

NEIGHBORHOOD Blueprint



City of Peoria
Planning and Growth Management Department
Neighborhood Development Division
May 2003



A City Wide Neighborhood Plan

Neighborhood blueprint

Table of contents

SECTION	PAGE
Acknowledgements	3
Executive summary	
Preface	4
Purpose	4
Planning Process	5
Plan Summary	6
Chapters	
Economic Development/Employment	8
Housing	12
Public Environment/Infrastructure	15
Public Safety	15
Education	19
Health/Human Services	20
Implementation strategy	21
appendices	
Appendix 1: Map of Neighborhood Associations	25
Appendix 2: City Services Matrix	26
Appendix 3: Affordable Housing Plan Executive Summary	29

Acknowledgements

The Mayor and City Council charged the Neighborhood Development Commission (NDC) to implement the City of Peoria's Affordable Housing Plan. The NDC realized this task would be a massive undertaking and thus formed the Neighborhood Services Ad-Hoc Committee (NSAH) to create a city-wide neighborhood plan. The NSAH is a consortium of citizens with diverse community backgrounds that worked diligently to produce the 'Neighborhood Blueprint', a comprehensive approach to neighborhood revitalization.

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<p><u>Neighborhood Services Ad-Hoc Committee</u> Co Chairs: Bob Mcquirter & Cartheda Welch McFarland Bragg Robert Butler Farrell Davies Ashley Enter John Gibson Henry Hein Marjorie Klise Jonelle McCloud Leslie McKnight June Moore Lavetta Ricca Max Schlafley Deborah Totten Sergeant Dale Whitledge</p>	

Executive Summary

“Living in a Desirable Neighborhood”

Preface

“Living in a Desirable Neighborhood” is a formulated vision derived from the premise that every resident in Peoria desires to live in a neighborhood that has; characteristic flair, access to community resources, decent and safe affordable housing, and is free from criminal activities. The above statement became the catalyst to develop the ‘Neighborhood Blueprint’. This city-wide neighborhood plan is comprehensive in scope in that it does not target a particular neighborhood or specific area, but is a general synopsis of what resources and quality of life issues are essential to a resident that chooses to invest in their community.

Purpose

If Peoria’s neighborhoods are to compete with the balance of the City and region, a priority must be placed on enhancing the overall livability of neighborhoods. The City of Peoria’s Affordable Housing Plan addresses the need for a comprehensive neighborhood development strategy. The Affordable Housing Plan (AHP) notes that the City should take the leadership role in bringing together city agencies, schools, parks and community-based groups to develop a coordinated service strategy. The AHP outlines key elements of neighborhood stabilization:

Support neighborhood organizations

The City of Peoria has a strong network of neighborhood organizations. These associations should focus on identifying key neighborhood projects, advocacy for capital spending support of community policing efforts, and community building activities.

Employer-Assisted Housing

The Bluff neighborhoods and the downtown area (Heart of Peoria) would benefit from an effort to encourage those who work in the area to also live there. The hospital, universities, and downtown businesses should employ a diverse workforce with a variety of housing needs.

Homeownership Support

The City should continue to encourage homeownership and create strategies that offer incentives for homeownership opportunities.

Coordinated Infrastructure Investment

Capital spending on streets, sidewalks, trees, lighting and other basic facilities should be concentrated to maximize impact of Peoria's neighborhoods.

Coordinated Public Services

Efforts on the part of the police department, library, park district, and schools to provide high quality services should be coordinated.

Planning Process

In March 2002, City Council adopted the City of Peoria's Affordable Housing Plan and gave the NDC the charge for implementation. The NDC realized this endeavor would be a massive undertaking so they sought the input of citizens and professionals with interests and/or expertise in housing related issues. Five Ad-Hoc Committees were formed [Funding Revenue, Housing Structure, Housing Quality and Value, Program Design, and Neighborhood Services], and given specific mandates to research, develop, and create opportunities for housing and neighborhood development. Though these committees initially worked independently, they will be combined to formulate an overall multi-agency stabilization strategy. The Neighborhood Services Ad-Hoc Committee's task was to create and institute a city wide neighborhood plan.

Neighborhood Services Ad-Hoc Committee (NSAH) formation:

The Neighborhood Services Ad-Hoc Committee was formed on January 16, 2003 and given the charge to develop a 'Neighborhood Blueprint' to address city-wide neighborhood issues. The committee is comprised of 13 members from various community institutions such as District 150, Park District, housing agencies, youth agencies, neighborhoods, City of Peoria, Peoria County, and Police.

