

NOT TO SCALE

**PROJECT: HOME IMPROVEMENT
PROGRAM**



2006 – 2010 CIP REQUEST – CITY HOME IMPROVEMENT PROGRAM

NDC RANKING: 2 of 9 (349 points)

CITY COUNCIL DISTRICT (S): City-Wide

1. Work to be Performed

The City of Peoria has offered housing assistance to low and moderate income residents of Peoria for over fifteen years. The type of program has been modified as needed to meet the specific demands of the time. All of our housing programming is designed to assist low and moderate-income residents of Peoria to live in decent and affordable housing. Programming will address exterior and interior code violations, lead based paint hazards, and the provision of special needs housing. Depending upon the funding level, a variety of programs will be offered, including funding for owner occupied properties, rental properties, and housing with supportive services. The City Neighborhood Division manages all programming and supervises qualified private contractors who perform the City rehabilitation work; many of which are small local minority and women owned businesses.

2. Reason/Justification for Work

Housing studies over the past fifteen years have indicated that as much as 20% of the housing stock in Peoria is substandard, and of those substandard units, 95% are occupied by low or moderate income individuals (Enterprise Foundation assessment, 1991). The City Council adopted Affordable Housing Plan indicates that there is a "substantial amount of housing is below standards..." and that the Code Enforcement Division of the City issues approximately 1600 housing violation letters to properties on an annual basis (City of Peoria, Affordable Housing Plan, 2002). As the housing stock in Peoria continues to age, the assistance provided by the City and by other organizations involved in housing rehabilitation alleviates, but does not eliminate the percentage of substandard properties in Peoria.

3. Capital Cost of Project

Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000	
Equipment								
Other								
Requested	\$742,466	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000	Annual
Funded	\$742,466	\$655,500	\$655,500	\$655,500	\$655,500	\$655,500	\$3,277,500	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

Certain Home Improvement programs required a partial or complete repayment of the funds invested in private property. These repayments are spread over five to ten years at zero percent interest in order to make the debt service on the loans affordable to low-moderate income persons. In addition, property assessments should increase after substantial rehabilitation work has occurred thereby generating more tax revenue to the City of Peoria.



2006 - 2010 CIP REQUEST – CDBG SIDEWALK PROGRAM

NDC RANKING: 3 of 9 (325 points)
wide

CITY COUNCIL DISTRICT(S): City-

1. Work to be Performed

This project, using CDBG funds, has existed for the past two years, requiring the reparation of hazardous sidewalk, within a target area as identified by the P&GM Department. These are defective sidewalks, which property owners have not addressed and which are or potentially could be liability and safety hazards. In addition to the safety issues, these sidewalks are unsightly and detract from the appearance of the neighborhood. According to the SINR Program policy, the City contracts for the work, pays the contractor in full, and is reimbursed by the property owner for the private share (20% or 10% if income eligible; sometimes paid over a period of time with a promissory note). In a 1996 survey, it was determined that \$187 million was needed to upgrade sidewalk, install infill sidewalk, and perform appurtenant infrastructure improvements (i.e., drainage, street improvements) city-wide. All work funded by entitlement funds will occur in eligible areas.

2. Reason/Justification for Work

Sidewalks replaced are those which present potential safety hazards to pedestrians and liability to the city. This program requires private investment and often leads to additional private investment in exterior housing and landscaping improvements by participants. It has potential to improve the general appearance of an entire area. This program includes both residential and commercial properties and can enhance economic development of an area and promote neighborhood stabilization. These programs provide a well-maintained infrastructure as outlined in the City's Comprehensive Plan. Revenues from the private share reimbursements will fund future SINR program work.

