full-time staffed director, a history of providing access to permanent housing, and a strong momentum towards making strategic changes in order to establish an accessible and efficient, coordinated entry system at its front door connected to an expansive network of housing options. The implementation of this system will shorten the period of time that

individuals and families experience homelessness and facilitate access to housing units.

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 seeks to remediate situations that, if not addressed properly, would lead to situations of homelessness for low-income families and individuals or households with other challenges to housing stability. The City uses the enforcement of its property maintenance code to ensure that private landlords don't let housing deteriorate into a situation that could lead to homelessness. In 2017 a new policy, collaboratively developed between grants and code inspection staff, clarifies procedures for dealing with landlords that have allowed a property to deteriorate to an uninhabitable condition. The procedure requires clearer communication between inspectors and landlords, uniform application of enforcement mechanisms and intensive monitoring of past cases. The goal of this policy is to prevent homeless situations before they happen and to ensure that if a property is designated uninhabitable and not remediated that it is monitored in order to ensure it does not return to the rental market without remediation and full inspection.

The City also funds various rehab programs using HUD funds, such as its roof replacement program and emergency repair program, to remediate situations that might render a property uninhabitable in the present or lead to its becoming such in the future. The City also grants local dollars to a housing rehab program that does various rehab projects for low-income families. The City also recently applied for and was awarded a grant from the state housing development authority to operate an accessibility rehab program that will ensure that individuals with disabilities can afford the modifications that they need to live to their full potential. The City sees each intervention of this kind as preemptively reducing the number of incidents of homelessness throughout the city.

There is currently a Criminal Justice - Behavioral Health Review being undertaken by the Police Department, and includes CoC representatives, hospitals and homeless service providers to in part discuss the redirection of individuals experiencing homelessness from hospitals and police custody into proper care, treatment and housing settings.

Along these lines the CoC has recognized the need to include individuals in the CoC operations and process that are from diverse sectors of the local workforce to help navigate the clear connections between homelessness and health, disability and youth. In keeping with this effort the CoC has gained two new board members, one who is a youth services coordinator at a local advocacy center for independent living and one who works for the college of medicine and has a long history in public

health.

Discussion

In the above ways, the City, alongside many partners, seeks to reduce homelessness. It does so through sound property management enforcement, housing rehabilitation for individuals with low-incomes or individuals with disabilities, and a well-connected, cross-sector network of providers and partners. The City is committed to these sorts of activities and networks which are necessary in navigating the complexities of homelessness and other issues that can contribute to various levels of housing vulnerability across various sectors of the population. The City funds, supports and increases the capacity of rapid rehousing program providers and emergency shelter operations while participating in strategic planning to enhance the implementation of these services. The City will continue these activities, policies and practices through 2017.

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

Introduction:

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

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

The City sees a healthy balance of large multifamily development as well as smaller scale, typically homeowner, affordable housing development. Fines and fees can be a barrier to development, particularly for smaller developers. The City plans to waive all permitting and associated development fees on a case by case basis for smaller developments. The City has done this with previous developments by local CHDO's PCCEO and Habitat for Humanity. Doing so can decrease the cost burden of affordable housing development and allow scarce funds to more directly serve families with low incomes. In addition, the City does not charge any fees for environmental reviews or monitoring but rather absorbs the cost in order to support the financial capacity of affordable housing developers. With regard to land use, Peoria City Council approved a special use for a 2017 HOME and CDBG funded Pierson Hills multifamily affordable housing project. This special use was approved both by the City's Planning and Zoning Commission and by City Council. Community Development staff are aware that land use issues can cause barriers to affordable housing. CD Staff intend to do a thorough review of all land use policy and procedures as a part of the AFH beginning in late 2017 and 2018.

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

The City Manager's Office with the help of Community Development Staff is currently hosting public meetings and task groups in the form of a Community Conversation on Race and Equity. The goal of this effort is to coordinate existing resources and learn more about underserved needs in the community, particularly in racially concentrated areas of poverty, in order to realign programming and budget priorities to support equity.