NSAH Committee charter:

Using the NDC, in current or revised form, bring city agencies, schools, parks, library district, and appropriate community-based groups to develop a coordinated service strategy to:

1. Address real and perceptual issues such as crime and school quality.
2. Create a neighborhood based capital improvement plan with budget with neighborhood groups that include public infrastructure, sidewalks, street trees, and lighting.
3. Explore potential role of major employers in neighborhood stabilization activities, including volunteer activities, sponsorship (neighborhood clean up, tutoring, etc.) financial resources, and employer assisted housing programs.
4. Coordinate within the City of Peoria, of strategies and service directed to the benefit of neighborhoods.

The NSAH began their group discussion with the review of their charter. From thence, a vision was developed to give the group a common mission. Once the vision was established, it was easy for the group to set a format for the 'Neighborhood Blueprint'. They believed a vision should be girded with: **goals** to set benchmarks, **objectives** to

meet goals, and **strategies** to give specific initiatives to meet objectives. The NSAH then held lengthy discussions regarding key components needed to achieve the vision of desirable neighborhoods.

The following components of the 'Neighborhood Blueprint' were established:

- 1. Economic Development**
- 2. Housing,**
- 3. Public Infrastructure,**
- 4. Public Safety,**
- 5. Education**
- 6. Health and Human resources.**

The NSAH Committee considered strategies from existing neighborhood plans such as the City of Peoria Comprehensive Plan, Housing and Revitalization, Wellness Plan, and most recent plans, the City of Peoria Strategic Plan and the Heart of Peoria Wellness Plan. Current social, political, and economic climates of the City, state, and country, also played a role in shaping realistic strategies. It was made clear from the onset that this plan would not 'sit on a shelf' as other plans have done in the past, but be a working document and resource tool for neighborhood development. The NSAH developed an implementation strategy that identifies key roles to ensure the success of the 'Neighborhood Blueprint' plan.

Plan Summary

The 'Neighborhood Blueprint' plan is designed to address both the specific conditions in individual neighborhoods, and identify broader underlying circumstances that contribute to the vitality of the City.

The deployment of the 'Neighborhood Blueprint':

- ⇒ Builds relationships among local assets for mutually beneficial problem-solving within the community.
- ⇒ Mobilizes neighborhood assets for capacity building and economic development.
- ⇒ Leverages activities, investments and resources to support asset-based, locally defined development.

A city-wide comprehensive effort to neighborhood development guarantees an overall improved neighborhood appearance. Peoria's desirable neighborhoods, although unique in composition, will contain the same core elements: high community involvement, housing opportunities, meaningful education, successful businesses, quality infrastructure, and safe neighborhoods.

The deployment of the 'Neighborhood Blueprint' requires 'action' steps from the following key stakeholders responsible for various neighborhood development initiatives:

City's Role

1. Re-evaluate its current structure and administrative procedures.
2. Review staffing needs, and redefine or refine roles and responsibilities.
3. Acquire new or revised current reporting systems to capture performance data to measure the effectiveness of new and existing housing programs.
4. Review the need for additional staff person to seek additional funding from governmental and non-governmental sources, and establish liaison with developer.
5. Refine City budget to be consistent with the designed programs, and roles and responsibilities of City departments, nonprofits, and participating lenders.
6. Develop a coordinated service strategy for City services.

NDC's Role

1. Review its purpose and transform to perform.
2. Empower grass root entities to accomplish neighborhood revitalization.
3. Become a clearinghouse of information, resources, people, etc.
4. Become a lobbyist and move from lobbying to *action*.

Community's Role

Organize and empower individual, neighborhood groups, and community agencies.

1. Empower individual members.
2. Leverage available resources.
3. Build stronger community.
4. Create effective citizens.
5. Make democracy work.

Where are we today?

1. The Neighborhood Services Ad-Hoc Committee continues to voice concerns about the City of Peoria's commitment to real neighborhood change.
2. The City of Peoria's current budget period is running a deficit.
3. The national economy is in decline.
4. The U.S. is currently involved in international conflicts, which may cause resource-draining initiatives with negative business impacts.
5. These conditions presents a challenge to local governments and municipalities.
6. The success of the Neighborhood Services Ad-Hoc Committee hinges greatly on the NDC and the City of Peoria's stand on these issues.

Chapter 1: Economic Development & Employment

Goal: Strengthen Business and Community Partnerships

A. Objective: **Promote Business and City Collaborations**

Strategy: Improve communication and involvement with business interest groups. (ex. Chamber of Commerce)

Strategy: Assign City staff to be ombudsman to persons needing business support.

