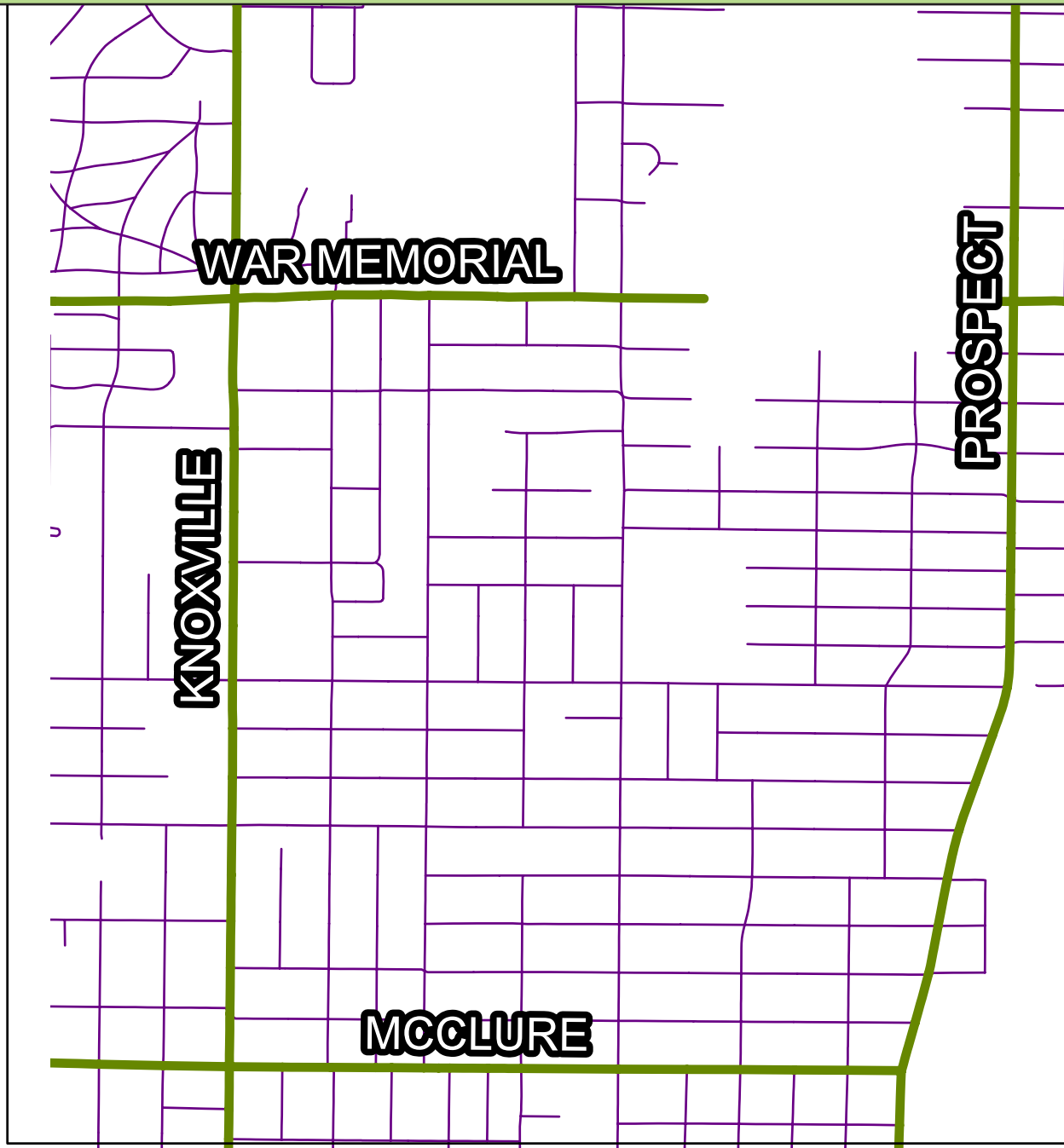


Healthy Neighborhood Revitalization in Peoria, Illinois



Rachael Wilson
Master of Urban Planning
University of Illinois at Urbana-Champaign
Advisor: Professor Mary Edwards

Table of Contents

Executive Summary.....	3
Acknowledgements.....	4
Introduction.....	5
Section 1: Socio Economic Context.....	10
Section 2: Interview Results.....	16
Section 3: Survey Results.....	27
Section 4: Recommendations.....	45
Section 5: PTO Presentation.....	63
References.....	65



Executive Summary

This report presents a Neighborhood Revitalization Strategy with a focus on improving mental and physical health for the area bordered by Knoxville Avenue, Prospect Road, McClure Avenue, and War Memorial Drive in the city of Peoria. The documented effects that neighborhood quality, housing quality, housing affordability, social capital and green space have on mental and physical health influenced this research. Surveys and interviews with questions surrounding these themes were used to gather data and make recommendations for revitalization strategies. Research took place between September 2016 and April 2017.

The first section of this report contextualizes socioeconomic conditions within Census Tract 24 (which encompasses most of the research area) and compares these with the overall socioeconomic conditions in the city of Peoria.

The second section provides an overview of interview responses from four residents and four business owners in the neighborhood. This section details major themes including Positive Aspects of the Neighborhood, Opportunities for Improvement, Opinions about the city of Peoria, and Interviewee Visions for the Future.

The third section highlights responses from three separate surveys given to residents, middle-school aged youths, and local business owners or managers of public institutions. This section also shows major themes that emerge in surveys and interviews including the following:

- Good Neighbors
- Inexpensive cost of homeownership
- Close to amenities/friends
- Absentee Landlords/Need for Better Property Upkeep
- Need for Community Cohesion/Spaces to Build Social Capital
- Need for Increased Neighborhood Safety

The fourth section provides four main recommendations based on themes that emerged in the research. These recommendations include the following:

- Address Blight and Absentee Landlords
- Increase Community Safety, and
- Increase Opportunities for Community-Building
- Explore possibilities for partnerships with local nonprofit hospitals

The recommendations present a vision for a neighborhood that promotes mental and physical health through community togetherness and support, safety, and upkeep of housing stock.

The fifth section describes the results of a research presentation to the Von Steuben Middle School PTO.

Acknowledgements

I would like to extend my sincerest thank you's to the following partners in this study:

Kathie Brown for her wonderful assistance with creating relationships among neighborhood stakeholders and for printing and distributing surveys to the Von Steuben Middle School and the Forrest Hill United Methodist Church.

Mary Edwards for advising the project and connecting me to the city of Peoria.

