



EAST VILLAGE GROWTH CELL HOUSING PROGRAM

Program Overview:

The East Village Growth Cell Tax Increment Financing District (TIF) Housing Program is a grant program that provides up to \$15,000 of assistance to property owners of single-family residential properties for certain 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 Boundaries.

Level of Assistance:

The East Village Growth Cell Housing Program will provide up to \$15,000 in assistance for the following exterior improvements only:

1. New garages
2. New Gutters
3. New Porches, steps or railings
4. Driveway and walkway (private property) improvements
5. Roof replacement
6. New siding
7. New Windows
8. New Fences
9. Painting

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.

Eligibility:

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

- The property must be located within the boundary of the East Village Growth Cell TIF
- The property owner cannot owe any fine, fee, or tax to the City on any property that they own or have an ownership interest in, within the corporate boundaries of the City.
- All environmental code violations must be corrected as part of the housing assistance.
- The property must be insured.
- The property cannot be designated as a nuisance property and the property owner cannot own or have an ownership interest in any other property that is designated as a nuisance property.

For applicants applying for the Non-Owner-occupied status, all the above requirements must be met in addition to:

- Applicant must not have outstanding environmental and/or housing violations on *any* of their other non-owner-occupied properties.

Timeline:

- **Completed applications will be reviewed and approved on a first-come, first-serve basis.**



Resolution of Environmental Issues Before Program Assistance

The following items must be resolved before 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 (except for mortgages) may exist on the property, and the property must have active property insurance coverage.
- Repairs that would be made under a property 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.
- Once the application is approved for the grant, the City will reach out to the property owner for a certified check or a cashier's check for their portion of the project cost before any construction will begin.
- Participation is not guaranteed until the property owner's portion of the total payment has been received.

Applications for Housing Program funds by EVGC Advisory Committee Members

The intent of the Housing Program is for all property owners within the East Village (EVGC) Growth Cells 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:

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

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

Return application & required documents to Peoria City Hall:

