

## 7. HOUSING ELEMENT

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*Peoria seeks to build on its reputation for high quality neighborhoods by promoting a diversity of housing options that enhance the character, quality and vitality of the City. The City seeks to encourage the availability of affordable housing to all economic sectors and special needs populations while encouraging the preservation of existing housing stock including the revitalization of mature neighborhoods.*

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The Housing Element is organized in the following manner:

- 7.a. Introduction and Analysis
- 7.b. Goals, Objectives and Policies
- 7.c. Housing Plan

### 7.A. INTRODUCTION AND ANALYSIS

The Housing Element provides a recommended housing plan to guide the City of Peoria through the year 2020. This Housing Element compliments the residential components of the Land Use Element by providing an Implementation Program to respond to issues relating to assisted housing, housing conditions, diversity and housing costs. The implementation guidelines provide the City with clear housing priorities relative to supporting new development with appropriate infrastructure expenditures, as well as stimulating revitalization of mature neighborhoods and rehabilitation of existing housing stock, while providing housing opportunities for all City residents.

#### EXISTING CONDITIONS

The City of Peoria has predominantly developed suburban residential development patterns that separate single-family residential development from multi-family residential areas and commercial developments. This development type and pattern have resulted in a large amount of quality subdivision housing and a smaller number of older subdivision homes developed prior to Peoria's progressive development review process. Single-family residential subdivisions such as these benefit from the separation of non-residential uses. However, this pattern of development does have some negative resultant effects.

- Detached Single-family homes may not be economically feasible to all income categories.
- Single-family homes require increased reliance on the automobile for commuting, shopping and recreation.
- Placement of multi-family housing within commercial sectors of the community has fostered negative images and stereotypes.

To overcome these effects, the General Plan strives to preserve the vitality of the single-family housing stock while allowing for appropriate integration of attached single-family homes and multi-family units into future and existing developments and proximate to employment areas.

The City promotes assisted housing as an important element providing housing to individuals with disabilities and other unique situations. The City operates a small public housing program, and actively pursues federal funding for housing and maintenance for all housing sectors. The City's program

includes 45 one-bedroom units and 25 three and four bedroom units for families. The City also supports several non-profit agencies that provide the following services:

- Housing rehabilitation
- Affordable multi-family housing
- Homeless shelters
- Domestic violence shelters
- Affordable first time homebuyer program

Maintaining affordability in the City is a priority. Housing costs in Peoria have been increasing. Between 36 percent and 44 percent of Peoria households are cost burdened or severely cost burdened, that is, they pay 30 percent to 49 percent or over 50 percent of their monthly income towards housing costs. Rising housing costs and rents contribute to this situation. The 2007 Census estimate indicates the average rent for the City of Peoria is \$1115 (a 106% increase from 2000) and the median single-family home value is \$276,400 (a 103% increase from 2000). However, broad and significant changes in the world economy have significantly decreased these values since 2007. Nevertheless, affordability challenges will persist through future periods of economic expansion in the next 10 years.

Maintaining a livable, safe and desirable housing stock is a high priority for the City. The majority of housing developed in the last 20 years is in good to moderate condition. However, over 500 owner-occupied units within the City are over 40 years old and need improvements or do not meet the current building codes. This demonstrates an existing and growing need for revitalization of these units.

The General Plan must ensure that dwelling units and land are available for development to meet the needs of the expanding population for the next 10 years. The following analysis provides an insight to the growth demands as they relate to housing.

The population growth projected for the next 10 years is expected to be 48,931. This represents a City population of 202,072 in 2020. Table 7-1, *2020 Housing Needs*, presents the increased housing needs for the next ten years.

**TABLE 7-1 -- 2020 Housing Needs Analysis**

Housing Type	Population Allocation	Persons / Household	Needed Dwelling Units
Single-family (75%)	39,145	2.9	13,498
Multi-family (25%)	9,786	1.9	5,151
Total	48,931	N/A	18,649

Recent annexations in concert with the land use designations identified in the Land Use Element demonstrates sufficient acreage to meet and significantly exceed the projected residential needs for the General Plan timeframe.

### 7.B. GOALS, OBJECTIVES AND POLICIES

<b>GOAL 1:</b>	<b>PROVIDE FOR SUFFICIENT AVAILABILITY AND A VARIETY OF OPPORTUNITIES FOR SAFE, QUALITY AND AFFORDABLE HOUSING</b>
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**Objective 1.A:**

**Promote quality residential development through diversity in housing type.**

**Policy 1.A.1:**

Encourage the development of public-private ventures developing low-moderate income housing with local, state and federal funds.

**Policy 1.A.2:**

Evaluate zoning incentives and regulations that encourage the development of diverse housing types including attached single-family units, townhomes, condominiums, multi-family units, smaller, affordable detached single-family units.

**Policy 1.A.3:**

Investigate alternative parking requirements to encourage higher densities and lower housing costs in appropriate areas.

**Policy 1.A.4:**

Review demographic data and respond to housing-type preference trends. The City's housing stock and Zoning Code should be reviewed against this data to ensure desired housing-types are provided and encouraged.

**Policy 1.A.5:**

Pursue strategies which encourage a mix of housing types that foster sustainable living and neighborhoods.

**Objective 1.B:**

**Encourage owner-occupied housing units.**

**Policy 1.B.1:**

Utilize available federal, state, regional and local resources and programs to encourage first-time homebuyers.

**Policy 1.B.2:**

Promote the development of quality workforce housing.

**Policy 1.B.3:**

Promote the development of high-quality, owner-occupied, multi-story condominium and mixed-use buildings within areas appropriate for urban living, intense employment, entertainment, and/or multi-modal transportation.

