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## 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.d. Implementation Program

### **7.a. INTRODUCTION AND ANALYSIS**

The Housing Element provides a recommended housing plan to guide the City of Peoria through the year 2010. 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 on housing as shown below.

- 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.

The prevalence of single-family development in Peoria is evidenced by 83 percent of the housing stock being single-family residential and only 17 percent being multi-family development. The General Plan Land Use Plan strives for a 75/25 residential split with 75 percent single-family and 25 percent multi-family. The newly added mixed-use category helps increase multi-family housing opportunities through inclusion in appropriately planned settings integrating commercial and employment components. Another significant factor is the ratio of owner occupied residential units.

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 average rent for the northwest metro region, including the City of Peoria is \$574 with annual increases of 4.7 percent. The median single-family home sales price is \$139,070. This represents a 24 percent increase over a five-year period.

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 or older and need improvements or do not meet the current building codes. Many of these homes are owned by elderly residents who may not have the means to make necessary improvements and upgrades. This demonstrates a 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 34,837. This represents a City population of 141,235 in 2010. Table 7-1,

*2010 Housing Needs*, presents the increased housing needs for the next ten years.

**TABLE 7-1**  
**2010 HOUSING NEEDS**

Housing Type	Population Allocation	Persons Per Household	Needed Dwelling Units
Single-family (75%)	26,128	2.6	10,049
Multi-family (25%)	8,709	1.9	4,584
<b>Total</b>	<b>34,837</b>	<b>N/A</b>	<b>14,633</b>

Source: BRW, Inc., 2000

Table 7-2, *2010 Residential Acreage Needed*, presents the needed acreage to develop the residential housing stock needed until 2010. This table indicates that 3,556 acres of residential acres will be consumed in the next ten years according to population projections.

**TABLE 7-2**  
**2010 RESIDENTIAL ACREAGE NEEDED**

Land Use Category	Desired Percentage For New Development	Number of Households	Target Dwelling Units Per Acre	Needed Acreage
Estate 0-2	5 percent	731	1	731
Low 2-5	35 percent	5,122	3	1,707
Medium 5-8	35 percent	5,122	6	854
Medium High 8-15*	15 percent	2,195	12	183
High 15+*	10 percent	1,463	18	81
<b>Total</b>	<b>100 percent</b>	<b>14,633</b>	<b>N/A</b>	<b>3,556</b>

\* Per City of Peoria Community Development Department

Source: BRW Inc., 2000

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 next 10 years.

7.b. GOALS, OBJECTIVES AND POLICIES

<b>GOAL</b>	<b>PROVIDE FOR SUFFICIENT AVAILABILITY AND A VARIETY OF OPPORTUNITIES FOR SAFE, DECENT AND AFFORDABLE HOUSING, COHESIVE NEIGHBORHOODS TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF PEORIA.</b>
<b>7.1:</b>	

Objective 7.1.A:

Promote quality residential development through diversity in housing type.

Policy 7.1.A.1:

The City shall encourage the development of public-private ventures developing low income housing with local, state and federal funds.

Policy 7.1.A.2:

The City should evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and three- and four-bedroom units suitable for families with children.

Policy 7.1.A.3:

The City should investigate reducing on-site parking requirements to encourage higher densities and lower housing costs in appropriate areas.

Policy 7.1.A.4:

The City shall encourage mixed-use projects to increase the housing supply while promoting diversity and neighborhood vitality.

Policy 7.1.A.5:

The City should evaluate the Design Review Ordinance for integration of techniques designed to promote housing affordability and diversity by type.

*See Objective 2.1.K and Policies 3.1.A.2 and 5.1.A.3.*

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**Objective 7.1.B:**

**Encourage owner occupied housing units.**

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**Policy 7.1.B.1:**

The City shall continue to utilize available federal, state, regional and local resources and programs to encourage first-time homebuyers.

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**Policy 7.1.B.2:**

The City shall promote the development of quality low- and moderate-income single-family homes within designated areas of the economic incentive zones, and any designated infill incentive district.

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**Policy 7.1.B.3:**

The City should investigate the feasibility for requiring a percentage of affordable housing within large-scale mixed-use projects.

*See Policy 2.1.K.3.*

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**Objective 7.1.C:**

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

*See Chapter 5, Growth Areas Element, Section 5.d., for a description of "Infill Incentive Districts."*

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**Policy 7.1.C.1:**

The City shall develop a program to assist in the redevelopment or rehabilitation of dilapidated and vacant housing stock.

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**Policy 7.1.C.2:**

The City shall continue to assist, support and expand the efforts of the Neighborhood Pride program.

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**Policy 7.1.C.3:**

The City should incorporate funding for right-of-way landscaping along with road maintenance in older mature neighborhoods where landscaping has deteriorated.

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**Policy 7.1.C.4:**

The City shall enact development regulations that encourage rehabilitation of historically-significant residential buildings, remodeling of older multifamily rental buildings and revitalization of smaller single-family residences.

*See Policies  
6.1.D.1 and  
10.1.D.2.*

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**Objective 7.1.D:**

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

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**Policy 7.1.D.1:**

The City should identify and analyze the housing needs of the special needs populations.

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**Policy 7.1.D.2:**

The City should adopt regulations to encourage the development of housing targeted to the special needs groups.