Shannon Techie for providing information about stakeholders to reach out to, answering my questions about the city of Peoria, and for directing the goals of the project.

Terence Aquah for connecting me to stakeholders, answering my questions about the city of Peoria, and accompanying me on my door knocking trip for survey distribution.

Kate Green and the Peoria I-Team for informing the development of the Business Survey.

Survey and Interview Participants, thank you for lending your time and knowledge to the creation of this report.

Von Steuben Middle School, Gift Avenue Neighborhood Association, and the Forrest Hill United Methodist Church for partnering with me to distribute surveys.

Andrew Greenlee for connecting me to the project and advising me on housing issues.

I would not have been able to create this capstone project without all of your support, and I enjoyed working with each and every one of you.



Introduction

A. Project Background

This research exists as part of a larger project funded by a grant from University of Illinois Extension and the Office of the Provost. The project, “Planning and Designing for Healthy Environments in Peoria” brought together citizens and organizations in Peoria, Illinois with researchers and UIUC students in Urban and Regional Planning, Architecture, Landscape Architecture, and Graphic Design. The project incorporated a joint Spring 2016 Workshop and Design Studio for students in Urban and Regional Planning and Architecture, a Fall 2015 design studio for students in Landscape architecture, a Fall 2015 and Spring 2016 Studio for students in Graphic Design, and two capstone projects for students in Urban and Regional Planning, including this research. The following excerpt from the project website provides more detail about the deliverables produced in the studios and projects, and workshop:

“Safe Routes to Learn and Play/Health in Place Workshop

This workshop focused on the East Bluff Neighborhood in Peoria. The outcome of this course includes the development of a Safe Routes to Learn and Play plan, along with a neighborhood Wellness Action plan. The goal of the neighborhood plan is to develop recommendations and strategies to make it easier to live a healthy lifestyle in the East Bluff Neighborhood and to counteract any major health concerns, especially as they relate to physical inactivity, access to healthy food, access to green space and health facilities, social interaction and issues surrounding crime and safety.

Healthy Heart of Peoria

A graduate architectural design studio (Architecture 572) focused on the South Western Avenue urban corridor, specifically the Lincoln Avenue & Western Avenue neighborhood center in the South Side neighborhood of Peoria. The studio outcomes include proposals for a walkable, mixed-use urban district with a neighborhood fabric offering a fine-grained mix of many environment use types that may include residential, office, retail, employment, education, commerce, public and community gathering, government and religious institutions. When woven together into an aesthetically inspiring ensemble, these should ultimately support the everyday needs of residents and visitors and provide a pleasant and stimulating sensory context. Final proposals help the city to attract businesses, investment, and residents to the South Village District.

Addressing the Devastation of Combined Storm & Sanitary Sewer Overflows

The Landscape Architecture studio (LA 335) focused on a specific and significant problem in Peoria—the problem of combined-storm-sanitary-sewer overflow (CSO). Peoria experiences between 20 and 30 CSO events per year, resulting in the city discharging untreated overflows into the Illinois River. Each event not only contributes to severe erosion, flooding, and contamination of clean water in the region, but also increases the rate at which existing stormwater infrastructure ages. The studio explored the potential for broader, longer term, and more comprehensive approaches to neighborhood development and re-design Peoria. Students worked in teams to develop six design

strategies that envision the future of water systems in relation to current urbanization and regional demands.

Graphic Design to Enhance Understanding about Health

During the 2015-2016 academic year, two groups of Graphic Design students investigated ways to improve the health of the Greater Peoria Region through more effective engagement and communication. In this context, the term “health” extends beyond a purely medical denotation and refers to a broader sense of well-being and vibrancy within the community. Over the course of two semester, the students created solutions to regional issues around health and explored graphic design roles in society outside of those that are historically commercial and instead have positive social impacts on people and the planet.” (UIUC College of Fine and Applied Arts, 2017)

Description of Research

This research presents a neighborhood revitalization strategy with a health focus for the area bounded by Prospect Road to the East, War Memorial to the North, Knoxville Ave to the West, and McClure to the South. Planners from the City of Peoria have identified this as a ‘transitional area’ of the City. This means investment still happens here, but the potential for disinvestment also exists. The area has seen little outreach or planning engagement and not much focus of programs or resources as compared to the area directly to the south. Some define this area as the northern part of the East Bluff neighborhood, while others define it as the Gift Avenue neighborhood. I will use these descriptors interchangeably throughout this report. I chose to focus my capstone research in this area to address the need for heightened engagement and awareness of planning issues in this part of the city, specifically through the lense of community development and health.

To conduct research, I used three separate surveys to document the needs and visions of residents, business owners/ managers of public institutions, and middle school-aged children as well as interviews with residents and business owners. Survey and interview questions focused on the intersection between community development and health, which will be detailed later in this section. In the end, I interviewed four residents and four business owners, as well as one city official. I surveyed 44 residents, 156 middle school students, and 7 local businesses/institutions.

I used surveys and interviews because incorporating the needs and visions of residents is imperative in any neighborhood revitalization strategy. Neighborhood revitalization is meant to serve current residents, and residents will experience all the effects of any revitalization efforts implemented. Additionally, community buy-in helps revitalization initiatives progress.

B. Timeline and Methods

The following Project Timeline details key dates in the research process:

- Interview with Resident 1 and Business Owner 2: Sept 24
- Visit to Neighborhood association for project description and surveys: Oct 6
- Interview with Business Owner 1: Oct 7
- Attended East Bluff Community Center Sunrise Run, 1 survey filled out: Oct 8
- Walked the Northern part of the neighborhood and visited Demanes Animal Clinic office, dropped off surveys: October 8
- Interview with Resident 3: Oct 9
- Kathie: distributed surveys to the school on October 17

- Interview with Resident 4: November 8.
- Interview with Terence Aquah from the City of Peoria about code enforcement: November 22.
- Door-Knocking Survey Distribution with Terence Aquah: December 3
- Interview with Business Owner 4: Dec 3
- Interview with Business Owner 3: December 11
- Interview with Resident 4: January 6
- Presentation to PTO: April 25

Data Collection Methods:

Resident surveys were distributed through partnerships with the Von Steuben Middle School, the Forrest Hill United Methodist Church, and the Gift Avenue Neighborhood Association. In the case of the school and the church, surveys were dropped off to be filled out by participants and later picked up. Surveys were also distributed to the Gift Avenue Neighborhood Association at one of their meetings in September 2016. In addition to these partnerships with key institutions, surveys were also distributed at the East Bluff Community Center Sunrise Run and using a door-to-door tactic. Interviewees were solicited through relationships built during the survey process and with the help of city staff.

