



City of Peoria 2024 Annual Action Plan

City Hall
419 Fulton Street, Suite 307
Peoria, IL 61602



Executive Summary

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

1. Introduction

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

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 Annual Action Plan consists of the following sections:

Process: Describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community needs, as well as listing the lead and responsible agencies.

Annual Action Plan: Describes the planned investment of resources to implement specific programs that meet the City's strategic goals for 2024, provides an overview of expected resources and the projects that will be implemented as a result, as well as the City's efforts to overcome various impediments and the City's coordination with local organizations in meeting goals.

3. Evaluation of past performance

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

According to the 2021 Program Year End Review Letter, HUD determined that the City has the continuing capacity to administer HUD Community Planning and Development (CPD) programs. The City has no current findings, but is behind on expenditures to meet timeliness. Public facility projects were selected to assist in improving the status of timeliness.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the creation of the 2024 Annual Action Plan, the citizen participation process was based on direction received from HUD Notice 23-01. 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 2024 Annual Action Plan. The detailed results of the citizen participation process can be viewed in section AP-12: Participation of this Annual Action Plan.

7. Summary

None.

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	PEORIA	COMMUNITY DEVELOPMENT
HOPWA Administrator		
HOME Administrator	PEORIA	COMMUNITY DEVELOPMENT
ESG Administrator	PEORIA	COMMUNITY DEVELOPMENT
HOPWA-C Administrator		COMMUNITY DEVELOPMENT

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency responsible for the 2024 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 (CHDOs), 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 2024 Annual Action Plan, please contact Kathryn Murphy, Grants Division Manager, at the City of Peoria, 419 Fulton Street, Room 203, Peoria, Illinois, 61602-1217; via phone at (309) 494-8607; or via email at 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 to identify when public hearings and other consultations are to take place. The Citizens Participation Plan was used in preparing the 2024 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 of Peoria has a good working relationship with the Peoria Housing Authority (PHA) and other assisted housing providers. A new Executive Director was appointed in 2022 to the PHA with a goal of improving the City and Housing Authority relationship. The PHA and the City partnered as co-applicants on a Choice Neighborhoods Planning Grant. The close collaboration on this project continues with the final plan due in September 2025. In addition, the City has used its CDBG funds to provide a match for the Peoria City/County Health Department's Lead Hazard Control and Healthy Homes grant funding. The City also has a close working relationship with other housing providers in the City such as Habitat for Humanity, Peoria Opportunities Foundation, Peoria Citizens Committee for Economic Opportunity (PCCEO), Phoenix Community Development Services, and others.

The City’s Housing Commission with a staff liaison from the Community Development Department has been actively reviewing programs and resources that exist within the community that will strengthen the housing stability for low-income and disparately impacted populations. The goal of the Commission remains to develop an affordable housing plan for the City that would include the leveraging of existing resources including private health, mental health and social service agencies to accomplish this goal.

The City's Housing Coordinator position, created in late 2021, has actively been working to enhance coordination between public and assisted housing providers to assist service providers and their clients with connecting with City grants and resources, the 211 system for the tri-county area, and with private housing search opportunities related to the jurisdiction. In partnership with the Continuum of Care System Analyst, the Housing Coordinator created an updated list of HUD assisted properties within the coverage area for any service agency assisting individuals with mental health, low-income or senior citizens. Additional coordination has been ongoing amongst service agencies of all types and housing

providers, working directly on case coordination amongst hard to house consumers to ensure that services are meeting their needs to obtain and maintain housing. This is done through weekly case coordination calls, a monthly providers meeting, and ongoing communication.

The Code Enforcement officers within the Community Development Department actively apply code compliance mechanisms, utilize the position of Housing Coordinator to increase resource coordination to rehouse families in uninhabitable and noncompliant properties, and partner with services agencies and mental health providers to resolve code issues within properties. Partnerships with community agencies and service agencies have presented opportunities to increase coordination to address illegally occupied demolition properties and ensure housing and safety resources for households within encampments.

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

The City continues to coordinate efforts with the Home for All Continuum of Care (CoC). The Grants Manager at the City who oversees all CDBG, HOME, and ESG funds is an advisory member on the CoC Governing Board and attends meetings regularly. The City also attends the General Membership meetings and relevant committee meetings. Finally, the City coordinates the selection of subrecipients for ESG funding with the CoC Governing Board ranking and rating applications. These recommendations are presented to City Council for approval.