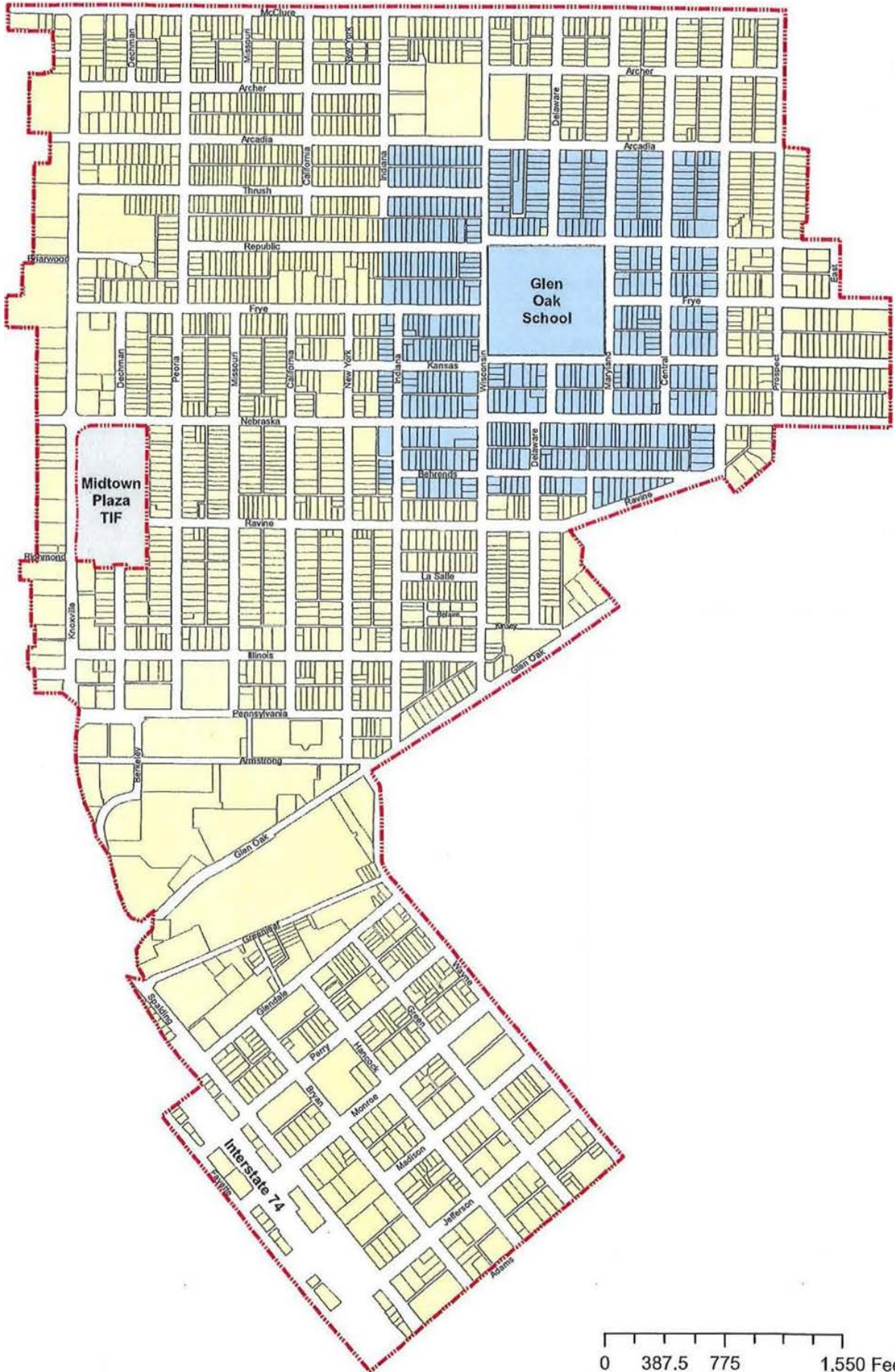
Community Development Department

ATTN: Megan Nguyễn

419 Fulton, Suite 203

Peoria, IL 61602

or communitydevelopment@peoriagov.org





APPLICATION FORM

Effective May 4, 2020 – All Prior Application Forms are Invalid
EAST VILLAGE GROWTH CELL HOUSING PROGRAM

Name of Applicant: _____

Residential Address of Applicant: _____

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

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

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

Please provide a brief narrative of your efforts to obtain a bid (or bids) from a Minority Business Enterprise or Women’s Business Enterprise (MBE / WBE):

Checklist of Required Application Documents:

- At least two bids for proposed work, meeting all Technical Guidelines, signed and dated.
- 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: _____



FOR NON-OWNER-OCCUPIED PROPERTY APPLICANTS ONLY

Applicants **must** list all properties in which they have ownership interest:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
- 15) _____
- 16) _____
- 17) _____
- 18) _____
- 19) _____
- 20) _____



TECHNICAL GUIDELINES

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EAST VILLAGE GROWTH CELL HOUSING PROGRAM

The following general conditions and relevant specifications shall become part of the Contractor's base bid and are incorporated into any contract for Work with the property owner associated with this Project. Contractors Bid and/or Contract with the property owner shall include language that references compliance with these Technical Guidelines.

GENERAL CONDITIONS:

1. The City is exempt, by law, from paying State and City Retailers Occupation Tax, State Service Occupation Tax, State Use Tax and Federal Excise Tax. The City will execute tax exemption certificates whenever required.
2. If requested, proof of available funds shall be made to the Contractor before the commencement of Work. Payments will be made out to the Contractor before the commencement of work and held by the City of Peoria until the project is complete.
3. The Contractor shall visit the site and verify all existing conditions. As part of the Base Bid, the Contractor shall verify that the existing substrates can accommodate the new finish material.
4. For all new construction of garages, porches, and decks, the Contractor shall be responsible for all required soil testing, and site verification. The contractor shall call JULIE (811) before any digging.
5. All required demolition, legal disposal, and preparation for new construction shall be included in the Base Bid.
6. The Contractor shall include an allowance in their base bid for the repair of substrate material that may be damaged during the removal of existing material. (e.g.: shingles or siding) Change Orders for unforeseen conditions may be accepted only after they have been reviewed and approved by the property owner and the City of Peoria. The cost of the approved Change Order will be the sole responsibility of the property owner.
7. The contractor shall obtain all permits from the City of Peoria as required.
8. The contractor will provide an unlimited guarantee for all labor and materials for one year from the date of completion.
9. All Work must follow federal, state, and local environmental laws.
10. The Contractor shall follow all federal, state and local safety standards. Site safety is the sole responsibility of the Contractor.
11. The Contractor shall clean up all construction-related debris at the end of each working day.
12. The Contractor is responsible for the security of tools, equipment, and supplies related to the Work.
13. Before final payment being released:
 - a. The City of Peoria will inspect the Work and any outstanding items must be completed.
 - b. The Contractor and all subcontractors are required to submit an affidavit and waiver of lien.