Through the partnership with Von Steuben Middle School, surveys for youth and their guardians were dropped off and distributed to each classroom, where teachers instructed students to fill out youth surveys and deliver resident surveys to their guardians. The surveys were then picked up by University of Illinois Extension representative Kathie Brown and delivered to me. Businesses in the East Bluff were contacted by phone and email and asked to fill out an online survey.

C. Research Influence

The book “Making Healthy Places: Designing and Building for Health, Well-Being, and Sustainability” by Dannenberg et al., served as a guide for much of my research. This book focuses on how the built environment impacts both mental and physical health. I used this text to inform many of my survey and interview questions. Because I framed my study around the intersection of health and community development, the sections in this book related to housing, neighborhood quality, and community spaces most heavily influenced my research. The following points detail the connections between community development and health gathered from “Making Healthy Places” and other sources:

Neighborhood Quality

Dannenberg et al. (2011) cite studies that show dilapidated, crowded, or dangerous neighborhoods can encourage social withdrawal, psychological distress and depression. Recent research published by the Urban Institute also shows that urban blight has a significant effect on public health. (De Leon and Shilling, 2017)

II. Housing Quality

Housing quality can positively or negatively affect health. The National Center for Healthy Housing has developed seven principles for healthy homes, some of which were incorporated into the surveys. The principles include:

1. “Dry: Damp houses provide a nurturing environment for mites, roaches, rodents, and molds, all of which are associated with asthma.
2. Clean: Clean homes help reduce pest infestations and exposure to contaminants.
3. Pest-Free: Recent studies show a causal relationship between exposure to mice and cockroaches and asthma episodes in children; yet inappropriate treatment for pest infestations can exacerbate health problems, since pesticide residues in homes pose risks for neurological damage and cancer.
4. Safe: The majority of injuries among children occur in the home. Falls are the most frequent cause of residential injuries to children, followed by injuries from objects in the home, burns, and poisonings.
5. Contaminant-Free: Chemical exposures include lead, radon, pesticides, volatile organic compounds, and environmental tobacco smoke. Exposures to asbestos particles, radon gas, carbon monoxide, and secondhand tobacco smoke are far higher indoors than outside.
6. Ventilated: Studies show that increasing the fresh air supply in a home improves respiratory health.
7. Maintained: Poorly maintained homes are at risk for moisture and pest problems. Deteriorated lead-based paint in older housing is the primary cause of lead poisoning, which affects some 535,000 U.S. children.”

(National Center for Healthy Housing, 2017)

Housing that is high quality (well maintained, has good quality amenities, and good structural quality) is also positively related to mental health. Blighted properties owned by absentee landlords can also have a negative effect on the mental state of those who live there, and resident’s health can be jeopardized if landlords do not address issues such as mold or pests in their properties. (Right to the City Alliance, 2014) A rental housing inspection program (discussed in the recommendations section of this report) presents one method to ensure that tenants are living in healthy conditions. According to “Making Healthy Places,” “Rather than relying solely on tenant complaints to identify hazards (because tenants often lack the knowledge to recognize hazards or fear retaliation from landlords if they complain), such programs are proactive.” (Dannenberg et al., 67)

III. Housing Affordability

Safe and affordable housing has a direct connection to health, because when residents pay less of their income towards rent, they have more money to use for healthy food, health insurance, health procedures etc. Cost burden also produces mental strain from worry and stress related to coming up with enough money for rent. (Causa Justa/Just Cause, 2014) Furthermore, secure and affordable housing allows residents to stay in the same place and to build relationships with neighbors, which creates social capital. (Robert Wood Johnson Foundation, 2011) Finally, families who are cost burdened may live in overcrowded housing with relatives or friends or in lower-quality housing to save money, which can also negatively affect mental health. (Dannenberg et al., 2011)

IV. Social Capital

“Making Healthy Places” defines social capital as “the resources that individuals can access through their connections to a social group.” (Dannenberg et al., 117) Social support and collective action are examples of these resources. Trust, reciprocity, and the perceived ability to undertake collective action among those in a community indicate the existence of social capital. The existence of social capital can reduce depression and reduce mental stress associated with neighborhood crime. Collective efficacy can create positive health outcomes for communities, for example, communities can advocate for zoning restrictions to prevent fast-food outlets. Higher levels of social capital have also been linked to better physical health. (Dannenberg et al., 2011)

Third spaces can help create social capital

“Third spaces” are public places other than home or work. They allow for people to have face to face interaction, and can facilitate the building of social capital. When residents experience frequent day-to-day contact, acquaintances can turn into friendships. According to Dannenberg et al., a third space can be a coffee shop, a beauty parlor, a set of benches, walkable sidewalks or a community park. Third spaces can also foster increased investment in the community. In Portland, Oregon, neighborhood residents were surveyed before and after a public square beautification project. The results showed that residents felt a stronger sense of community after the project took place, indicating that small improvements to the built environment can positively affect residents over a short period of time. (Dannenberg et al., 2011)

V. Green space

Green space provides a plethora of health benefits. It has been shown to reduce stress and mental fatigue and improve mental health. Parks can also help facilitate the building of social capital as a public space for residents to gather. Parks have been positively associated with child development. The existence of more trees in a community is associated with reduced asthma levels. Furthermore, parks allow for physical activity. Lastly, parks protect watersheds, reduce air pollution, and cool urban heat islands, all of which indirectly benefit health. (Dannenberg et al, 2011)



Section 1: Socio Economic Context

The following section compares socioeconomic data from the 2011-2015 American Community Survey 5-year estimates for the city of Peoria and Census Tract 24 within Peoria county. Census Tract 24 most accurately encompasses the Gift Avenue neighborhood. All data comes from the US Census Bureau. (US Census Bureau, 2011-2015)

Figure 1 shows that vacancy rates are higher in the southern part of the city. Census Tract 24 is highlighted in this map. Table 1 shows that the unemployment rates for the city and Census Tract 24 are almost identical. Table 2 and Figure 2 show that Census Tract 24 has less overall poverty and poverty by race. Figure 3 shows that Census Tract 24 has higher homeowner occupation than the city as a whole. Census Tract 24 also has a higher concentration of Whites, Some other race alone, and Two or more races compared to the city, as shown in Figure 4. Figure 5 shows that Census Tract 24 has a much higher concentration of homes in the \$50,000-\$99,000 range than the city of Peoria. Table 3 reveals that Census Tract 24 has a higher median household income than the city in general and for all races for which data was available.