The City employs two Neighborhood Enhancement Coordinators that serve as a liason between the City and neighborhood residents. These employees work 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. Along with the City's 311 system called Peoria Cares, these positions work to provide residents with a direct connection to the City and ensure the needs of residents are being met.

Actions planned to foster and maintain affordable housing

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

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

Annual Performance Evaluation Report (CAPER).

The City will also support the following actions in 2017 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 the rehab of Pierson Hills, a multifamily affordable rental development
- Allocate ESG funding to provide housing assistance for homeless individuals and families
- Continue the partnership with Peoria Housing Authority
- Continue the partnership with the Heart of Illinois Homeless Continuum of Care
- Continue the sponsorship of annual Landlord Training as a part of the City's Rental Registration Program (ordinance requirement)
- Partner with IHDA to promote down payment assistance programs available in Peoria area through certified IHDA lenders
- Peoria City Council will hold a policy session on affordable housing in 2017
- Work beginning on the AFH in late 2017 early 2018 will foster a broader, more collaborative and more community-informed approach to fair and affordable housing
- Continue collaboration with the Peoria City/County Health Department on incorporating health in all polices

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

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 \$200,000 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.

The City also funds an exterior paint program for owner occupied households. The program provides paint vouchers to be used by homeowners to repaint their properties. This program is funded with local funds (non- HUD funds) and is not a lead-based paint removal program. However, the paint vouchers supplied to homeowners offset the cost of purchasing paint and provides an opportunity to repaint the exterior of their homes to mitigate code violations and improve the façade. Homeowners are also provided information about lead safe practices when they participate in the program.

Actions planned to reduce the number of poverty-level families

Many of the City's programs find ways to cut into the high cost burden on poverty-level families. The City understands this function as an attempt to make progress in reducing the number of poverty-level families and the City takes a multi-faceted approach towards this goal. Direct rehabilitation services whether through roof repair or furnace replacement minimize the high cost of necessary housing repairs freeing up income for poverty-level families to move toward financial sufficiency regarding other necessary expenses. The City will continue both of these programs in 2017. New construction and rehabilitation of affordable homes and rentals is another facet of this approach. Homeownership activities that allow for a low income homeowner to purchase a home with a low-cost mortgage and build equity are a means of establishing direct lines out of poverty. Rental activities for developments with subsidized units provide relief from the high and rising costs of rent by reducing the rent costs for residents to 30% of their income, freeing up the remainder for other necessities which provides stability and the capacity for financial progress. The City will fund both homeowner and rental developments in 2017. 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 towards gains in income, health services and other benefits sets a foundation for progress out of poverty. The City will fund rapid rehousing in 2017.

CDBG funded public services that provide a variety of services and programs that directly help keep low income persons and households from slipping into poverty and/or help them move out of poverty provide another facet to this strategy. 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 that may allow for the connection and service needed for incremental or major

development towards a life outside of poverty. The City will fund emergency shelter in 2017.

Actions planned to develop institutional structure

The City has an extensive institutional structure in place for the implementation of the Annual Action Plan. The Department of Community Development, Grants Management Division, is charged with the responsibility of managing all HUD funds received by the City and to take the lead role in coordinating activities with outside agencies. In 2017, the Grants Management Division will continue to increase the communication between other City Departments and outside organizations through the creation of multiple groups to streamline information and program processes. Other departments participating include the Police Department, Fire Department, Public Works Department and Economic Development Department. Through the sharing of resources and information, the City can continue to develop institutional communication mechanisms to better serve our residents. In addition, the Grants Division has increased participation in community groups to understand other services available to residents and more effectively market the City's current programs.