NEW GARAGES:

The contractor shall be responsible for preparing all required City of Peoria submittal requirements including construction drawings, structural information, site plan, building elevations, etc. The design shall meet all federal, state and local building codes. Siding, roofing, and concrete slab shall meet the minimum specifications described below. The City of Peoria reserves the right to review and comment upon (only) the above-noted construction details.

NEW PORCHES, STEPS, OR RAILINGS:

The contractor shall be responsible for preparing all required City of Peoria submittal requirements including construction drawings, structural information, site plan, building elevations, etc. The design shall meet all, federal, state and local building codes. The City of Peoria reserves the right to review and comment upon (only) the above-noted construction details.

FENCING:

The contractor shall be responsible for meeting all required City of Peoria Code of Ordinances for fencing and providing product data and elevations for review. Fencing material shall be wood, vinyl, or decorative metal. No chain-link fencing will be allowed on this project.

DRIVEWAY AND WALKWAY REPLACEMENT:

Remove all existing pavement, excavate, level, & compact to 95% well-drained subgrade.

1. CONCRETE DRIVEWAY

a. Materials:

i. Portland Cement Concrete Paving

- (a) General: Driveways, sidewalks, and patios, curb, and equipment pads shall be Class Sl 4000 psi concrete per IDOT Standard Specifications for Road and Bridge construction, current edition. Minimum 1/8" per foot (1%) slope to provide adequate drainage. At sidewalks, do not exceed 1/4" per foot (2%) cross slope.
- (b) Thickness: 4" minimum.
- (c) Compacted granular base with a depth equal to concrete thickness.
- (d) Reinforcement: Welded Wire Mesh, 6 x 6 W1.4 x w1.4 placed at the midpoint of concrete.
- (e) Contraction Joints: Construct contraction joints for a depth equal to at least 1/4 of the concrete thickness, as follows:
 - Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before developing random contraction cracks.
 - Tooled Joints: Not allowed.
- (f) Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to a 1/4-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.



- (g) Finish: Light broom, perpendicular to the slope.
- (h) Liquid surface sealer: Clear.

ROOFING:

Remove existing roofing shingles and accessories. Clean and prepare the existing roof substrate for new roofing. Protect all structures from the weather. Remove and legally dispose of all demolished material and construction debris. New roofing over existing shingles will not be accepted.

1. GLASS-FIBER-REINFORCED ASPHALT SHINGLES

a. MATERIALS:

- i. An asphalt-coated glass felt, mineral granule surfaced, complying with ASTM D3462/D3462M., laminated, multi-ply overlay construction, glass-fiber reinforced, mineral-granule surfaced, and self-sealing. (For slopes greater than 2:12)
 - (a) Fire Resistance: Class A, complying with ASTM E108.
 - (b) Wind Resistance: Class F, when tested per ASTM D3161/D3161M.
 - (c) Wind Resistance (Uplift): Class H, when tested per ASTM D7158/D7158M.
 - (d) Algae Resistance: Granules treated to resist algae discoloration.
 - (e) Style and Color to be selected by the Owner.
 - o Felt: #15 roofing underlayment by the shingle manufacturer.
 - o Granulated surface valley lining: Manufacturer's standard by the shingle manufacturer.
 - o Roof Ventilation – Contractor to provide one of the following and verify adequate attic ventilation:
 - Ridge/hip vent: Manufacturer's standard rigid plastic ventilator for use in conjunction with eave/soffit intake ventilation; for use under ridge shingles.
 - Prefinished aluminum attic vents with rodent/insect infiltration screens.
 - o Attic stock: Furnish extra shingles (in the amount of 5% of total work) that match product installed. Materials shall be packaged with protective covering for storage.
- SBS Self-Adhering Low-Slope Roll Roofing System. (for low slopes)
 - Other upgraded roofing materials are acceptable: Asphalt shingles with shake, slate, or tile appearances, slate, or metal roofing. Submit full alternative technical specifications with the bid.