Figure 6 shows that a significant portion of renters in both the city as a whole and Census Tract 24 pay more than 30% of their income towards rent. The Department of Housing and Urban Development (HUD) defines this as cost burden. A high percentage of cost burden indicates the need for more affordable housing. This need is discussed further in Section 4.



Figure 1
Vacancy Concentrated in southern part of Peoria

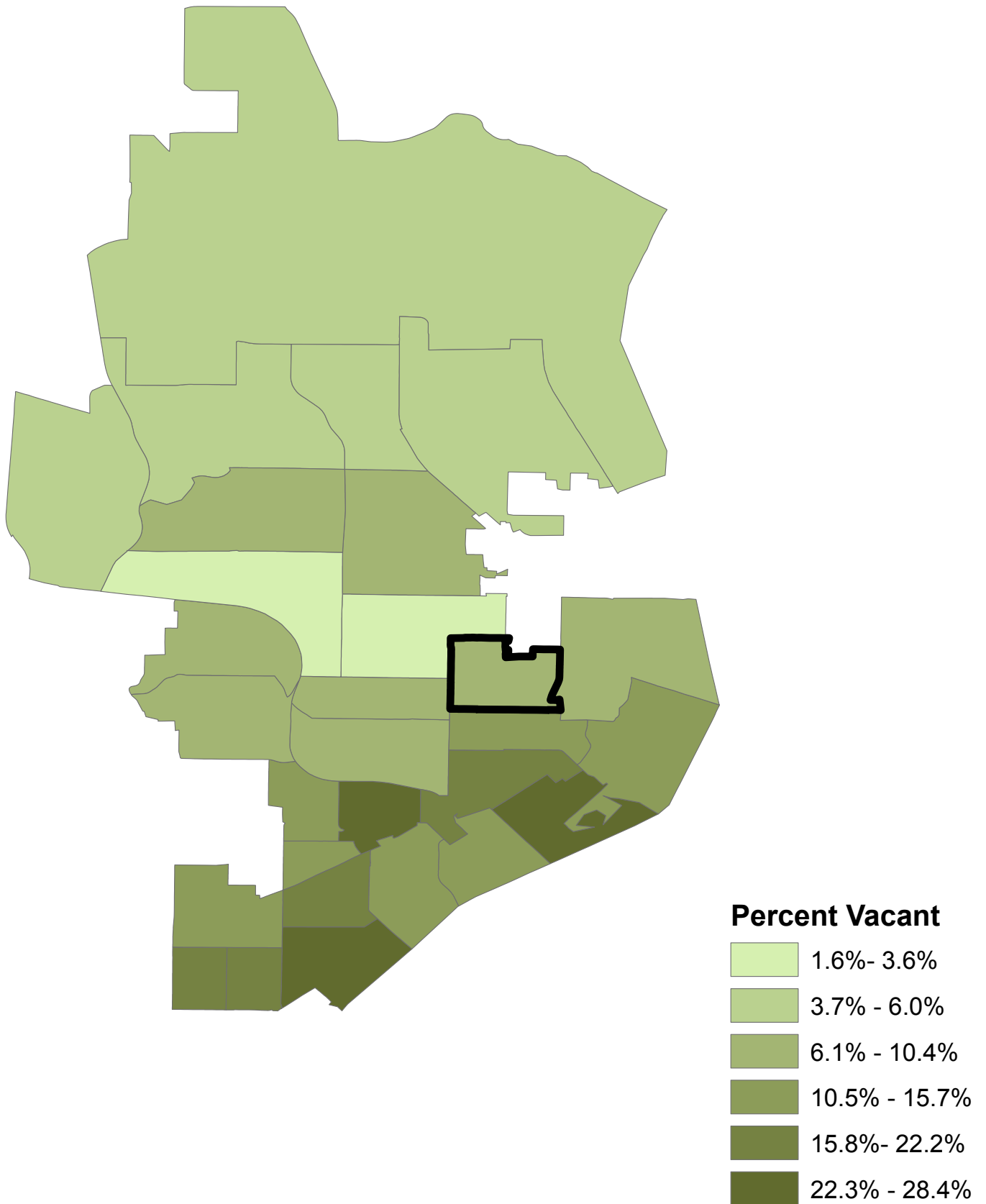


Table 1

City of Peoria	Census Tract 24
10%	9.7%

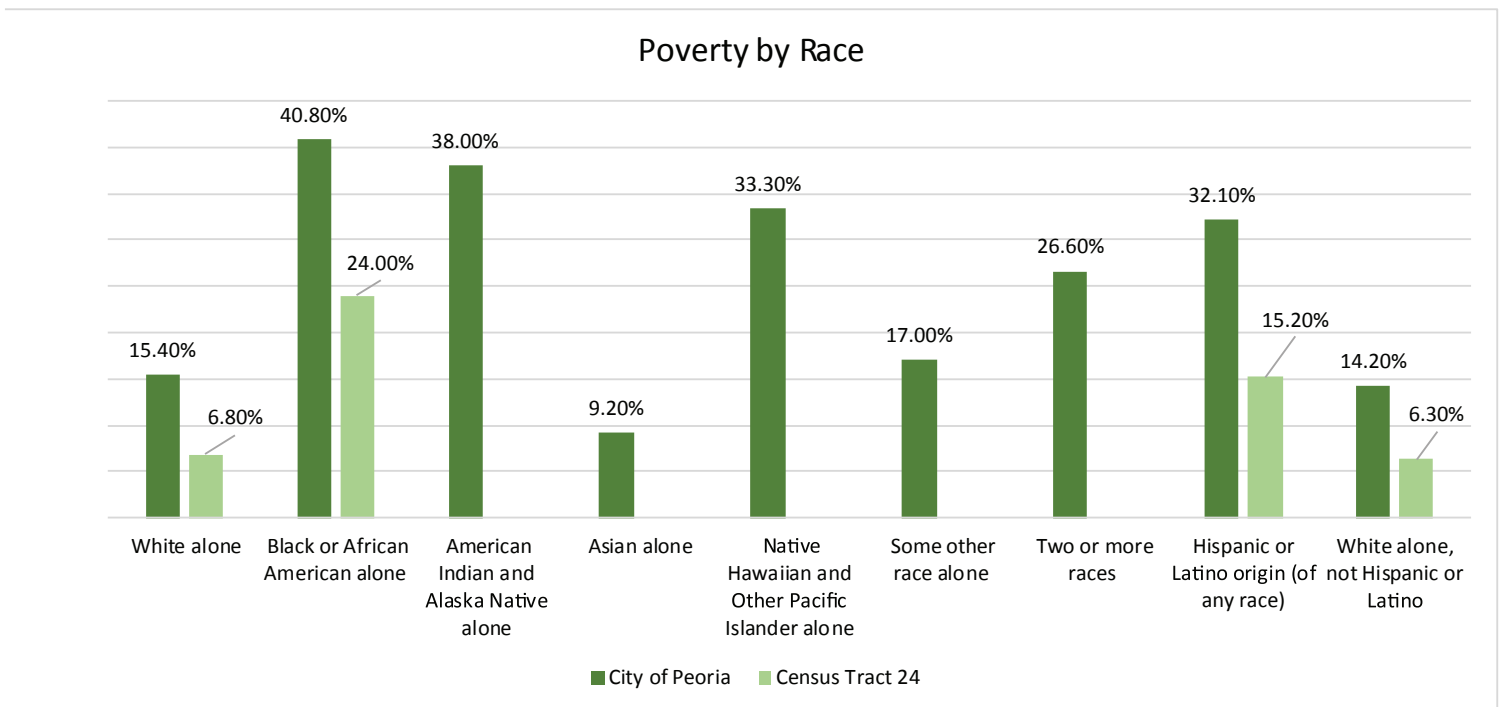
Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Table 2