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

In 2017, the City will continue to enhance its coordination with affordable housing providers and social service agencies through periodic meetings. These include meetings and/or discussions with the Peoria City/County Health Department, Peoria Housing Authority, Illinois Housing Development Authority (IHDA), Community Housing Development Organizations (CHDO), non-profit housing developers, for-profit affordable housing developers and social service agencies. The continued funding of CDBG public service grants and ESG funded homeless services will increase the coordination with the City and social service agencies by providing resources to programs offered by local service providers. Additionally, through the grant funding and subsequent subrecipient monitoring, the City better understands the programs offered in the community, the continued need for such programs, and the crucial role service agencies play for the most vulnerable residents.

In 2016, City staff participated in the creation of a regional Community Health Improvement Plan, the first regional plan in Illinois. As a member of the steering committee, staff guided and participated in the Mobilizing for Action through Planning and Partnerships (MAPP) process to select priority areas. Once the areas were selected, goals and strategies were developed. City Staff will continue a role in the steering committees to help reduce health disparities in the community in 2017.

Additionally, the City is a co-lead with the Peoria City/County Health Department in a Collective Impact Initiative focused on Maternal Child Health that is bringing organizations across the City together to define an agenda and solutions with shared measurement in order to have the greatest collective impact on issues within the community. In 2016, a group of nontraditional stakeholders such as the Library, Children's Museum, and housing providers decided on addressing the issue of preterm birth in

our community. This work will continue in 2017 to implement strategies, which may include housing and other environmental solutions, in order to decrease preterm birth disparities especially among African American females in low income areas of the City of Peoria.

In mid-2016 the City began participating on a cross-sector committee that is an effort to assess and map the distribution of resources and social services across the City. It is an attempt to understand service delivery in the City across the community development spectrum in order to better coordinate, consolidate and distribute local resources. The committee's focus areas include housing and social services, among others, with participants from each field. The project will continue into 2017 and is intended to produce data that can be analyzed for strategic purposes.

Discussion:

No additional information is needed.

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 2017.

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 2017, 2018, and 2019. The 2017 Annual Action Plan covers the first of this three year period.

The CDBG program has no program income available at the start of the 2017 program year. The City's HOME program will utilize both resale and recapture provisions further described below.

The City is hereby declaring that it may utilize CDBG entitlement funds for urgent needs activities if an eligible emergency occurs and the City Council approves such use of CDBG funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(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 labeled HOME Resale and Recapture Policy (Image Sequence #1 through 4). 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 (Image Sequence #1 through 4).

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

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

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

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

In conjunction with the City and the Heart of Illinois Homeless Continuum of Care (HOIHCOC), the development of ESG written standards were created to provide an agreed upon procedural guideline for program implementation in the City and through the HOIHCOC member agencies. The written standards should not be seen as an alternative to or replacement of HUD rules and guidance. The standards provide a framework through which ESG funds will be used in the City.

Specifically, ESG providers agree to follow procedures for screening, assessment, application and service provision to make certain that households meet the eligibility criteria of the program, to eliminate duplication, and appropriate services are being provided. All ESG providers must enter client and service level data into the HOIHCOC Homeless Management Information System (HMIS) in accordance with HUD rules, operating standards set by the HOIHCOC and confidentiality laws.

ESG written standards for providing assistance are included with the 2017 Annual Action Plan. Please refer to attachment labeled (Image Sequence #5 through 18).

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

Currently the HOIHCOC is in the development of the coordinated entry system. The system will be in place in 2017. The City will require all funded and future funded agencies to follow and participate in the system. The City will update policies and procedures to reflect this change.

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

ESG regulations require the City to collaborate with the HOIHCOC to conduct needs assessment, develop policies and procedures for service delivery and discuss funding allocation in order to