b. INSTALLATION:

- i. Install asphalt shingles (and all appurtenances) according to the manufacturer's written instructions to provide a complete roofing system. Further, install per the recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."

c. WARRANTY: (Provide the following warranties and indicated)

- i. Materials Warranty: 30 years from the date of Final Completion.
- ii. Wind-Speed Warranty: Asphalt shingles will resist blow-off or damage caused by wind speeds up to 130 mph for 15 years from the date of Substantial Completion.
- iii. Workmanship Warranty: 25 years from the date of Final Completion.
 - (a) Roof Installer's Warranty (Special): Roof installer shall agree in writing to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within 5 years of Final Completion.



2. METAL FLASHING AND TRIM

a. MATERIALS:

- i. Prefinished aluminum fascia with drip edge, 26 gage, 0.0179 inch minimum thickness.
- ii. Metal Flashings: Provide prefinished or galvanized steel sheet, 26 gage, 0.0179 inch minimum thickness for sheet metal eave edge, gable edge, ridge, ridge vents, open valley flashing, chimney flashing, and dormer flashing.
- iii. Roof penetration flashings – as recommended by the shingle manufacturer.

3. GUTTERS AND DOWNSPOUTS

a. MATERIALS:

- i. Prefinished aluminum K style gutters with leaf guard system.
- ii. Prefinished aluminum downspouts, 2x3 inch with 4-foot extensions.
- iii. Where 4-foot extensions are not possible: Provide a precast concrete slash block, properly seated and sloped.

4. SOFFITS

a. MATERIALS:

- i. Prefinished aluminum vented soffit, 26 gage, 0.0179 inch minimum.

SIDING:

Remove existing siding, clean and prepare the substrate for new siding. Remove and legally dispose of all demolished material and construction debris.

1. VINYL SIDING & ACCESSORIES

a. MATERIALS:

- i. Horizontal Vinyl Siding: Integrally colored product.
 - (a) Comply with ASTM D3679.
 - (b) Wind Resistance: Capable of withstanding a minimum of 30 psf (1.4 kPa) negative pressure, when tested per ASTM D5206.
 - (c) Profile and Color: as selected by Homeowner from manufacturers' full range of available colors.
 - (d) Nominal Thickness: Thickness: 0.038 inch, minimum.
 - (e) Accessories: Provide coordinating accessories made of the same material as required for complete and proper installation.
- ii. Weather-Resistive Barrier, Composite: Tear-resistant polyester sheet with UV-resistant acrylic coating.
 - (a) Air Permeance: 0.178 cubic feet per minute per square foot (0.09 L/s/sq m), maximum, when tested per ASTM E2178.
 - (b) Water Vapor Permeance: 200 perms (11.4 micrograms/ (Pa s sq m)), minimum, when tested per ASTM E96/E96M Procedure A (desiccant procedure).
 - (c) Ultraviolet and Weathering Resistance: Approved in writing by the manufacturer for up to 120 days of weather exposure.
 - (d) Seam and Perimeter Tape: As recommended by sheet manufacturer.



- iii. Other upgraded siding materials are also acceptable: Painted Wood, Cedar, Fiber Cement. Submit full alternative technical specifications with the bid.
- b. WARRANTY:
 - i. The manufacturer agrees to repair or replace products that fail in materials or workmanship within the specified warranty period.
 - (a) Failures include, but are not limited to the following:
 - Structural failures including cracking, fading, and deforming.
 - Deterioration of materials beyond normal weathering.
 - (b) Warranty Period: 50 years from the date of Final Completion.