Strategy: Simplify, but reinforce code/permits/rules for businesses.

Strategy: Develop City plans, programs, and projects that expand business opportunities.

Strategy: Encourage local merchants to form business associations to utilize a collective buying power.

Strategy: Develop industrial business incubators in the South Side Corridor.

Strategy: Encourage businesses to utilize existing office spaces.

Strategy: Partner with outside agencies to help make Peoria business friendly.

B. Objective: **Promote Business and Neighborhood Partnerships**

Strategy: Encourage employees of major Companies to volunteer for neighborhood projects. [Neighborhood directory of volunteer opportunities]

Strategy: Encourage employers to sponsor neighborhood events and assist in publicity.

Strategy: Develop a directory of neighborhood services offered by businesses.

Strategy: Strengthen neighborhood associations and business cooperation regarding neighborhood issues.

Strategy: Educate residents on zoning requirements for businesses.

Strategy: Encourage neighbors to support local businesses.

Strategy: Solicit businesses for neighborhood centers based on the neighborhoods needs.

Strategy: Facilitate creation of on the job child care centers and latch key programs to allow single family parents a better chance to work.

Strategy: Businesses hire youth for summer jobs.

Goal: Develop, Retain, and Attract a Strong Workforce

A. Objective: Encourage Partnerships Between Business, Labor, Industry, and Educational Institutions for Workforce Development.

Strategy: Identify education levels needed to move Peoria's workforce into the 21st century.

Strategy: Align workforce education and training with available and emerging jobs.

Strategy: Utilize and market the Workforce Development Center for career counseling, training, and job placement.

Strategy: Promote internship programs for career development beginning in high school, progressing into apprenticeship programs and/or two year technical school or four year college education.

Strategy: Identify and promote college scholarships from employers.

Strategy: Support healthy growth and expansion of Bradley University and Illinois Central College.

B. Objective: Enhance Family Self-Sufficiency

Strategy: Connect at-risk families to community services that offer life-skill training and counseling services.

Strategy: Establish family learning centers aimed at improving literacy skills.

Strategy: Provide work incentives for at risk youth.
(i.e. mentorship programs, culture diversity workshops)

Strategy: Provide incentives for neighborhood associations to sponsor self-improvement workshops.

Strategy: Provide additional City services to maintain quality of life.

B. Objective: **Encourage Businesses To Seek Quality Living Arrangements for their Working Families**

Strategy: Inform employers of housing purchasing assistance programs.

Strategy: Develop Employer Assisted Housing Programs.

Strategy: Encourage businesses to establish incentives for employees to buy and live in the local neighborhood.

Goal: Growth and Retention of Businesses Within Neighborhoods

A. Objective: **Support Small Business Development**

Strategy: Promote and expand the City of Peoria's 'One Stop Shop' program for new and existing businesses.

Strategy: Help new businesses develop relationships with neighborhood associations regarding the location and type of businesses within neighborhoods.

Strategy: Provide a coordinated, integrated, user friendly, process for small business growth and development.

Strategy: Market small business assistance programs that offer legal and financial assistance for new and existing businesses.

B. Objective: **Encourage Private Acquisition and Development in Neighborhoods**

Strategy: Clear blighted areas to provide 'build ready' sights that would encourage businesses to locate to those areas.

Strategy: Identify Enterprise Zones for re-development in blighted areas.

Strategy: Identify financial incentives (low interest loans, special service districts, tax abatement/deferral programs, private sector funding.

Strategy: Identify and encourage public agencies that have County wide taxing abilities to help support private sector investments.

Strategy: Expand re-development areas utilizing TIF as a financial incentive.

Strategy: Identify land along business corridors as potential business locations.

Strategy: Encourage development of neighborhood centers zoned for mix use.

Strategy: Encourage Local Financial Institutions to Provide Low Interest Loans to Neighborhood Businesses.

Strategy: Review the local taxation and fee structures for competitiveness with County to attract new businesses.

Chapter 2: housing development

Goal: Implement the City of Peoria’s Affordable Housing Plan

- A. Objective: **Maximize and utilize all available resources, including state, federal, and private dollars to implement the City of Peoria’s Affordable Housing Plan.**

Strategy: Expand the pool of private resources available for investment in neighborhood development.

Strategy: Support and Strengthen Community Development Corporations (CDC), Community Housing Development Organizations (CHDO), and other non-profit housing agencies to perform effectively as vehicles for neighborhood renewal.