The CoC has developed a robust coordinated entry system for homeless persons in order to evaluate each person and family. This evaluation system takes into consideration chronically homeless individuals and families, families with children, veterans, and unaccompanied youth as key criteria for evaluation and placement on the list. Steering and sub-committees of the Continuum ensure that needs at each stage of homelessness are addressed, gaps in facilities in terms of bed capacities and services are filled, and programs addressing housing and supportive needs appropriately serve Peoria's area homeless persons and their families. Through a grant from the City, the Continuum of Care was able to hire a temporary Housing Navigator to assist with policy evaluation and building external relationships that could enhance service provision for both service providers and service seekers experiencing homelessness. During the tenure of this position, Continuum of Care member agencies had a direct contact within the Continuum for resources to assist chronically homeless individuals and established a voucher preference with the local housing authority to provide preference to those experiencing homelessness and concurrently disabled. The Community Development staff has a strong relationship with the police department and other city staff who are in the field to ensure that appropriate interventions can be made efficiently when they encounter a person experiencing homelessness in their work or daily work travels. The open communication

between the Community Development staff and the Continuum of Care ensures that these encounters and phone calls can be addressed directly with the appropriate housing service provider within the Continuum, including the Street Outreach Team, who can provide direct service.

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

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

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

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 2024 Annual Action Plan, the City of Peoria conducted a robust citizen participation outreach strategy.

After the development of the plan, the 30-day comment period included two public hearings and consultation with local organizations. The first hearing was held on Tuesday, May 21 at 5:30 PM at the Lincoln Branch Library. The second hearing was held on Wednesday, May 22, 8:30 AM at City Hall. These hearings were held to obtain citizen comments on issues related to the housing, non-housing, and community development needs in the City and for the public to comment on the development of the 2024 Annual Action Plan. Public notices for the hearings were published in the Peoria Journal Star newspaper.

Emails were also used to gain input from entities with specific expertise, including but not limited to, those in the areas of housing, non-housing, community development, homelessness, and the near homeless. This effort met and exceeded the requirements of the City's Citizen Participation Plan and provided meaningful input for the creation of the 2024 Annual Action Plan.

A draft copy of the 2024 Annual Action Plan was made available for public review and comment. Public notice of the 30-day comment period was published in the Peoria Journal Star newspaper. Copies of the 2024 Annual Action Plan were available for review at the following locations: City of Peoria Community Development Department's office and City of Peoria website. The public comment period ran from May 17, 2024 to June 17, 2024 at 5:00 PM.

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

Expected Resources

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

Introduction

On May 7, 2024, the Office of Community Planning and Development for HUD announced the FY 2024 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 2024 program year: \$1,881,746 in CDBG funds; \$598,601 in HOME funds; and \$166,685 in ESG funds. The City's 2024 program year is from January 1, 2024 to December 31, 2024.

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	1,881,746	0	0	1,881,746	0	There are no prior year resources that are to be reallocated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	598,601	0	0	598,601	0	There are no prior year resources that are to be reallocated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	166,853	0	0	166,853	0	There are no prior year resources that are to be reallocated.
Other	public - federal	Other	0	0	0	0	0	

Table 2 - 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.

The HOME regulatory match is 25% of the total grant expenditures in a program year, excluding administrative costs. On an annual basis, HUD publishes the HOME match reduction list, which includes match reductions granted to certain communities due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. Fiscal distress of a community is based upon the percentage of families in poverty. For program year 2023, the City was included on the FY 2023 HOME Match Reduction List at a match reduction of 50%, resulting in a total match requirement of 12.5% for the 2023 program year. The City has received this match reduction since the 2003 program year. FY 2024 HOME match reductions have not been released. HOME match is achieved through cash contributions from non-Federal sources from HOME-funded organizations. Match may also be achieved from prior year match balances.