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**Policy 7.1.D.3:**

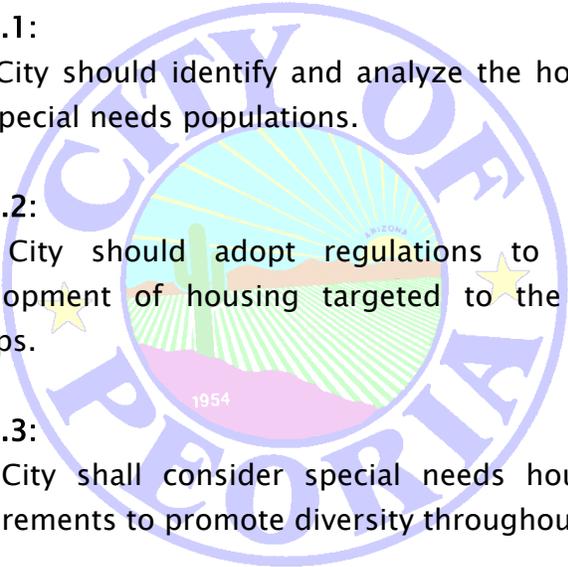
The City shall consider special needs housing dispersal requirements to promote diversity throughout the City.

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**Objective 7.1.E:**

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

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**Policy 7.1.E.1:**

The City shall work with appropriate federal, state and local housing providers to ensure that fair housing laws are enforced and the City is providing 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 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.

*A copy of the Subdivision Ordinance and Design Review Manual can be purchased at the Community Development Department.*

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 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-income housing and other improvement issues and services. The following recommendations provide the City with future directions for improving and expanding low-income housing in the City.

- Identify opportunities for low-income housing within the existing incentive zones.
- Develop strategies to provide for low-income housing through density bonuses where multi-family developments are located adjacent to existing employment, recreational, park, or open space amenities.
- Identify potential low-income housing opportunities within future City redevelopment projects.
- Identify opportunities to purchase and rehabilitate multi-family structures within established revitalization and redevelopment plans.
- Identify low-income housing opportunities near resort style developments.
- Continue the HOME and Section 8 programs to provide low income housing to City residents.
- Develop a City operated home-care assistance team that can provide needed home maintenance to low-income, elderly residents who may not have the means to make needed repairs and upkeep.

*Contact the  
Community  
Development  
Department's  
Housing Division  
for more  
information  
regarding specific  
housing programs.*

**HOME OWNERSHIP**

Owning a home is a large part of the American dream. 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, State, and local credit institution 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.

### 7.d. IMPLEMENTATION PROGRAM

The Implementation Program for the Housing Element is presented in Table 7-1, *Housing Implementation Program*. The table is structured under the following four headings:

**Implementation Measure** Lists the action necessary to carry out the Housing Element of the General Plan.

**Lead Department/Agency** Identifies the responsible City department for accomplishing that particular measure.

**Projected Timeframe** Identifies and prioritizes the timeframe for the measure to be initiated.

**Potential Funding Sources** Lists the potential funding, City staff, volunteer or other community resource necessary to carry out the implementation action.

The Planning and Zoning Commission should review and provide recommendations to the City Council for revisions to the Implementation Program on an annual basis in order to continue to pursue implementation of the Peoria General Plan. The Director of the Community Development Department and staff persons responsible for the General Plan implementation should monitor the status of each implementation action throughout the year and provide a general recommended framework to the Planning and Zoning Commission for annually updating the General Plan's Implementation Program.

**TABLE 7-3  
HOUSING IMPLEMENTATION PROGRAM**

<b>Implementation Measure</b>	<b>Lead Department/ Agency</b>	<b>Projected Timeframe (Years)</b>	<b>Potential Funding Sources</b>
1. Evaluate the Zoning Ordinance for techniques promoting housing affordability (i.e. reduce on-site parking requirements, incentives to increase family size units).	Community Development Department	Ongoing	<ul style="list-style-type: none"> <li>▪ General Fund Revenues</li> </ul>
2. Develop a Mixed-Use Zone conforming to the General Plan.	Community Development Department	0-2	<ul style="list-style-type: none"> <li>▪ General Fund Revenues</li> </ul>
3. Evaluate the Design Review Ordinance with respect to promotion housing affordability.	Community Development Department	Ongoing	<ul style="list-style-type: none"> <li>▪ General Fund Revenues</li> </ul>
4. Develop and delineate Infill Incentive Districts.	Community Development Department	0-2	<ul style="list-style-type: none"> <li>▪ General Fund Revenues</li> <li>▪ ½ cent Sales Tax Funds</li> <li>▪ CDBG</li> </ul>
5. Incorporate housing components into a plan to revitalize underutilized buildings.	Community Development Department	2-5	<ul style="list-style-type: none"> <li>▪ General Fund Revenues</li> </ul>

**TABLE 7-3**  
**HOUSING IMPLEMENTATION PROGRAM**  
**(CONTINUED)**

Implementation Measure	Lead Department/ Agency	Projected Timeframe (Years)	Potential Funding Sources
6. Develop a strategic plan and funding strategy to identify and Improve ROW landscaping adjacent to mature neighborhoods.	Community Development/ Engineering/Public Works Departments	0-5	<ul style="list-style-type: none"> <li>▪ General Fund Revenues – CIP</li> </ul>
7. Develop a rehabilitation and revitalization plan for existing aged housing stock and historically significant structures.	Community Development/ Engineering/Public Works Departments	2-5	<ul style="list-style-type: none"> <li>▪ Operating Fund Revenues</li> <li>▪ Heritage Fund Grants</li> </ul>
8. Update the requirements within the Zoning Ordinance for special needs housing (i.e. recent legislation, dispersal requirements).	Community Development Department	0-2	<ul style="list-style-type: none"> <li>▪ Operating Fund Revenues</li> </ul>

Source: BRW, Inc., 2001