3. Capital Cost of Project

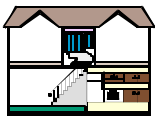
Project Cost Categories	Prior Yr. Budget	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction		\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000	
Equipment								
Other								
Requested	\$225,000	\$200,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000	Annual
Funded	\$225,000	\$403,063	\$403,063	\$403,063	\$403,063	\$403,063	\$2,015,315	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated	\$20,306	\$20,306	\$20,306	\$20,306	\$20,306	\$20,306		\$203,060
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$20,306	\$20,306	\$20,306	\$20,306	\$20,306	\$20,306	\$0	\$203,060

Impact on Operations & Projected Revenues:

New revenues assumes that 10%(\$20,306) will be reimbursed by property owners in the year funds were budgeted. The reimbursement payments are deposited in the City's General Fund for future City wide programs.



2006 – 2010 CIP REQUEST – PCCEO HOMEOWNER REHABILITATION PROGRAM

NDC RANKING: 4 OF 9 (322 points)
Wide

CITY COUNCIL DISTRICT (S): City-

1. Work to be Performed

The Peoria Citizens Committee for Economic Opportunity (PCCEO) will be the lead agency for this ongoing program, the Home improvement Program (HIP). HIP will be performed in all council districts of the City of Peoria, with emphasis on the older sections of the City in Districts 1,2,3, and 4. PCCEO will rehabilitate homes to help curb the further blight and deterioration of neighborhoods by correcting all eligible applicant's housing code violations, and lead paint health hazards. Exterior aesthetics will be addressed as much as possible. Numerous applications are already being generated daily in the agency from operations in weatherization, senior meal programs, energy assistance, and the Get the Lead Out (GLO) Program.

2. Reason/Justification for Work

A great need exists in the City of Peoria for rehabilitation of existing homes, especially in the older sections of the city. Many homeowners are of limited means and cannot afford needed repairs to their respective dwellings. HIP, along with other programs, such as the lead mitigation and weatherization programs, will help stop further blight and deterioration, and will assist those citizens, especially the elderly and children, who are unable to help themselves. HIP will enable more homeowners to upgrade homes by eliminating health and safety hazards. It will impact neighborhoods with a spin-off effect by increasing further rehabilitation. It will help maintain the real estate tax base, and it will, in the long run, improve living standards by giving hope and help to low and moderate income citizens. No other agency in the city currently supplies the level of PCCEO services from code repairs to decreasing lead hazards in home.

3. Capital Cost of Project

Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction								
Equipment								
Other	\$538,500	\$557,010	\$573,400	\$589,570	\$606,810	\$606,810	\$2,933,600	
Requested	\$538,500	\$538,500	\$557,101	\$573,400	\$589,570	\$606,810	\$2,933,600	Annual
Funded	\$250,000	\$225,625	\$225,625	\$225,625	\$225,625	\$225,625	\$1,128,125	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

This program will maintain or improve the tax base of older neighborhoods and aid the City in its neighborhood goals of code enforcement and rehabilitation, and could compliment adjacent areas of new construction in older sections of Peoria. HIP will generate other spin-off benefits such as encouraging other homeowner investment and provide limited employment opportunity within the community. In addition, this grant to PCCEO will result in additional leveraging of State of Illinois and/or Federal funds to be used in conjunction with, or for additional housing programs by the agency to benefit Peoria.



2006 – 2010 CIP REQUEST - COMMON PLACE HOME IMPROVEMENT LOAN PROGRAM (HILP)

NDC RANKING: 5 OF 9 (308 points)

CITY COUNCIL DISTRICT(S): 1

1. Work to be Performed

Crew members of Common Place Home Improvement Program (all residents in low-income Common Place area) will perform rehabilitation work on 15 homes in census tracts #5, #7, & #8 making them safer, healthier and improving living conditions for low-income owner occupants, most of who are minority, elderly, female and/or disabled. Priority is given to emergency repairs that allow a house to remain inhabited; repairs that increase the safety of the homeowners (repairing steps or bathroom/kitchen floors); and those that would cause further damage if left undone (such as replacing/repairing leaking roofs, gutters, storm doors). Work is coordinated with the City to avoid duplication. All work is performed in compliance with City Code and HUD/IL Dept. of Public Health lead paint regulations, and uses standard, acceptable material or better. This is an ongoing program, which has repaired over 500 homes since 1976.