Strategy: Develop cooperative relationships with all parties involved in the housing delivery system.

Strategy: Work with lenders to ensure the availability of mortgage products for new developments, rehab, and historic preservation.

Strategy: Aggressively monitor and promote legislative changes on the local, state and federal level that will positively advance the City of Peoria’s housing and neighborhood development objectives.

- B. Objective: **Create, Maintain, and Strengthen Peoria’s Housing Stock**

Strategy: Offer rehabilitation loans/grants for older homes.

Strategy: Develop new construction and in-fill housing projects in older neighborhoods.

Strategy: Increase enforcement of housing codes.

Strategy: Enforce and expand Rental Registration and Inspection Program.

Strategy: Increase decent and safe affordable rental housing opportunities.

Strategy: Create partnerships with developers and lenders for innovative housing projects.

Strategy: Develop mixed income housing opportunities.

C. Objective: **Provide Housing Opportunities for Special Class Groups.**

Strategy: Provide adequate safe and affordable housing for seniors.

Strategy: Provide adequate safe and affordable housing for the disabled.

Strategy: Improve collaboration between the shelter community and providers of long-term subsidized housing.

D. Objective: **Promote Affordable Home Ownership and Responsible Rental Property Ownership**

Strategy: Work in partnership with the lending community and housing agencies to develop financial incentives to encourage home ownership.

Strategy: Expand homeownership opportunities for Housing Authority and Section 8 residents through the 5H and voucher programs.

E. Objective: **Educate Property Owners/Renters on Housing Maintenance and Code Compliance's.**

Strategy: Work with the home improvement industry and media to support and market home repair and maintenance training for homeowners & renters.

Strategy: Create a Task Force of Landlord and Tenant Associations to Explore Landlord/Tenant Ordinance.

Strategy: Distribute to homeowners and renters a list of code violations and fees.

F. Objective: **Market Peoria's Neighborhoods and Available Housing Programs.**

Strategy: Create marketing campaign for Peoria's neighborhoods.

Strategy: Create brochures for Peoria's neighborhoods and distribute to realtors.

Strategy: Utilize media to feature neighborhoods.

G. Objective: **Develop Collaborations of Housing Agencies**

Strategy: Sponsor an Annual Housing Conference, including Peoria Housing Authority, Realtors, City, Private developers, Neighborhood Groups.

Strategy: Create a referral service among housing agencies.

Strategy: Create a city-wide directory of available housing programs/projects.

Chapter 3: Public environment -infrastructure

Goal: Provide Quality Public Infrastructure: Streets, Sidewalks, Curbs/Gutter, Sewers, and Lighting

A. Objective: Update and Maintain Existing Infrastructure

Strategy: Implement the City of Peoria’s Current CIP Projects:

- A. West Main St. Corridor Project-*West Bluff Neighborhood*
- B. Storm Sewers Project-*Rolling Acres Neighborhood*
- C. Charter Oak Road Extension-*Charter Oak Neighborhood*
- D. Sidewalk Participation Program-*City-Wide*

Strategy: Target Priority Neighborhood/Focus Blocks for Infrastructure Improvements.

Strategy: Promote the Use of a Preventative Maintenance Process.

Strategy: Provide neighborhood beautification programs to enhance existing infrastructure.

B. Objective: Develop New Projects and Funding Sources for Infrastructure Improvements

Strategy: Create major corridor improvement plans in older Neighborhoods.

Strategy: Include pedestrian/bicycle access, parking capabilities, and mass transit systems in business corridor developments.

Strategy: Use City infrastructure to support private development.

Strategy: Identify state and regional, and federal funding sources for infrastructure projects.

Strategy: Create a Neighborhood Based Capital Improvement Plan/Budget with neighborhood groups.

Strategy: Increase education to neighborhood associations regarding special assessment and special service district opportunities.

Strategy: Encourage and promote community service projects for neighborhood clean up and landscape projects.

C. Objective: Utilize Infrastructure for Public Safety in Neighborhoods.

Strategy: Install traffic calming techniques for residential areas with speed issues.

Strategy: Increase/improve lighting in high crime areas.

Strategy: Consider public safety issues in the infrastructure design of new developments/neighborhoods.

Chapter 4: public safety

Goal: Improve Public Safety for Neighborhood Residents.

A. Objective: Promote/Provide Programs and Activities for Neighborhood Youth

Strategy: Develop a community campaign promoting/supporting youth involvement in their neighborhoods.

