



EAST VILLAGE GROWTH CELL TAX INCREMENT FINANCING DISTRICT (TIF)
HOUSING PROGRAM
GUIDELINES & APPLICATION

PROGRAM OVERVIEW

Program Overview:

The East Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a grant program which provides up to \$15,000 of assistance to property owners of single-family residential, owner-occupied properties (duplexes and mixed use structures are excluded from the program) for permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF. The purpose of the Program is to increase the owner-occupancy rate, improve the outward appearance of homes, and increase the assessed valuation of properties within the East Village Growth Cell Boundary.

Level of Assistance:

The **East Village Growth Cell Housing Program** will provide up to \$15,000 in assistance to home owners for exterior improvements only. The program is a 50/50 matching grant program. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. The property owner can reapply annually, but the maximum grant for a five year period may not exceed \$15,000. The program is limited to exterior improvements only (Roofing, Siding, Etc.).

Eligibility:

To be considered for the East Village Growth Cell Housing Program:

1. Property must be located within the boundary of the East Village Growth Cell TIF
2. Applicant(s) must own the property.
3. Owners of vacant single-family residential property are eligible, if the property becomes owner-occupied within 90 days from the date of completion of work associated with any approved application.

Timeline:

- ❖ Applications will be accepted from March 1st through August 1st of each year, as funding is available.
- ❖ Applicants on the wait list from the previous year, will be given first priority.
- ❖ Applications will be reviewed and approved on a first come, first serve basis.

Resolution of Environmental Issues Prior to Program Assistance

The following items must be resolved prior to housing assistance being made available.

- All garbage, debris, old appliances, and dilapidated furniture must be removed from the exterior.
- Garbage and debris within the structure must be removed.
- Motor vehicle parts (including batteries and tires) must be removed.
- All grass and weeds must be less than 10 inches high at closing.
- No bushes, shrubs, or trees are permitted to block the public right-of-way.
- All unlicensed vehicles must be removed from the property or properly licensed.

Other Requirements / Information:

- Property taxes must be paid, no City liens (with the exception of mortgages) may exist on the property, and the property must have active homeowner's insurance coverage.
- Repairs that would be made under a homeowner's insurance policy will not be covered.
- If a property is found to have a code violation(s), funds received must be used to resolve violations as part of any loan application. At the time of post inspection, no code violations may be present.
- Property owners may only use contractors from the City of Peoria's rehabilitation contractor list. See attached list of approved contractors.
- For approved applications, required permits must be pulled and work must begin with 30 days of the issuance of a Notice to Proceed. A request for an extension can be filed by the City, contractor, or property owner; to be agreed upon by all parties.
- If grant funds are received through this Program, the property must remain owner-occupied for 3 years. If the property owner vacates the property before 3 years has past, property owner must pay back grant funds at a prorated rate, based on length of occupancy. Exemptions from this requirement may be granted. An exemption may be granted due to hardship, which requires approval of City staff.

Applications for EVGC Housing Program funds by EVGC Advisory Committee Members

The intent of the EVGC Housing Program is for all property owners within the East Village Growth Cell to have equal opportunity to benefit from the Program if the above guidelines are met. EVGC Advisory Committee members residing within the EVGC boundary are eligible to apply for and receive funding through the EVGC Housing Program; however, in recognition of the perception of a conflict of interest, the final decision on all EVGC Housing Program applications will be made by City staff.

All applications must include the following documents:

1. Copy of recorded deed as proof of property ownership.
2. Insurance declaration page as proof of property insurance.
3. Paid receipts or escrow statement as proof of paid property taxes.
4. A current exterior photograph of the building as it presently appears, showing all facades to be impacted by proposed work..
5. Two bids for proposed work.

Return application & all copies of documents to: City of Peoria, Community Development Department, 419 Fulton, Suite 300, Peoria, IL 61602 Any questions – call (309) 494-8600.

All incomplete/ineligible applications will not be processed until complete.



**CITY OF PEORIA
EAST VILLAGE GROWTH CELL HOUSING PROGRAM**

Name of Applicant: _____

Address: _____

Primary Phone Number: _____ How do you own your property? Mortgage _____ Own _____

Are there any back taxes or City liens owed on property? Yes ____ No ____

Please provide a brief narrative of the work to be performed (attach additional pages as needed):

Checklist of Required Application Documents:

- Two bids for proposed work.
- Insurance declaration page as proof of property insurance.
- A current exterior photograph of the house as it presently appears, showing all facades to be impacted by proposed work.