provide the most comprehensive system for the homeless and at-risk population. The City recognizes that its ESG program is closely linked to the HOIHCOC. Therefore, to better align the consultation related to ESG funding allocations, the City Council approved the reassignment of funding recommendations to the HOIHCOC from the Advisory Commission on Human Resources (HRC) – a standing City Commission. Historically, the HRC Commissioners would review, rank and make funding recommendations to the City Council for approval. Beginning in 2014, that process is now the responsibility of the HOIHCOC. To facilitate the funding recommendation process, the HOIHCOC submits both a collaborative/Continuum-wide application and each agency submits an individual application to the City. The HOIHCOC Governing Board works with its member agencies to identify service priorities, program performance measures, provider capabilities to comply with ESG regulations and opportunities to leverage other funding. Taking all this into consideration the Governing Board provides a funding recommendation to Peoria City Council for approval. ESG subgrantee grants are awarded for a 2-year term. This extended grant term allows for a partnership between the awarded service provider, the City and the HOIHCOC to shift the focus from an application/funding cycle to program performance. This process is collaborative and requires communication between service providers on how to best allocate funds for the most needed services.

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

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

5. Describe performance standards for evaluating ESG.

Each ESG subrecipient identifies the performance standards to be used in its ESG funded activities. These performance standards are included as a part of the funding application and stated in the City's subrecipient agreements.

City staff reviews each application for funding to determine if the performance standards submitted are reasonable with the amount of funds being requested and is a standard that can be objectively measured.

ESG subrecipients submit request for reimbursements and performance reports to the City on a quarterly basis. City staff ensures that the funds being requested correspond to the performance standards accomplishments for the quarter. The City also conducts on-site monitoring for each ESG funded activities. Performance reports and monitoring results are shared with the HOIHCOC.

ESG Policies and Procedures are attached below.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. **Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. **HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

No additional information needed.

Certificate of Publication

STATE OF ILLINOIS,

ss

County of Peoria,

The Peoria Journal Star, Inc. (which is incorporated and doing business under and by virtue of the Laws of the State of Illinois) HEREBY CERTIFIES that it is the printer and publisher of the Journal Star, which is a public secular newspaper of general circulation printed and published daily in the City of Peoria, County of Peoria and State of Illinois, and that said newspaper has been regularly published in said City for at least one (1) year prior to the first publication of the notice hereto attached on the back side of this form.

Said Corporation further certifies that the said notice entitled:

Notice of Public

hereto attached has been published 1 time(s) in the Peoria Journal Star, on the following respective dates:

The _____	1	day of _____	July	A.D.,	2017
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	
The _____		day of _____		A.D.,	

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed in its name on its behalf by **Judy Little** this 1 day of July A.D., 2017.

4604236

The Peoria Journal Star, Inc.
By: *Judy Little*

Legal Notice Legal Notice

NOTICE OF PUBLIC HEARINGS AND PUBLIC COMMENT PERIOD
CITY OF PEORIA, ILLINOIS
2017 Annual Action Plan

NOTICE IS HEREBY GIVEN THAT THE CITY OF PEORIA WILL HOLD TWO PUBLIC HEARINGS ON WEDNESDAY, MAY 17, 2017, AT 8:30 AM AND 5:30 PM, IN ROOM 203 (THIRD FLOOR) AT 8:30 AM AND 5:30 PM.

The purpose of these hearings is to obtain views and opinions from the public on the 2017 Annual Action Plan. The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal resources, Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG), that will be used in 2017 and 2018. The 2017 and 2018 Consolidated Plan, 2014-2018 Consolidated Plan.

In accordance with HUD guidance dated May 11, 2017, a 14-day public comment period must be held for comment on the Annual Action Plan. The comment period is from Monday, May 15, 2017 to Monday, May 17, 2017 at 4:30 p.m.

Draft copies of the 2017 Annual Action Plan is available for review at the following locations: 401 City of Peoria Community Development Department Room 200, Peoria Public Library, 107 Mc Monroe Street, and the Peoria Housing Authority, 300 S. Richard Pryor Place.

A copy is also available on the City of Peoria website www.peoria.gov under the Community Development Department, Grants Management Division, Plans section. Written comments should be sent to the Community Development Department, Room 200, Peoria, IL 61614 or via email to knur.phy@peoria.gov.