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

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

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

Discussion

No additional discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2020	2024	Affordable Housing		Housing Rehabilitation	CDBG: \$1,120,347	Homeowner Housing Rehabilitated: 32 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1200 Household Housing Unit
2	Focus Area Housing Leverage	2020	2024	Affordable Housing		Affordable Housing	HOME: \$598,601	Rental units constructed: 3 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
3	Public Service	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$269,400	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Homeless Services	2020	2024	Homeless		Homeless Services	ESG: \$166,853	Tenant-based rental assistance / Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted
5	Public Facilities and Improvements	2020	2024	Non-Housing Community Development		Public Facilities and Improvements	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	This goal will address the need for housing rehabilitation for owner-occupied homes within the City of Peoria in order to create decent, affordable housing. Code enforcement activities will also help the rehabilitation of rental units. This goal includes project delivery and administrative funds.
2	Goal Name	Focus Area Housing Leverage
	Goal Description	This goal is to focus funds in specific areas of town to concentrate funding to create larger impact projects. In addition, the projects and activities in this goal will seek to leverage funds in addition to HOME and CDBG funds in order to make a greater impact on the City of Peoria residents. Finally, this goal will also include funding for Community Housing Development Organizations (CHDO).
3	Goal Name	Public Service
	Goal Description	The goal is to provide public service activities to support low-income persons within the City of Peoria
4	Goal Name	Homeless Services
	Goal Description	This goal is to provide services to homeless individuals and families and connect them with permanent housing.
5	Goal Name	Public Facilities and Improvements
	Goal Description	Public Facilities and Improvements goal will improve public facilities and other improvements to serve low income residents of the community.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below will address the high priority needs in 2024.

Projects

#	Project Name
4	Public Service

Table 4 - Project Information

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

These allocation priorities address the identified needs from the 2020 Consolidated Plan. The Plan included a robust citizen participation process and included stakeholder input. These priorities are reflective of that input.

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Service
	Target Area	
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$269,400
	Description	
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 low-income families will be served.
	Location Description	
	Planned Activities	This project will provide public service activities to support low-income persons within the City of Peoria. The applications for public service funding are reviewed by a City Commission and their funding recommendations approved by City Council.

AP-50 Geographic Distribution – 91.220(f)

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

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

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

1. The City's Community Needs survey in the 2020 Consolidated Plan identified local neighborhoods that the community identified as target areas for federal funding. Over 60% of respondents indicated funding should be focused on the Southside of Peoria with an additional 27% indicating funding should be targeted in the East Bluff neighborhood and 6% identified the Near Northside. To address these needs, the City has focused on creating Notices of Funding Availability based on neighborhood plans in these areas.
2. High cost was identified in the Community Needs survey as the top barrier for being unable to find decent, affordable housing. The City will continue to seek out opportunities to offer gap financing to larger affordable housing development projects in order to increase the number of new affordable housing units available in the community. In addition, rehabilitation programs for homeowners will continue as that was one of the top needs from the survey. Code enforcement for rental properties will continue to seek to improve housing stock in order to remain in current affordable housing based on the survey results and additional feedback question on the survey.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Please see above.

Discussion

No additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The 2024 Annual Action Plan will address affordable housing for homeless, low-income (non-homeless) and special needs households through the creation of new units, rehabilitation of existing units and short-term/intermediate-term rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	27
Special-Needs	0
Total	35

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	5
Rehab of Existing Units	22
Acquisition of Existing Units	0
Total	35

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The number of households to be supported as identified above include the following 2024 Annual Action Plan Projects:

Rental Assistance: ESG Rapid Rehousing Assistance - 8 homeless households

Production of New Units: CHDO activities - 1 unit; Competitive Grant - 4 units

Rehab of Existing Units: Housing Rehabilitation Program - 17; PCCHD Lead Grant Match Program - 15;

AP-60 Public Housing – 91.220(h)

Introduction

In its Five-Year Action Plan, the Peoria Housing Authority outlines a variety of goals. The redevelopment of Taft Homes has been a top priority and is ongoing. PHA will continue to administer its Homeownership Program which assists families and households through the home-buying and ownership process. In addition, PHA will work to reestablish resident councils at asset management property and more rigorously monitor compliance with HUD-related programs and opportunities to increase services to special-needs populations.

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

The Peoria Housing Authority has a variety of actions planned for the next year and is under new leadership with the hiring of an Executive Director. The redevelopment of Taft Homes remains a key goal, and the PHA is finalizing their first phase of demolition and development in Spring 2023 and has continued on schedule. The PHA Executive Director is a member of the CoC Governing Board to increase collaboration with homeless service providers. Actions planned include infrastructure improvements, hiring of an internal compliance staff specialist to review current policies and procedures related to fair housing, unit turn-time, voucher utilization and Section 3, and increasing services available onsite and community partnerships through the recent position of Community Engagement and Resident Services Coordinator.

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

The Peoria Housing Authority implemented and hired a new position to manage programming to encourage self-sufficiency and homeownership participation amongst public housing residents. The Community Engagement and Resident Services Coordinator works closely with community agencies in the area as well as the Family Self Sufficiency Program staff within both HCV and LIPH housing to encourage participation in these opportunities. In addition, each public housing site offers on site resource assistance to connect residents with counseling, health, education, and job assistance; and is working to reestablish resident councils per site. The Homeownership Voucher is a special-use option within the current Housing Choice Voucher Program that assists families through the home-buying and ownership process. A Resident position remains open on the Peoria Housing Authority Board of Directors.

