



Peoria Housing Authority
Peoria City Council Joint Meeting
May 20, 2014



Who We Are

- Section 8 vouchers (PHA payments to Peoria landlords over \$8.2 million)
- Public Housing – 861 units
 - Public Housing residents pay rent of 30% of their income
 - Minimum of \$50 per month
- Funds into Community
 - Annual operating expenses (\$6.4 million)
 - Capital dollars (\$13 million over last 5 yrs.)
- What PHA does well
 - Family Self Sufficiency program/ Home Ownership Program
 - Access to Resource & Referral Opportunities (Interns)
 - LISC/Americorp -- 3Es



PHA issues

- Very old units which were built as temporary housing
- Reduced Capital Restoration Dollars -- “Band-Aid” repairs
- Reduced Operating Subsidy
- Reputation based on past/some troublemakers

We are the PEORIA Housing Authority

- We strive to become and be recognized as the most effective manager of affordable housing in Peoria.
- Board is appointed by the Peoria Mayor with the approval of the City Council.
 - » The city has thousands of residents that need affordable housing -- The PHA is **not** part of the problem. We are part of the **solution**.



Taft

Taft Redevelopment is necessary

- Significant financial losses at Taft. General maintenance and “Make Ready” a major part of the problem.
- Old units are not market competitive.
- Challenges: Occupancy requirements and HUD inspections

We know how to do redevelopment

- RiverWest
- RiverWest South
- New Harrison



Taft Demographics

Tenure

5 yrs. or less	133
6-10 yrs.	22
11-15 yrs.	24
16-20 yrs.	15
Over 20 yrs.	11

Rent

Current Rent Amount	Number of Households
Zero Income	0
\$100 or less	83
\$101 to \$200	65
\$201 to \$300	36
\$301 to \$400	16
Over \$400	3
Highest Rent Paid	\$590 (5BR)



Taft Demographics

Household Income

Less than \$5,000	25%
\$5,000 to \$10,000	31%
More than \$10,000	44%

Resident Age

18 to 25	26%
26 to 35	31%
36 to 45	16%
46 to 55	15%
56 and older	12%

Current Taft



RiverWest South





Frequently Asked Questions

Why not stay on the current site?

- Affirmatively Furthering Fair Housing – IS the LAW
- Economically very difficult
 - Need to extract value from the site
- Not the best use for the property
 - Opportunity for increased development and tax revenue for the city on the near Northside

Why not transfer residents to Sec. 8 vouchers?

- The PHA can be more effective landlords
 - Higher property standards for public housing
 - Social Programs
 - Helping the residents improve financially
- Financially damaging to PHA operations.



Steps Taken

- Five month study with community leaders
- Community meetings for input on general plans
- Community meetings related to specific properties
- Engaged a co-developer
- Applied for 9% tax credit funding with the site that gives the best chance to be awarded this very competitive funding
- Old Greeley School >> Scholar House
 - A learning environment
 - Approx. 45 units



Next Steps

- Work with the City to create an overall plan to replace all of the 216 units currently at Taft and to finance the redevelopment.
- Parameters of such a plan
 - 216 affordable housing units inside the County of Peoria.
 - Make such a plan a win for all residents of the city
 - Ensure adequate ongoing funding for the Peoria Housing Authority.
- Meet all HUD and other legal requirements
 - Affirmatively Furthering Fair Housing
 - Illinois Housing Development Authority – local services
 - Environmental
 - Zoning, etc.



Thank You