2. Reason/Justification for Work

Many South Side homes (most built before 1940) need roof, porch/step, door, window, floor and ceiling repairs. Most home-owners don't have the means to hire the work done, which can result in undone repairs and further deterioration of the homes, discouraging surrounding homeowners from maintaining their properties as well. Enabling owner-occupants to stay in their homes helps maintain a higher owner-to-renter ratio, thus helping to stabilize the neighborhoods (goals of the City Affordable Housing & South Side Plans). In addition to assisting homeowners who might not otherwise be able to maintain their homes, the program also provides jobs and training in roofing, carpentry, drywall and related skills for four previously unemployed crew members, some of whom are in our Adult Literacy Program. Since 1976, the program has trained 40 people in a marketable skill.

3. Capital Cost of Project

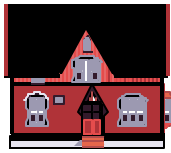
Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction		\$115,000	\$118,450	\$122,004	\$125,664	\$129,434	\$610,552	
Equipment								
Other								
Requested	\$110,000	\$115,000	\$118,450	\$122,004	\$125,664	\$129,434	\$610,552	Annual
Funded	\$110,000	\$99,275	\$99,275	\$99,275	\$99,275	\$99,275	\$496,375	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

A total of 18 houses (goal 11) were repaired during 2004, with an average CDBG cost of \$5806 per house. Additional costs were paid by Federal Home Loan Bank funds (now expired). Thus far, in 2005, 14 houses have been completed (goal 15) with one in progress. Lead paint costs and substantial increases in unemployment insurance rates have increased need for funds. Repair work done by the Common Place program extends the number of repairs that can be done in these CDBG-eligible neighborhoods as the City's HILP program is not able to serve all who apply. Preservation of owner-occupied houses helps to save on future costs of demolition and/or relocation and will increase property values.



2006 – 2010 CIP REQUEST – REBUILDING TOGETHER WITH CHRISTMAS IN APRIL

NDC RANKING: 6 of 9 (274 points)
City-Wide

CITY COUNCIL DISTRICT(S):

1. Work to be Performed

Rebuilding Together with Christmas in April Peoria (RTw/CIAP) provides both the materials and the labor to homeowners for the rehabilitation/repair of their homes. Depending on the needs of the homeowner, repairs can range from re-roofing, structural repairs, installation of access ramps, bathroom repairs, furnace/electrical/plumbing repair, siding, painting, installation of new locks/smoke detectors/carbon monoxide detectors, and landscaping. RTw/CIAP is available to homeowners throughout the City of Peoria.

2. Reason/Justification for Work

RTw/CIA repairs homes for people who are low-income, with particular emphasis on the elderly and/or disabled, who occupy and own homes in need of repair. All repairs are completed at no cost to the homeowner or occupants. These homeowners have worked hard all their lives and have been able physically and financially to repair their own homes for most of that time. Now due to illness, aging, inflation or any number of uncontrollable causes, they are unable to do the repair work themselves and their homes have become unsafe and unlivable. The result is a loss of the homeowner's pride, and crumbling neighborhoods. RTw/CIA can make, and has made, a difference in these homeowners' lives.