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

provided or other assistance

The PHA is not in troubled status.

Discussion

No additional discussion.

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

Introduction

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

recently homeless from becoming homeless again

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

Additional consultation was conducted between the City and Continuum of Care participating agencies to analyze the housing needs of the community to be considered when leveraging funding for new development that included shelter needs as well as permanent supportive housing needs to assist shelters in moving people out of homelessness into stable and permanent living situations.

A portion of the time of the Housing Coordinator within the City's Community Development Department is spent engaging with landlords within the community and conducting housing search analysis within the City. These efforts assist housing resource providers with locating appropriate housing for individuals and families within the shelter that is both affordable and desirable, and through ongoing engagement within 2024 with landlords in the City will assist with educating them on the particular housing needs of their residents and the benefits of collaborating with the City and shelters/service providers within the area to create long-term tenancy and prevent future homelessness.

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

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

The City seeks to remediate situations that, if not addressed properly, would lead to situations of homelessness for low-income families and individuals or households with other challenges to housing stability. The City uses the enforcement of its property maintenance code to ensure that private landlords don't let housing deteriorate into a situation that could lead to homelessness. In 2022, the City Council approved for the Rehousing Program to be managed by Community Development, assisting residents that are facing homelessness due to landlord negligence of their property in relocating to a new property and connecting with financial assistance. The City also partners with Prairie State Legal

Services to ensure that tenants have a resource for legal advice. This organization also receives funding for homeless prevention from other grant sources.

There is an ongoing partnership between the emergency shelters and the local hospital system that has created a better working relationship with homeless providers for those in the emergency room. Additional case management, data tracking, and communication has reduced the usage of the emergency department by some formerly homeless individuals by connecting them with stable housing and primary care providers. This has led to research and application for a Respite Care Model area analysis to determine what would be needed to implement a respite care center model to assist those experiencing homelessness with obtaining the care they need for chronic conditions while awaiting housing.

Resources exist within the community to ensure that resources can be shared that can prevent homelessness or returns to homelessness for individuals and families that are discharging from facilities, youth aging out of the system, or those working with social services providers addressing other household needs that do include housing amongst mental and physical health, access to basic needs, education and employment. The 211 Resource Helpline through United Way maintains an active database of available resources and funding that can be utilized by service providers and clients 24-hours a day.

Discussion

The following question is missing from the above questions.

Describe housing and supportive service actions for non-homeless special needs persons: elderly, frail elderly, persons with disabilities, person with HIV/AIDS and their families, and public housing residents.

As part of our rehabilitation programs, the City operates a ramp installation program and will continue this in 2024. This program is targeted towards individuals with disabilities, elderly, and frail elderly in order to ensure access to the home. The goal is to try to keep more individuals in their home if accessibility improvements make that possible. This was on the City's top requested programs by the public and was brought back in 2017 in order to address this need.

In addition, these populations are the target of many of our 2024 public service programs. Public service funds are providing support for after school programs and tutoring programs available to low-income families in which many public housing residents participate. In 2020, we welcomed a new public service subrecipient in Central Illinois Friends of People with AIDS. The program provides additional STI testing and treatment to residents in the community and now boasts a mobile testing unit as well to serve both low-income and residents not within central access to the City. They continue to receive funding from

various grant opportunities within the City for nonprofit partners.

In the above ways, the City, alongside its many partners, seeks to reduce homelessness and provide services to non-homeless special populations. It does so through sound property management enforcement, housing rehabilitation for individuals with low-incomes or individuals with disabilities and a well-connected, cross-sector network of providers. The City is committed to these sorts of activities and networks, which are necessary in navigating the complexities of homelessness and other issues that can contribute to various levels of housing vulnerability across various sectors of the population. The City funds, supports and increases the capacity of rapid rehousing program providers and emergency shelter operations, while participating in strategic planning to enhance the implementation of these services. The City will continue these activities, policies and practices through 2024.

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

Introduction:

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

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

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

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Actions planned to foster and maintain affordable housing

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

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

Performance Evaluation Report (CAPER).