**Policy 1.B.4:**

Assist the public in foreclosure prevention through informational meetings and materials and through partnerships with local and federal agencies.

**Objective 1.C:**

**Encourage and promote community efforts to revitalize mature neighborhoods.**

**Policy 1.C.1:**

Investigate programs to abate deteriorating neighborhood conditions

**Policy 1.C.2:**

Continue to assist, support and expand the efforts of the Neighborhood Pride program.

**Policy 1.C.3:**

Incorporate funding for right-of-way landscaping along with road maintenance in older mature neighborhoods where landscaping has deteriorated.

**Policy 1.C.4:**

Enact development regulations that encourage rehabilitation of historically-significant residential buildings, remodeling of older multi-family rental buildings and revitalization of smaller single-family residences.

**Objective 1.D:**

**Provide for adequate housing opportunities for special needs groups.**

**Policy 1.D.1:**

Identify and analyze the housing needs of the special needs populations.

**Policy 1.D.2:**

Adopt regulations to encourage the development of housing targeted to the special needs groups.

**Policy 1.D.3:**

Consider special needs housing dispersal requirements to promote diversity throughout the City.

**Objective 1.E:**

**Support programs and agencies that seek to eliminate housing discrimination.**

**Policy 1.E.1:**

Coordinate with appropriate federal, state and local housing providers to ensure that fair housing laws are enforced and the City is accommodating a diversity of housing choices.

## **7.C. HOUSING PLAN**

The Housing Plan includes guidelines to fulfill the goals, objectives and policies of the Housing Element. These guidelines are closely linked to the Land Use Element. Implementation of the Land Use Plan and the Housing Implementation Program will strengthen both the vitality of the City, on-going development and provide a housing sector that responds to the dynamic and growing needs of the City.

The Housing Plan focuses on five key areas to fulfill the designated goal. These five areas are:

- Housing Diversity
- Low-Moderate Income Housing
- Home Ownership
- Revitalization
- Housing for Special Needs Groups

### **HOUSING DIVERSITY**

The Land Use Plan provides a wide range of residential land use categories and opportunities for residential development. These categories are supportive of a balanced mix of housing types. Phased growth within identified Growth Areas also ensures that both the needed quantity and diversity of housing options are available for development in the next ten years. City goals and objectives provide the means to evaluate future residential development and housing diversity on a continuing basis.

The City also works closely to promote multi-family residences and multi-family sectors within larger master planned developments, preserve and retain single-family neighborhoods, expand housing opportunities to reduce the isolation of income groups within communities and geographic areas, and facilitate city-wide coordination providing technical and financial assistance to housing providers. Additionally, the City promotes practices which locate multi-family residences and sectors along transit lines, near employment centers and within mixed-use areas to foster sustainable living.

Aesthetic aspects of housing design and diversity are also addressed in the Subdivision Regulations and Design Review Manual. These regulations provide for a variety of architectural, site planning, and amenity improvements that provide for many styles, arrangements, and designs of housing stock. Continual updates of the Subdivision Regulations and the Design Review Manual will maintain Peoria's high quality image.

### **LOW-MODERATE INCOME HOUSING**

The City of Peoria develops an annual Community Development Block Grant Action Plan. This Plan outlines how the annual allocation from the United States Department of Housing and Urban Development and other resources is spent. This Plan also identifies private and other resources identified to address low-moderate income housing and other improvement issues and services. The following recommendations provide the City with future directions for improving low-moderate income housing in the City.

- Identify opportunities and strategies for low-moderate income housing within the City..
- Identify potential low-moderate income housing opportunities within future City redevelopment projects.
- Identify opportunities to purchase and rehabilitate multi-family structures within established revitalization and redevelopment plans.
- Continue the Public Housing and Housing Choice Voucher programs to provide low-moderate income housing to City residents.
- Continue the City operated emergency home repair program which provides home repairs to low-moderate income and elderly residents.

### **HOME OWNERSHIP**

The City of Peoria encourages home ownership and understands that home ownership plays a significant role in developing strong neighborhoods and community pride. The City currently leverages several funding sources to assist in making home ownership possible, including Federal and State sponsored homeownership assistance programs.

### **REVITALIZATION**

Revitalization of Peoria's mature neighborhoods is a major concern to maintain the viability in these areas of the City. Revitalization affects housing issues in many ways. Revitalization retains affordable housing options, adds to the quality and diversity of neighborhoods, demonstrates equitable municipal responsibility, and retains a higher aesthetic level in the City.

Peoria identifies four effective efforts to further neighborhood revitalization. They include public-private partnerships such as the highly effective Neighborhood Pride program. Implementation of effective long-range planning that ensures the viability of older neighborhoods by avoiding incompatible land uses, ensuring adjacent development is compatible and sensitive to the needs of residents, and developing a sound economic market that supports high-quality residential sectors and employment opportunities for City residents.

### **HOUSING FOR SPECIAL NEEDS GROUPS**

In Peoria residents have a variety of special housing needs. These needs include people who require some assistance in their day-to-day living. Family living centers, institutional settings, social service programs, and assisted housing each serve a portion of these needs. The City encourages efforts to

provide these needs and offers support and assistance through the Housing Division of the Community Development Department.

Housing for special needs groups also needs to be sited to avoid over-concentrations. Ongoing stable living situations for people with special needs can be compatible with other residential uses in neighborhoods if potential problems are identified and satisfactorily mitigated. The Peoria Zoning Ordinance and Design Review Manual address these concerns.