Strategy: Explore the idea of having sport leagues partnering with the Police Department and neighborhood youth. Incorporate a series of lessons after each practice on neighborhood “dos” and don’ts”.

Strategy: Set up series of training for youth on neighborhood issues.

Strategy: Set up a series of training on how to communicate with youth.

Strategy: Create area Neighborhood Child Safety Committees

Strategy: Explore innovative intervention systems (such as a teen court) for juvenile offenders

B. Objective: Increase Public Safety Education

Strategy: Promote and market the Citizen Police Academy to neighborhood residents.

Strategy: Market annual National Night Out Against Crime to neighborhood associations.

Strategy: Involve residents in the ‘Neighbors Count’ Crime Awareness Campaign.

Strategy: Continue the D.A.R.E. program in Public Schools.

Strategy: Establish more Neighborhood Watch programs throughout the City.

C. Objective: Promote/Provide Programs and Activities For the Elderly

Strategy: Promote Programs Such As Adopt-A-Grand Parent.

Strategy: Develop a community campaign supporting elderly involvement in neighborhoods.

Strategy: Create social activities that offer youth and elderly interaction.

D. Objective: **Utilize City Services to Address Public Safety Issues**

Strategy: Continued enforcement of the City of Peoria's Neighborhood Enhancement Action Team and implementation of other City programs that address public safety.

Strategy: Enforce chronic nuisance property ordinance to the fullest.

Strategy: Require landlords to do background checks on potential tenants through the rental registration program.

Strategy: Install high-tech mobile surveillance cameras in high crime areas.

Strategy: Designate Zero Tolerance Neighborhood Zones.
(Drugs/Crime/Truancy and Curfew)

Strategy: Create and implement storefront police departments and reintroduce foot patrols.

Strategy: Increase the number of Neighborhood Police Officers (NPO's) to reach 24 hour status and decrease size of Policing Districts.

Chapter 5: Education

Goal: Improve Reputation and Performance of Peoria’s Public Schools

A. Objective: Create a Safe and Positive Learning Environment for Children

Strategy: Police focus on reducing crime/violence near Schools.

Strategy: Increase enforcement of truancy laws.

Strategy: Promote parental involvement and support.

Strategy: Provide quality before and after school programs.

Strategy: Increase size and quality of educational facilities to provide a safe and conducive learning environment.

B. Objective: Develop Educational Partnerships/Collaborative Links

Strategy: Link Workforce Development and Businesses With education programs.

Strategy: Mobilize civic leaders, businesses and the media to market educational achievements to improve public image of Peoria’s schools.

Strategy: Create partnerships with the City/Public Library/Park District to promote education in Peoria.

Chapter 6: health & human services

Goal: Promote Collaboration Among Providers for Delivering Services and for Attracting Resources.

A. Objective: To Get Health/Human Service Agencies To Work Together to Effectively Cover the Communities Needs.

Strategy: Establish an office to communicate with all the various health/human service agencies to find out what they are doing to promote their services in the community and also find out if they would be willing to work together.

Strategy: Social service agencies, churches, and other neighborhood based facilities offer health training's, and counseling services.

B. Objective: Build Family Self-Sufficiency, Connect Residents in Target Areas to Needed Services.

Strategy: Provide health/human service information through neighborhood association's newsletters, radio and television service announcements, newspaper ad columns and personal contact.

Strategy: Promote a Movement to Adopt-A-Project.

Implementation strategy

Introduction

The 'Neighborhood Blueprint' Plan is a working document, privy to consultations with agencies and organizations involved in providing city and neighborhood services. Actual implementation will require an on going coordination of shared resources. Some strategies are currently in place, however, they may need to be re-fined or evaluated. Other strategies are new ideas that may take the building of relationships and financial commitments in order to implement. Overall, The Neighborhood Blueprint is a reference tool primarily for the City and neighborhood associations to identify resources to work within the framework of Peoria's communities. By integrating neighborhood and city-wide initiatives, great opportunities can be created to revitalize the City as a whole.

City of Peoria

The City is a key player in the implementation of the 'Neighborhood Blueprint' due to their local mandates to provide basic city services such as public and fire safety, economic growth and infrastructure. However, to be an effective partner in neighborhood development initiatives, the City can not dismiss the financial and technical assistance support needed by neighborhood associations and other community based groups to foster capacity-building, so that neighborhoods can be self sustaining and active participates in development. Limited City dollars can be used to leverage funds from state, federal, foundation and the private sector entities. Investment in physical improvements can be concentrated in smaller geographic areas, to achieve visual impact and to gain the most benefit from the inevitably limited funds. City departments will need to work together to create a coordinate strategy to administer city services.