City of Peoria	Census Tract 24
22.4%	9.1%

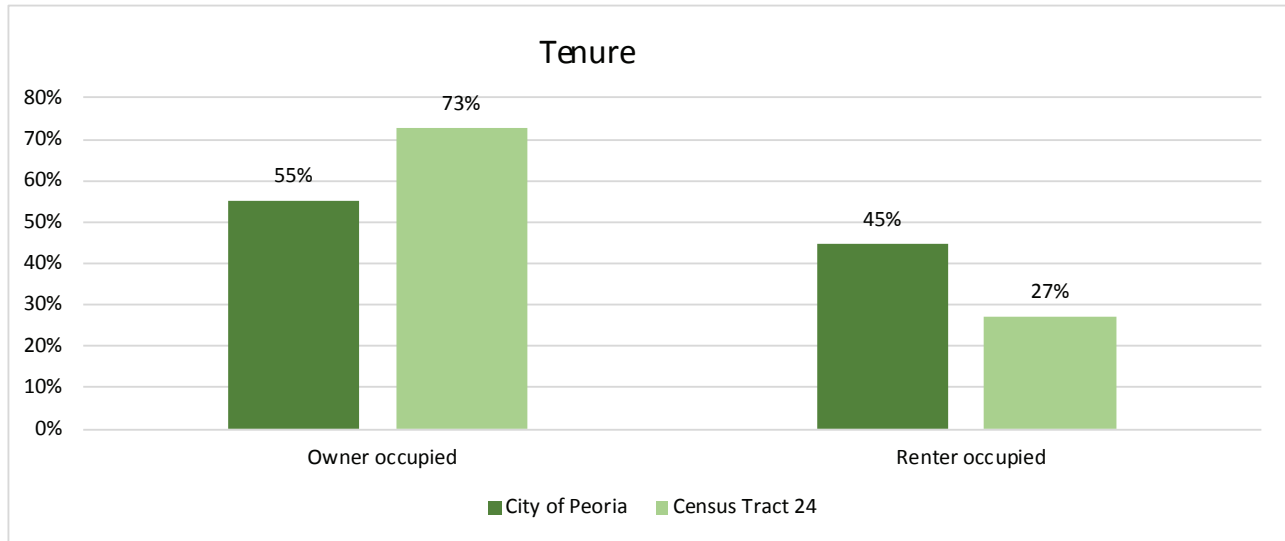
Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Figure 2



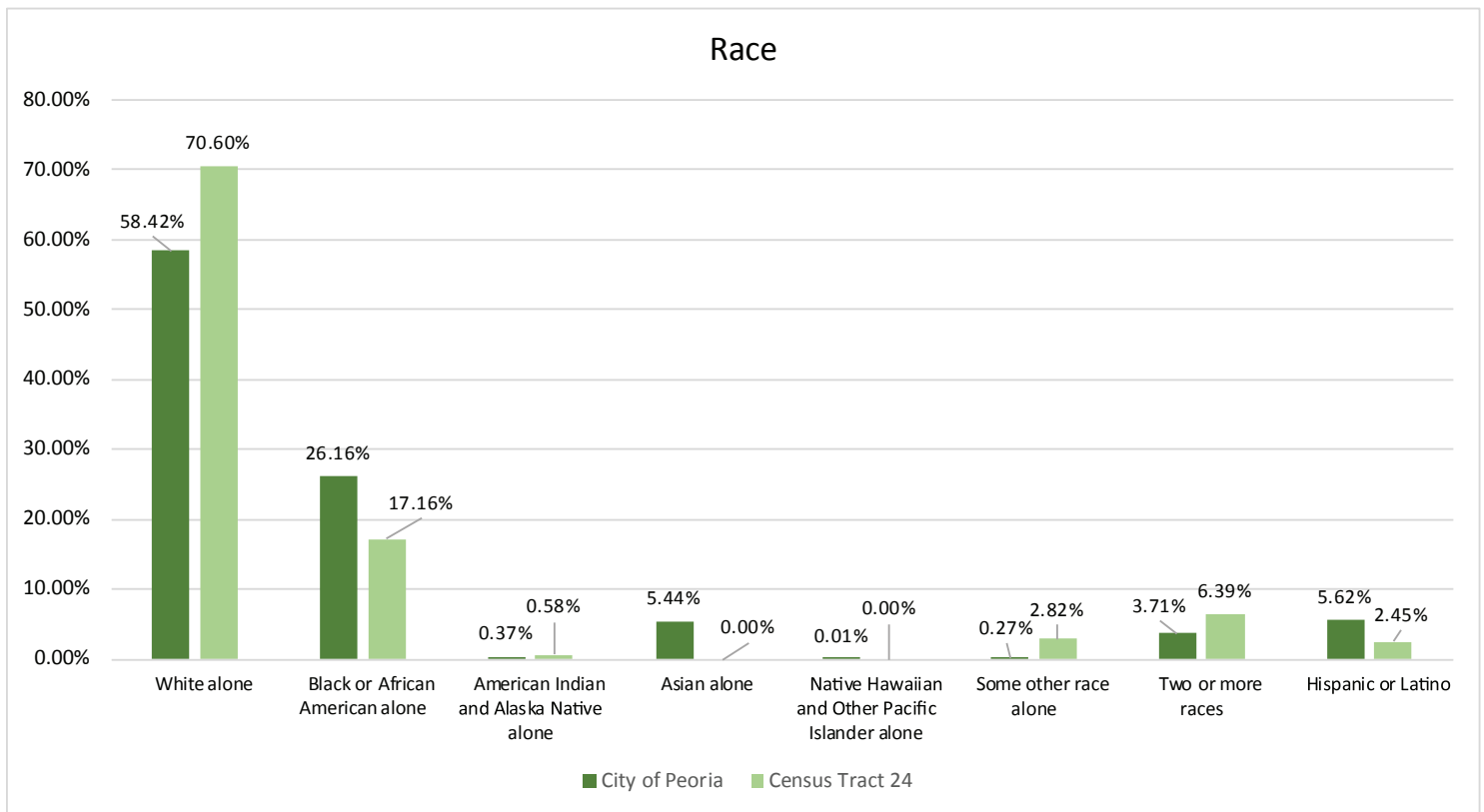
Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Figure 3