In addition, citizens may also provide their comments during public hearings on Wednesday, May 17th at 8:30 AM and 5:30 PM, in City Hall Room 203. The public hearings are open to the public and residents are encouraged to attend. The location of the hearings are handicap accessible. Please call the number below if you need an interpreter or special accommodations. All requests for amendment or approval by the City Council.

A summary of the comments, including comments that accepted and the actions to be taken, will be provided to the Board of Directors to HUD. For questions regarding this Notice please contact Kathryn Murphy, Grants Coordinator, in the Community Development Department at (309) 494-4607 or via e-mail at knur.phy@peoria.gov.

July 12, 2017

Ms. Kathryn Murphy
Grants Coordinator
City of Peoria
Community Development Department
419 Fulton St., Suite 300
Peoria, IL 61602

Kathryn,

I appreciated being able to access the draft of the 2017 Annual Action Plan on line. The ability to see the investment priorities of the City in an easy to read format is most beneficial!

Our mission is aligned with that of the City in sustaining livable communities. Providing emergency shelter to victims who are fleeing domestic violence is often the first step in gaining self-sufficiency and long-term stabilization. Providing safety and support to domestic violence victims and their children through crisis intervention is critical for their safety and health. Support services are crucial in increasing the skills needed to improve safety and self-sufficiency. Of those served last year well over 90% demonstrated improvement in their presenting issues.

The Center is the only agency in the community that provides emergency shelter and case management services specifically to victims of domestic violence. Our doors are open 24/7 and will continue to be so. Sixty four percent of those served last year moved on to long-term housing. We anticipate that as affordable housing opportunities increase, the percentage will be higher.

CDBG dollars help to support seniors who are living in the community and have experienced elder abuse. The desire of most people as they age is to continue living in the community as opposed to long-term care, yet many seniors aren't aware of existing resources that impacts that desire. Our outcomes in the Seniors Safe at Home program consistently show that over 90% of clients report increased knowledge of available resources which foster independence.

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Greg Miller, President; *Pioneer RailCorp* **Karla Losey**, Vice President; *Associated Bank*
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Chris McCall, *McCall Law Offices* **The Reverend Anna Saxon**, *UnityPoint Health Methodist/Proctor*
Bonnie Schofield, *Community Volunteer* **Giann Walker**, *CEFCU*



Ms. Kathryn Murphy
City of Peoria
July 12, 2017
Page 2

As always, we are appreciative of the dollars received from the City of Peoria through the Community Development Block and Emergency Solutions Grants funds and are proud to be part of this vibrant, caring community that strives to improve the quality of life our citizens.

In Peace,

Carol Merna
Executive Director

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Bonnie Schofield, *Community Volunteer* **Giann Walker**, *CEFCU*



Kathryn Murphy

From: Monica Hendrickson <mhendrickson@peoriacounty.org>
Sent: Monday, July 17, 2017 4:34 PM
To: Kathryn Murphy
Subject: Comments: 2017 Annual Action Plan

The Peoria City/County Health Department writes in support the City of Peoria's 2017 Annual Action Plan.

The Action Plan submitted by the Community Development Department (CDD) consciously focuses on improving affordable housing and promoting coordination of services for high risk populations.

The projects align with Peoria City/County Health Department's vision for a healthy, safe and informed community through collaborative partnerships. Our long standing relationship with the City of Peoria has seen the benefits of how working together and leveraging resources can improve the community.

We look forward to seeing the outcomes of the CDD projects.



Public Health
Prevent. Promote. Protect.

Peoria City/County
Health Department

Monica Hendrickson, MPH

Public Health Administrator

309/679-6100

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2116 N. Sheridan Rd. Peoria, Illinois 61604

FAX 309/679-6610

www.pcchd.org

PHAB Accredited Health Department

HOIHCOC Gen MRS

July 11, 2017

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**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

Total direct HOME subsidy to the buyer, per unit	Minimum period of Affordability
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:

Affordability Requirements for the HOME Program	
Total HOME Subsidy per unit	Minimum period of Affordability
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.