Neighborhood Associations

With 92 existing neighborhood associations and the number still growing, the City of Peoria is fortunate to have a strong resident leadership base. Resident leaders can be empowered to develop and administer programs that meet the specific needs of their community. The role of Neighborhood associations is to identify capacity building projects/activities, advocate for targeted capital spending and support community policing efforts. These associations may also be involved in becoming independent not-for-profit organizations for housing and other neighborhood development initiatives.

The Implementation of the 'Neighborhood Blueprint' is broken down into three phases:

PHASE 1

Identify a Lead Agency

The 'Neighborhood Blueprint' plan must be brought together through a lead agency. The lead agency should be neutral in nature, meaning that it does not represent a specific political, economic, or social sector, but its purpose is to connect and coordinate private, public, non-profit and other community interest and provide long-term leadership for neighborhood revitalization efforts. The lead agency will work closely with the City and Neighborhood Associations to coordinate various capacity-building activities and organize resources, facilitate ongoing dialogues and forums, access financial resources, and promote private sector involvement in planning, advocacy and development.

Option #1:

- The Neighborhood Development Commission as the lead agency.
- The NDC would redefine their approach to neighborhood development to expand beyond City resources and aggressively pursue partnerships with private and non-profit agencies.
- The NDC would review their current capacity for neighborhood development and become a more community-based organization that sets policy for neighborhood development strategies throughout Peoria.

Option #2:

- Establish a Community Development Corporation (CDC) that would act as the lead agency to implement the plan.
- The CDC would be a private not-for-profit multi-faceted housing, community and economic development corporation.
- The CDC model is used in 95% of the country's largest cities and is a traditional vehicle for economic and neighborhood development.
- CDC's have a governance structure with strong grass roots representation.

The Lead Agency's Role:

- Administer programs/projects that fosters neighborhood self-sufficiency.
- Promote neighborhood advocacy.
- Coordinate integrated approaches to neighborhood development by developing strong partnerships with public, private, not-for-profit, and other community entities.
- Be a financial institution for neighborhood projects and a resource for leveraging funds.

PHASE 2

Market 'Neighborhood Blueprint' Plan to the Community

To move this plan from 'awareness' to 'action' will first take a level of buy in from the community. The implementation approach must be comprehensive and inclusive of all stakeholders involved in neighborhood development. These entities must first be aware that a plan of such magnitude exists and then be committed to executing their role in implementing the plan.

Marketing Strategies:

- Coordinate a Neighborhood Summit comprised of Peoria's stakeholder to introduce the plan and from thence establish various ad-hoc committees with specific tasks to implement the 'Neighborhood Blueprint' Plan.
- Convene meetings with the City of Peoria's department heads to discuss the 'Neighborhood Blueprint' so City staff can coordinate strategies with their departments goals and objectives.
- Create a mailing list comprised of key Peoria stakeholders and mail the plan with a questionnaire asking for their level of involvement in implementation.

PHASE 3

Prioritize Strategies

At this point, key stakeholders are identified, and commitments are in place to implement the 'Neighborhood Blueprint' based on diverse community interests. The lead agency can select components of the 'Neighborhood Blueprint' for their work plan to:

- Review and prioritize strategies.
- Match available resources to needs
- Provide forums for partnerships and collaborations from the community
- Set measurable objectives for strategies i.e. quantitative, qualitative
- Develop benchmarks (time lines) to review progress and accomplishments