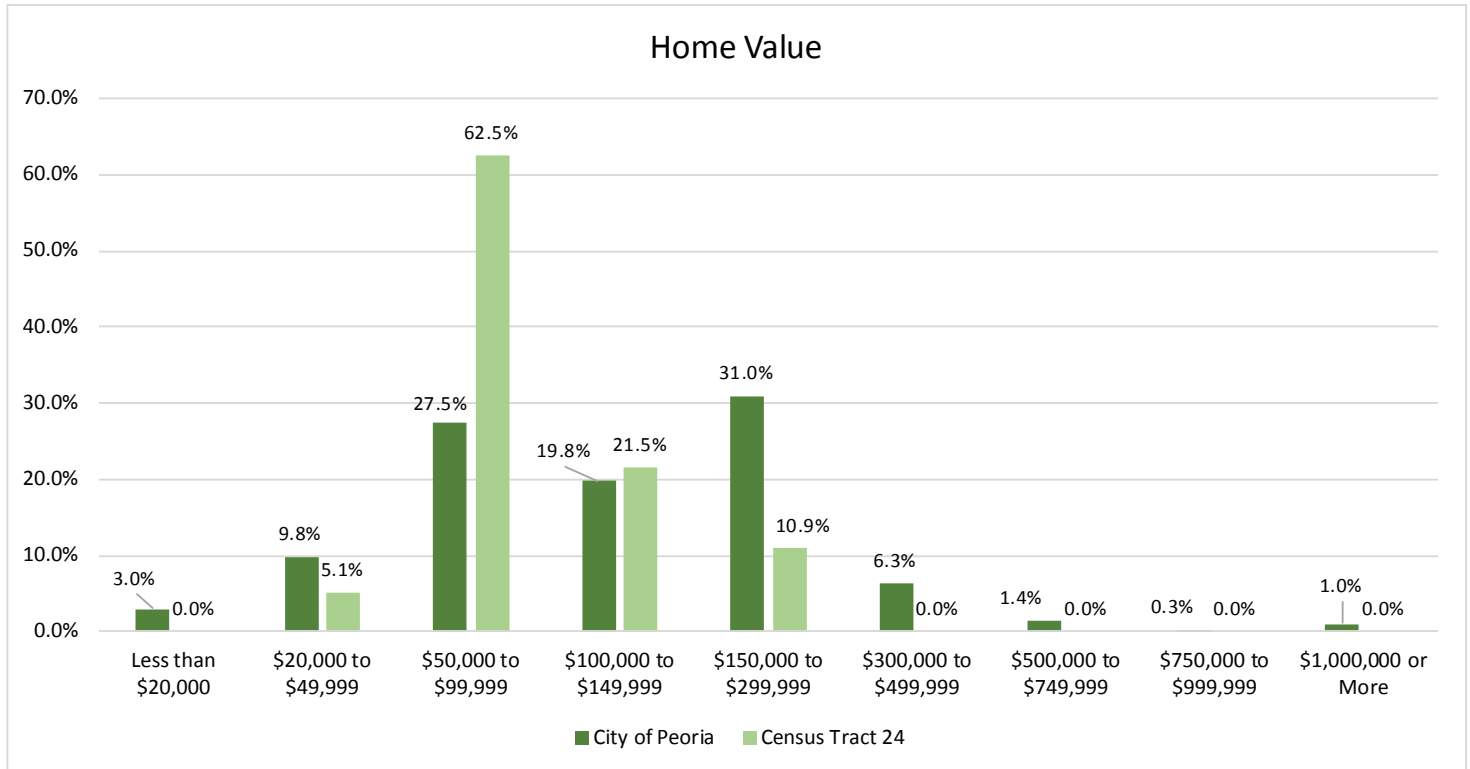
Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Figure 4



Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Figure 5

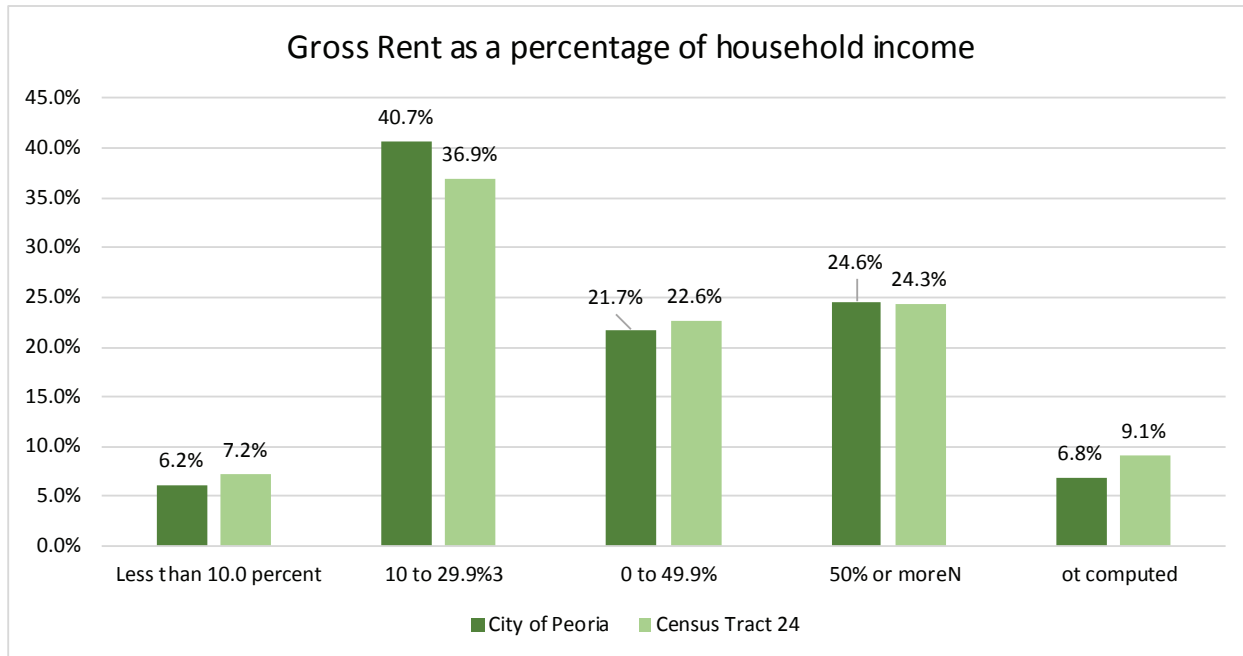


Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Table 3

	City of Peoria	Census Tract 24
Median Household Income (In 2015 Inflation Adjusted Dollars)	\$45,552	\$51,851
White Alone Householder	\$52,033	\$53,603
Black or African American Alone Householder	\$25,028	\$30,260
American Indian and Alaska Native Alone Householder	\$49,688	N/A
Asian Alone Householder	\$82,930	N/A
Native Hawaiian and Other Pacific Islander Alone Householder	N/A	N/A
Some Other Race Alone Householder	\$47,026	N/A
Two or More Races Householder	\$41,432	\$70,726
Hispanic or Latino Householder	\$40,318	N/A
White Alone Householder, Not Hispanic or Latino	\$52,575	\$53,995

Figure 6



Source: US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Section 2: Interview Results

Interviews with Residents

The following section describes major themes that emerged during interviews with four residents of the neighborhood. To maintain anonymity, the residents are labeled as Residents 1,2,3 and 4. Interviews were semi-structured: interview questions were predetermined, but individual responses prompted further unique questions. Responses from residents were recorded, transcribed, and coded for themes using an inductive approach. After analysis, interview data was grouped into five major themes: Why this neighborhood?, Positive Aspects of the Neighborhood, Opportunities for Improvement, Opinions about the city of Peoria, and Visions for the Future.

Why this neighborhood?

Interviews started with the question “what keeps you in this neighborhood?” Reasons for staying in the neighborhood included having a good landlord (R1) and not having enough funds to move (R2.) One interviewee (R4) continues to live in the East Bluff because of the sense of community she feels and the close access to resources such as groceries and a pharmacy. Resident 3 explained that conversations about the neighborhood occur on the neighborhood Facebook page, and identified a spectrum of opinions related to the neighborhood on this page. In his words, “there are some people that are not gonna give up, they are gonna fight for their neighborhood, and some people are like hey I’ve had enough I’m moving.”

Positive Aspects of the Neighborhood

During interviews, residents discussed numerous positive aspects of their neighborhood, including community togetherness, investment in the neighborhood, amenities, and positive programs/institutions. The sections below provide further detail about these themes.

A. Community Togetherness

All interviewees discussed instances of friendliness or reciprocity with others in the neighborhood. Interviewees also demonstrated how they cared for the neighborhood, and some mentioned other neighbors who felt the same. Resident 1 discussed an informal system of reciprocity she has with her neighbor: he uses her lawnmower to mow both their lawns, and she frequently delivers baked goods to his doorstep.

Resident 2 spoke about the importance of getting to know your neighbors. She discussed trusting some of her neighbors; they watch their kids play together and introduce themselves to new neighbors as a group. She appreciated the sense of camaraderie she felt with these neighbors, and described an instance in which one neighbor informed her that her garage had been broken into and shut the garage door upon noticing this. Resident 3 explained that he had met many peo-

ple in the neighborhood during the time he spends picking up garbage. One of these neighbors took the responsibility of mowing the lawns of adjacent properties. These two neighbors connected over their care for the neighborhood. This same resident spoke about helping out low-income renting neighbors. He explained that children from a low-income renting family sometimes come to his door to ask for food, which he provides. He has even gone out shopping to get groceries for this family.

B. Investment in the Neighborhood

Resident 3 explained that he frequently picks up garbage in the neighborhood and empties the neighborhood's public garbage can. He explained that if a neighborhood wants a public garbage can, someone from the neighborhood must be responsible for emptying it out, and he took this responsibility. This same resident demonstrated a commitment to investing in the neighborhood by installing solar panels on his roof.

Resident 4 demonstrated investment by taking advantage of a local home repair assistance program to fix her roof. This resident identified care for the neighborhood as a positive feedback loop. She felt that if those who cared for their properties kept doing so, it would inspire newer families to do the same. She perceived the "Pride of Peoria" signs as a good incentive, as they draw positive attention to those who keep up their homes.

C. Amenities

During interviews, residents identified the Corner Market, Walgreens, Stephanie's Discount Depot, the Chef and the Baker, Glen Oak Park, the East Bluff Community Center, and Kroger as assets to the area. Resident 3 praised Kroger for donating food to a local food pantry.

Resident 4 demonstrated the most positive views about the neighborhood of any interviewee. She explained why she values the Glen Oak Park at length. She spoke about taking her grandchildren to see movies in the park and to the zoo, as well as exercising and playing tennis there. In her words: "Glen Oak Park, that is a place where families can get together, it is a place of exercising, a little culture, beauty with the garden, the botanical garden and the zoo, so it's a place of just community, picnics, family reunions." This resident had considered moving out of the neighborhood on a few occasions, but she never moved because she could not give up all the things she appreciated about the area. She stated: "It's convenient, and it's what I was raised up in, with the grocery store being there, being able to go down to the park, being able to get my meds, you know, down the street, and I couldn't give it up, I love that about it."

D. Positive programs/Institutions

Resident 4 was heavily involved in the community, and kept tabs on positive local programs. She explained that the Glen Oak Community Church provides free meals and after school activities for local youth. She also praised the East Bluff Community Center for programs including a radio program for the Spanish-speaking community, a community garden, and community discussions with police. She mentioned a recent event at the East Bluff Community Center in which an actor gave a talk. She stated: "they brought one of the guys from Chicago PD, came down and spoke to the children and it was really exciting, he was on fire, he did like a spoken word for them, but he also told of his life and where he came from, so it liked sparked these young kids, these teens cuz they see it on TV, and they saw him on TV, so I thought that was neat."

Resident 4 also praised the East Bluff Neighborhood Housing Services (EBNHS) for its Community Core Initiative. She explained that the EBNHS hosts a neighborhood police officer, and appreciated this program. In her words: “They have a police officer that lives in the community, I think that they have a great part in that, you know and trying to make it friendly with community and law enforcement, so I think I live in a great area as far as community involvement.”