3. Capital Cost of Project

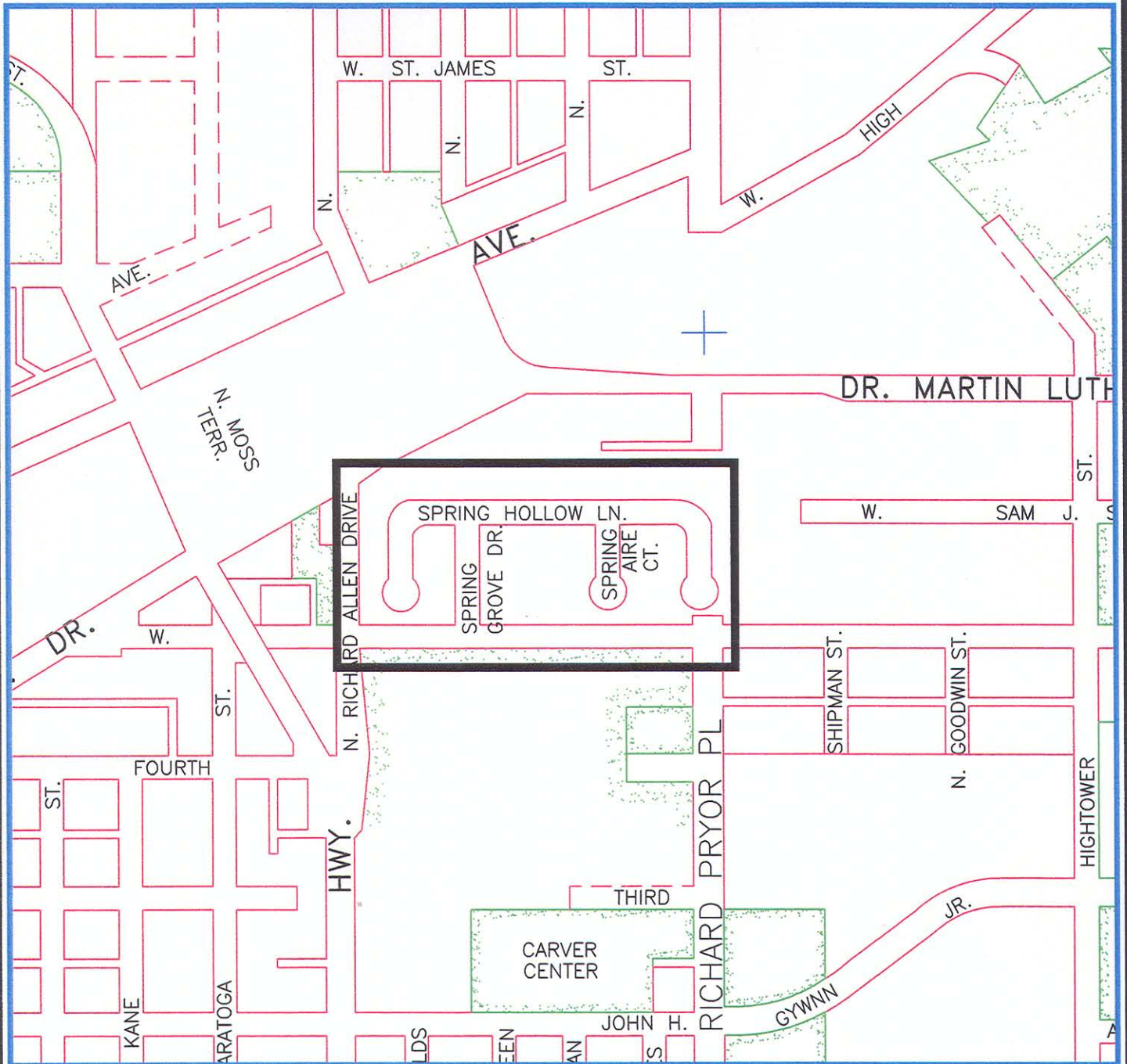
Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction								
Equipment								
Other		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	
Requested	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	Annual
Funded	\$25,000	\$22,563	\$22,563	\$22,563	\$22,563	\$22,563	\$112,815	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

Based upon 2005, the estimated market value of RTw/CIAP's work on homes in the City of Peoria increased the value of the homes adopted by approximately \$175,000; thereby, increasing assessed values and longevity of the housing stock in the City of Peoria. In addition to the 10 homes rehabbed in Peoria, 1 local non-profit facility (Crittenton Care and Counseling Center) and 1 home in East Peoria received assistance totaling over \$10,000 worth of work.