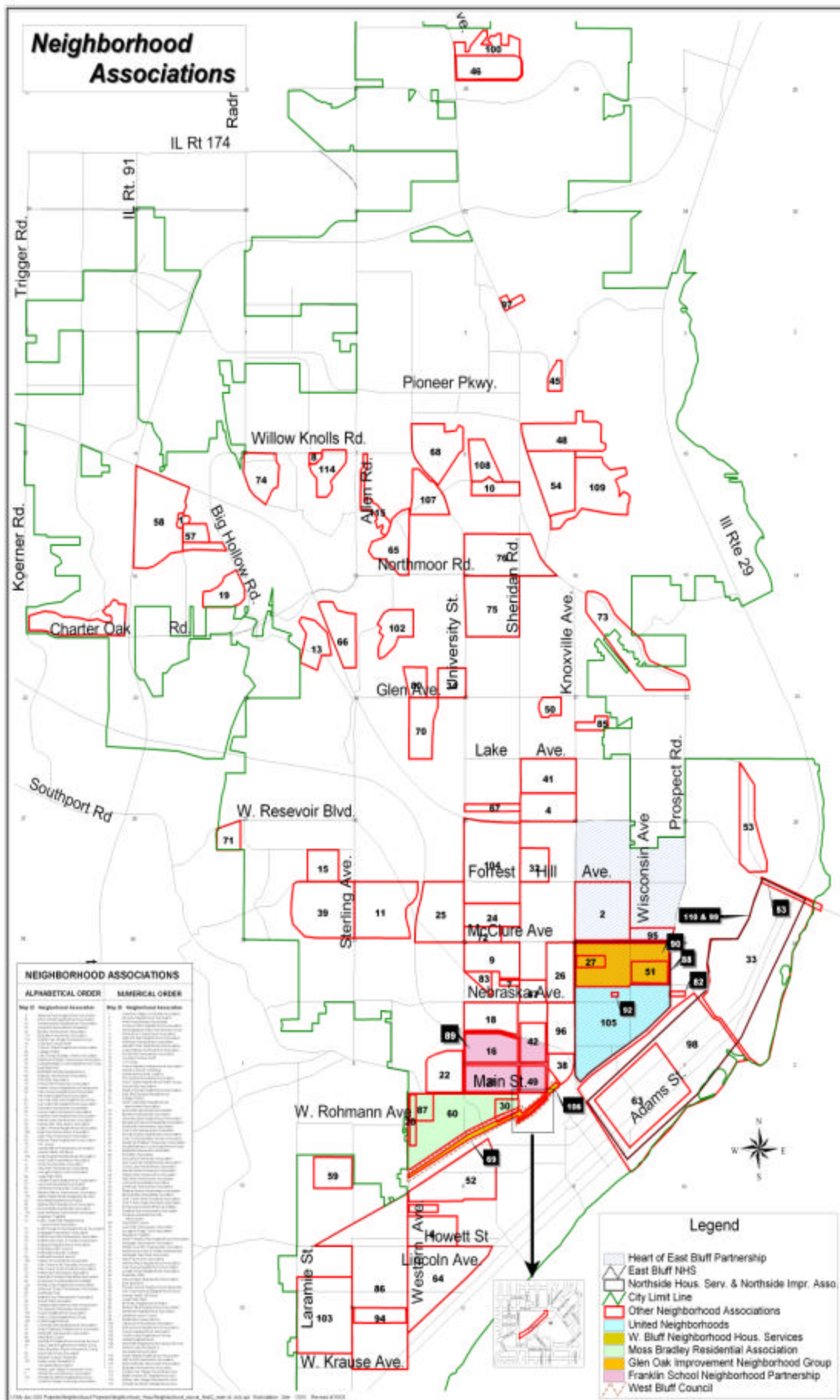
Actual Implementation

The lead agency would evaluate progress, review benchmarks, and make adjustments to ensure programs and projects meet overall and specific objectives:

- Have goals been met?
- What are the obstacles?
- Who else can help?
- What else needs to be done?

Neighborhood blueprint

APPENDICES



City Programs

Economic Development

Enterprise Zone	State of IL program that targets specific geographic areas for re-development, private investment and business retention/expansion. The program offers tax incentives and other financial benefits.
Business Development Fund	The City administers lower interest program for expansion, retention and attraction efforts for female and minority companies.
Redevelopment Areas	Areas are targeted, meeting certain criteria and selected for redevelopment projects (Mid-Town, Southtown, Central Bus. District) Tax Increment Financing is a source to attract development. Overall redevelopment effort contains neighborhood improvement, sidewalk, ornamental lighting, and removing blight.
Redevelopment agreements	These projects outline obligations between the City and private developer. Redeveloper- increase tax base, create jobs, performs a worthwhile public function. City-create a financial redevelopment area, acquire property, provide infrastructure.