WINDOWS:

Remove existing windows, clean and prepare openings for new windows. Protect all openings from the weather. Remove and legally dispose of all demolished material and construction debris.

1. VINYL-FRAMED, FACTORY-GLAZED WINDOWS

- a. MATERIALS:
 - i. Vinyl Windows: Factory fabricated frame and sash members of extruded, hollow, ultra-violet-resistant, polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
 - ii. Size to fit openings with minimum clearance around the perimeter of assembly providing necessary space for perimeter seals.
 - iii. Operable Units: Double weather-stripped.
 - (a) Fixed units are acceptable if requested by the Homeowner.
 - iv. Glazing: Insulated double-pane, annealed glass, clear, low-E coated, argon filled.
 - v. Insect Screens: Tight-fitting for operating sash location.
 - vi. Upgraded aluminum-clad wood, vinyl-clad wood, and fiberglass windows are acceptable. Submit full alternative technical specifications with the bid.
- b. PERFORMANCE REQUIREMENTS:
 - i. All new windows are required to meet the 2018 International Energy Conservation Code
 - ii. Overall Thermal Transmittance (U-value): 0.30, maximum, including glazing.
 - iii. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window type:
 - (a) Performance Class (PC): R.
- c. WARRANTY:
 - i. Correct defective Work within five years after Date of Substantial Completion.
 - ii. Provide a twenty-year manufacturer warranty for insulated glass units from seal failure, interpane dusting or misting, and replacement of the same. Include coverage for degradation of color finish.

PAINTING:

Remove all existing chipped and peeling paint and prepare the substrate for new paint as recommended by the manufacturer. Provide two topcoats and one coat primer.

1. PAINT SYSTEMS – EXTERIOR

- a. PRODUCTS:
 - i. Top Coats: Exterior Latex; MPI #10, 11, 15, 119, or 214.



- (a) From one of the following manufacturers: Behr, Benjamin Moore & Co, Diamond Vogel, Kilz, PPG, Sherwin-Williams, Valspar, or other approved manufacturer.
 - ii. Primer: as recommended by top coat manufacturer for the specific substrate.
- b. COLOR & SHEEN:
 - i. As selected by the property owner.



APPROVED CONTRACTOR LIST

The following is a list of approved contractors provided for reference only. Property owners are encouraged to get multiple bids from this list as well as any Contractor whom they may have had a previous working relationship with.

General

Brian Waldon Construction

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

Doug Williams Construction

1835 Crest Drive
Peoria, IL 61605
Phone: (309) 303-0514

Joe Forbis Services

14812 Riverview Road
Chillicothe, IL 61523
Phone: (309) 648-5584

Reign Construction

801 W Main Street, Suite A118
Peoria, IL 61606
Phone: (309) 750-4846

AFE Construction – MBE

Tommy and Monica Arbuckle
P.O. BOX 10331
Peoria, IL 61612
E-mail: tommy.afeinc@hotmail.com
Phone: (309) 208-3092

Burnside Brothers Construction – MBE

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

Kelly Construction Contractors, Inc.

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

Tower Restoration

Cary Hightower
2615 W Garden Street
Peoria, IL 61605
Phone: (309) 453-2471

Hoh in en e
116 S. Harrison Street
Goodfield, IL 61742
Phone: (309) 965-2241



Roofing

Bold Look Construction

223 Oakdale Avenue
Pekin, IL 61554
Phone: (309) 642-7289

Messing Roofing & Construction

3416 NE Adams Street
Peoria, IL 61603
Phone: (309) 686-1870

Noah Construction

121 Poplar Street
Creve Coeur, IL 61610
Phone: (309) 219-6624

Ready Roof

Michael Heart
7623 N Crestline Drive
Peoria, IL 61615
Phone: (309)204-9008

Electrical

Minority Electric Inc. / J&K Construction

James Tillman
4003 N Rochelle Lane
Peoria, IL 61615
Phone: (309) 264-3903

Garage

American Pride Garages

8600 N Allen Road
Peoria, IL 61615
Phone: (309) 694-1468