PROJECT NAME:
SPRING GROVE SUBDIVISION ORNAMENTAL LIGHTING



2006 – 2010 CIP REQUEST – SPRING GROVE SUBDIVISION ORNAMENTAL LIGHTING

NDC RANKING: 9 of 9 (199 points)
1

CITY COUNCIL DISTRICT (S):

1. Work to be Performed

The project involves the professional installation of street lighting in this redeveloped Southtown subdivision. The project would provide ornamental lighting in Spring Grove Subdivision, thus improving safety for those living in the area. Currently, there is insufficient lighting in this redeveloped subdivision and removal of the old lighting and installation of new lighting fixtures are needed.

2. Reason/Justification for Work

Present lighting is substandard for homes within the area. The area is part of Southtown redevelopment, Weed and Seed Programs and within Council District 1. The City Council has adopted policies that set the standard for and encourage installation of ornamental lighting systems through the Special Assessment Program, the CBD Streetscape Program, and City-initiated road projects. The street lighting system provides for: reduction in night accidents; prevention of crime and to aid police; facilitation of traffic flow; promotion of business, industry, recreation during night hours; enhancement of urban area ambiance and inspiration for community/neighborhood spirit, growth, and revitalization. The Transportation Section of the City's *Comprehensive Plan* calls for a safe, adequate, and efficient infrastructure.

3. Capital Cost of Project

Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction		\$20,000	\$20,000	\$20,000	\$20,000		\$80,000	
Equipment		\$1,000	\$1,000	\$1,000	\$1,000		\$4,000	
Other								
Requested		\$21,000	\$21,000	\$21,000	\$21,000		\$84,000	
Funded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

Regular maintenance of the streetlights, such as changing bulbs, will be a recurring cost. Damaged and deteriorated individual units and whole systems will be refurbished on a regular basis to maximize the quality of lighting provided.



2006 – 2010 CIP REQUEST – SMOKE/CARBON DETECTOR INSTALLATION PROGRAM

NDC RANKING: 8 of 9 (252 points)
1,2,3

CITY COUNCIL DISTRICT(S):

1. Work to be Performed

This project includes the installation of ionization smoke detectors, photoelectric smoke detectors and carbon monoxide detectors in private residences within CDBG boundaries. All installations will be accomplished by Peoria Fire Department personnel. In addition, fire safety literature and carbon monoxide awareness information will be distributed to the residences at the time of detector installations. A safety presentation utilizing the aforementioned literature will be conducted by Fire Department personnel at that time as well.

2. Reason/Justification for Work

The Illinois Smoke Detector Act of 1985 mandates all occupied residences within the State of Illinois will have working smoke detectors installed and in operable condition. However, not everyone can afford the cost of these life-saving devices. This project, which is a continuation of an ongoing 1992 program, will provide the inhabitants in CDBG-funded neighborhoods with these required smoke detectors. Current statistics reflect an average of 150 - 200 homes within the CDBG boundaries are provided with these early warning devices annually. In addition, smoke detectors and carbon monoxide detectors will be installed as a first defense against this silent killer. Safety information pamphlets will be provided via this program as well. There have been over a dozen incidents since the inception of this program where smoke detectors installed by the Peoria Fire Department have been credited with saving the lives of occupants.

3. Capital Cost of Project

Project Cost Categories	Prior Yr. Funding	2006	2007	2008	2009	2010	Total 2006-2010	Beyond 2010
Design/Eng								
Land Acq								
Construction								
Equipment								
Other								
Requested	\$6,000	\$19,035				\$20,985	\$40,020	\$22,087
Funded	\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000	TBD

4. Impact on Operating Budget & Projected Revenues

Operating Impact	2006	2007	2008	2009	2010	Beyond 2010	Total Operating Cost	Total Revenue Projected
Personnel								
Contractual								
Supplies								
Other								
Revenues Generated								
Total Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Impact on Operations & Projected Revenues:

No impact on operations nor additional revenues projected.