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

- Allocate funding to Community Housing Development Organizations to develop affordable housing
- Allocate CDBG funding to code enforcement activities and staffing costs for increased inspections/enforcement in order to preserve existing housing and prevent situations of homelessness from occurring
- Allocate CDBG and HOME funding to a competitive housing development program
- Allocate ESG funding to provide housing assistance for homeless individuals and families

- Allocate remaining CV funds to leverage housing development opportunities and provide additional funding to affordable housing providers and social service support agencies within the community
- Continue the partnership with Peoria Housing Authority
- Continue the partnership with the Heart of Illinois Homeless Continuum of Care

- Partner with local landlords and the Housing Commission to provide educational opportunities and resources for landlords and housing providers
- Partner with IHDA to promote down payment assistance programs available in Peoria area through certified IHDA lenders
- Continue collaboration with the Peoria City/County Health Department on incorporating health in all policies

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

Actions planned to reduce lead-based paint hazards

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

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

lead-based paint hazards. This will continue in 2024.

Actions planned to reduce the number of poverty-level families

Many of the City's programs find ways to reduce the high-cost burden on poverty-level families. The City understands this function as an attempt to make progress toward reducing the number of families living in poverty and takes a multi-faceted approach in its work. Direct rehabilitation services, whether through roof or emergency repair, minimize the high cost of necessary housing repairs, which allows poverty-level families to save money and move toward financial sufficiency regarding other necessary expenses. The City will continue both of these programs in 2024. American Rescue Plan dollars were spent on programs to reduce costs for owners and renters within the City including Down Payment Assistance to promote the affordability of homeownership, rental and utility assistance payments made directly to landlords and utility companies, and additional funding for rehabilitation for homeowners making improvements to their homes that could increase energy efficiency and save on monthly expenses related to homeownership. These funds will continue to be expended to the direct benefit of low-income families and individuals within the City throughout 2024. New construction and rehabilitation of affordable homes and rentals are other facets of this approach. Activities that allow a low-income individual or family to purchase a home with a low-cost mortgage provide a clear way of establishing a line out of poverty and building equity. Rental activities for developments with subsidized units provide relief from the high and rising costs of rent by reducing rent costs to 30% of residents' income, which encourages stability and allows renters to save or put money toward other expenses. The City will fund both homeowner and rental developments in 2024.

The City's rapid rehousing program stabilizes families and individuals experiencing homelessness, who are typically also experiencing the correlate of deep poverty and minimal income. Establishing this housing stability and providing the opportunity for case management toward gains in income, health services and other benefits sets a foundation for progress out of poverty. The City will fund rapid rehousing in 2024. CDBG-funded public service activities provide a variety of services and programs that directly assist low-income persons and households from slipping into poverty and/or help them move out of poverty. For example, after-school programs provide youth with a safe space to receive homework assistance and engage in learning opportunities, during hours in which their parents or guardians may still be at work and unable to provide care for them. This effort provides direct benefit to youth and guardian alike, by way of furthering educational outcomes and reducing childcare costs. Although emergency shelters do not necessarily provide a direct path out of poverty, the shelters do provide an interstice in the deep poverty that street-level homelessness can be, and often is. In turn, these shelters may act as the connecting link between homeless individuals/families and the services or support system that could provide incremental or major development toward a life outside of poverty.

The City will fund emergency shelters in 2024.

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

No additional discussion.

Program Specific Requirements

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

Introduction:

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

The City must select a consecutive period of one, two or three years that will be used to determine that a minimum overall benefit of 70% of CDBG funds were used to directly benefit low-income households. The City has selected a three-year benefit period, which currently includes program years 2023, 2024, and 2025. The 2023 Annual Action Plan covers the first year of this three-year period.

The CDBG program has no program income available at the start of the 2024 program year. The City's HOME program will utilize both resale and recapture provisions further described below. The City hereby declares that it may utilize CDBG entitlement funds for urgent needs activities if an eligible emergency occurs and the City Council approves such use of CDBG funds.

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

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

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

Other CDBG Requirements

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

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

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

There are no other forms of investment being used. HOME Investment Partnership funds will be used as a grant to its Community Housing Development Organizations (CHDO) and a forgivable loan or grant to its Focused Area Housing Program recipients.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has adopted a Resale/Recapture Policy based on the guidance found at 24 CFR 92.254. Please refer to attachment. Also, refer to question number #3 listed below for additional narrative.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

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

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

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

Rehousing-specific policy covering both CoC-funded and ESG-funded RRH programs within the CoC. These are attached.

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

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

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

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

process is collaborative and requires communication between service providers on how to best allocate funds for the most needed services.

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

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

5. Describe performance standards for evaluating ESG.

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

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

No additional discussion.