I(WE) CERTIFY THAT I(WE) ARE THE OWNER(S) OF THIS PROPERTY AND THAT ALL STATEMENTS MADE ON THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY(OUR) KNOWLEDGE AND BELIEF. I(WE) UNDERSTAND THAT ANY WILLFUL MISSTATEMENT OF FACT OR THE FAILURE TO PROVIDE MATERIAL INFORMATION WILL KEEP THIS APPLICATION FROM BEING CONSIDERED. I(WE) UNDERSTAND THAT THE SUBMISSION OF THIS APPLICATION DOES NOT GUARANTEE THAT I(WE) WILL BE GIVEN A REHABILITATION GRANT/LOAN. I(WE) HEREBY AUTHORIZE THE CITY OF PEORIA TO INSPECT THE PROPERTY AND TO OBTAIN VERIFICATION FROM ANY SOURCE NAMED IN THIS APPLICATION.

Signatures: (All owners must sign):

_____ Date: _____ Date: _____

Approved: _____ Date: _____

East Village Growth Cell Housing Program

Frequently Asked Questions

Q: What is the East Village Growth Cell Housing Program?

A: The East Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a 50/50 matching grant program which provides up to \$15,000 of assistance to property owners of owner-occupied properties for permanent building and site improvements on parcels within the boundary of the East Village Growth Cell TIF. The minimum project is \$2,000, with a minimum matching grant of \$1,000 and the maximum project is \$30,000, with a maximum grant match of \$15,000. To be considered for the East Village Growth Cell Housing Program, property must be located within the boundary of the East Village Growth Cell TIF and applicant(s) must own and occupy the property.

Q: What is the Intent and Goal of the Program?

A: Without proper maintenance, a deteriorating structure can become a health and safety hazard to the occupants, as well as surrounding residents. Substandard housing can detract from the overall appearance of the neighborhood and can negatively affect property values. The City of Peoria has authorized a portion of the East Village Growth Cell TIF funds to be used for this housing program to assist property owners wanting to rehabilitate residential property located within the East Village Growth Cell Tax Increment Financing District to achieve the following goals:

1. To provide financial assistance to home owners in the East Village Growth Cell area to enhance their investment in improving the quality of dwellings in the neighborhood, by doubling the overall investment in the neighborhood.
2. Improve the quality of life for homeowners and residents in the East Village Growth Cell area by assisting them with repairs and/or property improvements to make their homes decent, safe, and sanitary.
3. Preserve and enhance the quality of the neighborhood as well as the value of public capital invested in the streets, utilities and other public facilities.
4. Assist with home improvements creating pride of ownership, preserving the value of the homeowners' equity and creating happiness and well-being for the occupants.
5. Increase the equalized assessed valuation of properties within the East Village Growth Cell boundary.
6. To catalyze further investment within the East Village Growth Cell area beyond funding provided by the East Village Growth Cell Housing Program.

Q: What are the boundaries of the East Village Growth Cell TIF?

A: The attached map shows the proposed boundaries of the study area.

Q: What exterior improvements are eligible?

A: Eligible exterior improvements include, but are not limited to, repair and/or replacement of the following items:

- Exterior painting or walls, trim, and/or fascia
- Tuck-pointing, masonry
- Windows and doors
- Driveways, retaining walls, and interior walkways.
- Roofs, porches, foundations, exterior stairs
- Landscaping when part of an overall landscaping plan or associated with other improvements funded through this program.
- New construction and additions

Applications will be reviewed on a case by case basis to ensure compliance with the EVGC Housing Program guidelines and the Illinois TIF Act requirements.

Q: What type of improvements are ineligible for funding through the EVGC Housing Program?

A: Ineligible projects include, but are not limited to:

- Interior improvements (HVAC, Insulation, etc.)
- Temporary improvements
- Appliances and fixtures
- Pools

Q: If the project cost is higher or lower than the approved amount how is this handled?

A: The homeowner pays 50% of the approved cost. Should the actual cost be less than anticipated, the homeowner will not receive a rebate from the city. The homeowner is responsible for any additional cost outside the approved contract. The homeowner can re-apply for funds to cover the additional cost if necessary

Q: Can I use any contractor of my choice?