Housing

Rehab/Development

Home Improvement Loan Program	Rehab loan to owner occupied, single family homes
Exterior Targeted Rehab (EXTRA) Program	Rehab grant to owner occupied, single family homes
Emergency Home Improvement Loan	Rehab loan for emergency repairs for owner occupied, single family homes
Roof Program	Rehab grant to owner occupied, single family homes for roof repairs
Rental Rehab Program	Rehab loan to landlords
Adopt-A-Ramp Program	Grant to install handicapped accessible ramps
Community Housing Development Org.	Funds distributed to non-profit housing agencies for rehab/development project

Affordable Housing Initiative	To be determined
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Life Safety/Maintenance

Code Enforcement	Inspection of properties to ensure life and safety code standards
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Rental Registration Program	Landlords must register rental properties for periodic inspections
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Peoria Animal Welfare Shelter	Animal control unit
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Neighborhood Groups

Neighborhood Associations	Approximately 92 Neighborhood Associations established throughout Peoria
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Neighborhood Coalition	Neighborhood associations working together
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Neighborhood Development Commission	A consortium of neighborhood advocates charged by the City Council to address and implement various Neighborhood projects and initiatives.
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Public Safety

N.E.A.T.	A task force comprised of police, code enforcement, & P.A.W.S. that target specific areas
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Weed & Seed Program	Programs through the Police Dept. to 'weed' out criminal activities in addition to crime prevention programs for the community
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Neighborhood Watch	Neighbors work together to report criminal activities, establish community patrols and work with police
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National Night Out Against Crime	Nationwide event to promote crime awareness/prevention, bring community together
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Neighborhoods and Police Partnership	Ad-Hoc Committee established to work with police on crime prevention initiatives
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Citizen Police Academy	A 12 week course to educate citizens on the various divisions of the police department and their functions
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Infrastructure

Capital Projects	Major infrastructure renovations for targeted areas (lighting, curbs, sidewalks, streets, drainage, etc)
Sidewalk Participation Program	City pays 80% of sidewalk repair/replacements for individual residents or the entire block
Tree Partners Program	Offset expenses to buy and plant trees
Mulch Give A Way	Free Mulch
Flowers for Public right-a-ways	Flowers available to be planted in right-a-ways

Work Force

Job Placement Program	Workforce development assists citizens in finding jobs.
Career Counseling	Career Testing and Counseling
Skills Training	Enroll in educational courses, trade training
Y.E.S.	Helps youth find jobs in the summer
Business Assistance	Works with Businesses to post jobs, career fairs, employment recruitment and screening. Workforce will also help businesses with layoffs of 50 or more. Provide career services to laid off employees.
Community Summit	Community input on strategies to improve Peoria's workforce climate as part of a strategic plan.

Other:

Federal funds for non-profit public service and emergency shelter programs

City of Peoria Affordable Housing Plan

Executive Summary

S.B. Friedman & Company was engaged by the Affordable Housing Ad-Hoc Committee (AHAC) of the City of Peoria to review the City's affordable housing needs and programs and to prepare an Affordable Housing Plan. The primary goals of the Affordable Housing Plan are to optimize the investment of entitlement funds, leverage private and non-entitlement funds, provide a mix of housing opportunities, create productive partnerships, and preserve existing neighborhoods.

Research Findings

Findings revealed Peoria's lower income households are declining while middle incomes are flat. Affluent households (75k and over) are growing. Growth in household by age is also growing for baby boomers ages 45-64. Fifty percent of ages 65 and over make up lower income. Using the formula for affordability, the field survey results suggest a surplus in Peoria's affordable housing between the salaries of 30k-125k. Approximately 2,000 rental households may be paying more than 30% of income for rent. The results from the windshield survey suggest that a structurally sound house can be bought in Peoria for 30k. One third of housing violations are rental units. The most significant violations are life safety, heating, water, common presence of substandard wiring, and energy sufficiency. Lead Base Paint is also as substantial issue.

Potential Strategies and Programs

Based on the analysis of the City of Peoria's housing needs and gaps, five priority actions have been identified for implementation of the recommended affordable housing policies and programs.

1. **Neighborhood Stabilization-** Create a task force to focus on establishing a comprehensive, citywide structure of not-for-profit housing and neighborhood organizations.
2. **Housing Quality Initiative-** Comprehensive review of current building codes and enforcement procedures to identify where more stringent codes can be adopted and enforced for achieving total quality management.
3. **Establish Financial Partnerships and Leverage-** Create a task force of financial institutions and not-for-profits to design leverage programs.
4. **Institute a Multi-Agency Neighborhood Stabilization Effort-** Involve agencies, schools, parks, library district, and community organizations to develop a coordinated service strategy.
5. **Administrative Restructuring-** Redefine the role of community groups, neighborhood groups, and develop new housing policies.

Implementation

The Affordable Housing Plan is a comprehensive approach to housing that involves various public and private entities in order to successfully implement. The Affordable Housing Committee, with the support of the Neighborhood Development Commission, will assign each strategy to the appropriate commission, ad-hoc committee and other advisory committees within the City of Peoria that have the resources and capacity to take action on the proposed strategies.