A: Bids may be obtained from contractors not the EVGC contractors list of the owner's choice, but winning contractor's bid must register with the city in order to proceed with work. If you know someone who would like to be registered as a City approved contractor please have them contact the City of Peoria.

Q: How long will the EGVC program stay open?

A: The program will remain open till funds are depleted

Q: What are the requirements to participate in the program?

A: Applicants must be aware of the following:

- Property taxes must be paid, no City Liens (with the exception of mortgages) Or other City debt (i.e. unpaid garbage bills, etc.) may exist on the property, and the property must have active homeowner's insurance coverage
- Repairs that would be made under a homeowner's insurance policy will not be covered
- If a property is found to have a code violation (s), funds received must be used to resolve violations as part of any loan application. At the time of the post inspection, no code violations may be present.
- A certified check made out to the contractor must be provided by the property owner to the City, within two weeks of an approved application

Q: What documents do I need to bring when turning in my application?

A: Applicants need to bring in the following items when turning in application

- Copy of recorded deed as proof of property ownership
- Insurance declaration page as proof of property insurance
- Paid receipts or escrow statement of paid property taxes
- A current exterior and/ or interior photograph of the building as it presently appears

Q: Can I do more than one project a year?

A: The applicant can do as many projects as he/she wishes as long as they do not exceed the \$15,000 limit threshold for total projects.

Q: If my property is currently contract for deed, can I still participate in the program?

A: No, contract for deed or any other type of contract will not be accepted. The applicant must be the outright owner of the property to participate in the program.

Q: Once approved to start work on my property, how long is my application valid for?

A: Applications are invalid if work does not start within 90 days of the date of the Notice to Proceed, unless an extension is approved by the City of Peoria.

Q: Can I do the home improvements myself?

A: No in order to receive EVGC Funds, all work must be done by a contractor from the EVGC contractors list.

Contractors List

GENERAL

Brian Waldon

Construction:

15564 Larimore Dr.,
Mackinaw, IL 61755
Phone: (309) 208-0184

TES & JK Construction

4003 N. Rochelle Ln,
Peoria, IL 61615
Phone: (309) 264-3903

Bruce Ekhoﬀ Builders

201 N. Eisele Dr.
Peoria, IL 61604
Phone: (309) 633-9250

Riverview Construction

3206 NE Adams
Peoria IL, 61603
Phone: (773) 639-7505

BMI Contractors

1123 McQueen,
Peoria, IL 61604
Phone: (309) 657-4469

Burnside Brothers

Construction

3563 SW Adams, Peoria, IL
61605
Phone: (309) 922-9390

Kelly Construction

Contractors, Inc

201 N 8th street
Pekin, IL 61554
Phone: (309) 346-6604

AFE Construction LLC

32 Raleigh Ave
Mackinaw, IL 61755
Phone: (309) 208-3092

Noah Construction

121 Poplar St.
Creve Coeur, IL 61610
Phone: (309)694-2275

Joe Forbis Services

14812 N Riverview Rd
Chillicothe, IL 61523
Phone: (309) 224-8858

WINDOWS

Renewal by Anderson

3307 W Farmington Rd
Peoria, IL 61604
Phone: (866) 693-6707

ROOFING

Rocky Top Inc

1212 Black St.
Pekin IL 61554
Phone: (309) 620-4010

Lasser Roofing LLC

2803 NE Adams
Peoria, IL 61603
Phone: (309) 712-1060

Kreiling Roofing

2335 W. Altorfer Dr.
Peoria IL 61615
Phone: (309) 673-3649

PAINTING

Creative Touch Painting

3318 N Isabell ave
Peoria, IL 61604
Phone: (309) 229-1253

LANDSCAPING

Williamson Brothers

Masonry & Landscaping

129 LaSalle Ave
Creve Coeur, IL 61610
Phone: (309) 231-8453

JR Landscaping Services

5747 Queenwood Rd
Groveland, IL 61535
Phone: (309) 202-6806

GARAGE

American Pride Garages

8600 n. Allen Rd
Peoria, IL 61615
Phone: (309) 694-1468

FENCING

Hohulin Residential

Fencing

PO Box 259
Morton, IL 61550
Phone: (309) 657-5169