Additionally, Resident 1 discussed positive programs that the Gift Avenue Neighborhood Association had sponsored in the past. These programs included a “Get to know your local candidates” event and a holiday lights decoration competition. She highlighted positive responses to both these events, although they each only occurred once.

Opportunities for Improvement

Residents highlighted aspects of the neighborhood that they perceived as negative, including blight and absentee landlords, effects of the housing crisis, crime, challenges to community cohesion, issues with neighborhood amenities, and infrastructure issues. Prejudice also came up in one interview. The sections below provide further detail about these themes.

A. Blight and Absentee Landlords

Trouble with absentee landlords and property upkeep in the neighborhood emerged as a major theme during interviews. Resident 1 explained that the owner of a nearby property lived all the way in Utah. Other residents commented on the fact that some rental properties nearby violated codes, and were generally dilapidated. Most discussion focused on bad landlords. However, one resident praised her landlords because they charged her reasonable rent, and were responsive and helpful. Some interviewees criticized the renters themselves, and indicated that they were not invested in the neighborhood and contributed to worsening conditions.

Resident 3 demonstrated understanding of the challenges that impoverished renters in the neighborhood face. He explained that a renting family near his home did not own a lawnmower, and therefore could not cut their grass. Some residents mentioned renting neighbors who had been evicted, possibly due to nonpayment of rent or code violation fines.

B. Effects of the Housing Crisis

Residents explained that the housing crisis negatively affected property values in the neighborhood. Before the housing crisis, one resident described the neighborhood as middle class. A few residents explained that the housing crisis also led to an increase in the number of abandoned houses and rental properties in the neighborhood. In the words of Resident 2 “I mean the housing bubble just killed the area, because the houses are pretty much not worth what people paid ten years ago, it’s not worth that price. And you’re never gonna get that price again on that property.” This resident identified a house that was valued at 100 thousand before the crash which recently sold for 35 thousand.

C. Prejudice

Resident 2 demonstrated a prejudiced attitude toward African American renters in the neighborhood. She viewed them as people who “trash the neighborhood” and do not care about its quali-

ty.” This participant also demonstrated a negative perception of the Glen Oak Park because African Americans use it. In her words “I don’t feel comfortable going there.”

She also criticized subsidized housing at length. She felt that housing subsidies were bad for the neighborhood because landlords do not care about the quality voucher holders as long as they are able to take advantage of the subsidy. She also perceived that those with housing vouchers have a feeling of entitlement and that they don’t care about property upkeep, because taxpayers will replace things for them. This participant acknowledged her own prejudice, and viewed racism as as pervasive in Peoria. The recommendations section of this report will provide further analysis of prejudiced attitudes.

D. Crime

All interviewees spent time discussing crime in the neighborhood. Interviewee 1 had her home burglarized, and Interviewee 4 had her hubcaps stolen. Resident 2 worried about drug dealing and loose dogs in the neighborhood, and was reluctant to let her children play outside due to a lack of sufficient street lighting. This same resident perceived that crime had gotten worse since she moved to the area. Residents 1 and 2 perceived that crime was moving into the northern East Bluff from the southern end. Residents also discussed hearing gunshots in the neighborhood. According to Resident 1: “There have been times where i have really worried about my life because my bedroom, the windows are the only ones that face the street. And my bed where it is, it’s right across from those windows, so if there was a gunshot it would easily hit me...and that bothers me.”

E. Challenges to Community Cohesion

On two occasions, residents highlighted challenges to building community cohesion in the neighborhood. Resident 1 discussed the challenges associated with keeping the Gift Avenue Neighborhood Association running, as people in the neighborhood were reluctant to take on responsibilities. Resident 2 had confronted a renting neighbor about property upkeep, and perceived that this neighbor did not care to engage in a larger community-wide effort to clean up the neighborhood. Resident 2 also hinted at income inequality as a hindrance to meaningful community change. In her words: “You gotta get the rich people to care about the middle class and poor and that is not gonna happen.”

F. Issues with Neighborhood Amenities/Lacking Amenities

Resident 1 and 3 highlighted the lack of a local park in the area. Resident 3 perceived that the two nearby parks, Glen Oak and the McClure Branch Library park, were not easily accessible due to two busy roads (Prospect and Knoxville) that cut them off from the neighborhood. He perceived park accessibility as especially difficult for younger children who would have trouble crossing Knoxville or Prospect alone.

Resident 1 expressed distaste with the local Kroger, in her words: “ I only go there if I am out of something and it’s daylight and I don’t take my purse in, I usually just put money in my pocket, or my charge card in my pocket, and lock the car. There is way too much crime there and begging.” Resident 3 explained that Kroger had a problem with people stealing shopping carts. In his words “and for a while all you could use in there was one of those hand baskets.” Resident 3 also perceived limited access to food options in the neighborhood for those without a car. In his words “if you don’t have access to a vehicle then you are, unless you want to walk several miles you are

pretty much stuck with fast food.”

Resident 2 did not feel that there were any places in the neighborhood that created a sense of community, and went outside the neighborhood to spend time with her family.

G. Infrastructure issues

Resident 3 described a problem with sewer clogging in the city, and perceived that garbage caught in the sewers caused this problem at least in part. He praised the city’s plan for green infrastructure to intercept water that would otherwise go in the sewer, and suggested more street sweeping as another solution to the problem. He discussed the problem with garbage in the neighborhood at length, and viewed the garbage as a huge detractor from neighborhood quality, and as potentially dangerous to children who played on the streets in the summer.

This same resident explained that the alleyways in the area were in disrepair. In his words: “our alleys are almost like dirt roads, they are gravel, and just terrible looking, like really big potholes, potholes filled with water, they you gotta worry about mosquitoes, nasty stagnant water, and a lot of people that live in this area, their garage, is accessed from the alley.” He believed that the city of Peoria should make alley repair more of a priority than it currently does.

Opinions about the City of Peoria

Residents provided both positive and critical opinions regarding the city of Peoria. These opinions are detailed below.

Positive Opinions

Residents expressed various positive opinions related to the city. Resident 1 described a quick response to a nuisance call she made related to a nextdoor rental property. This resident also appreciated city employee Terence Aquah as someone to share neighborhood concerns and needs with.

Resident 4 praised the quick and helpful police response after her car had been broken into. This resident also discussed a positive city program that employs local youth to beautify the neighborhood. Resident 3 praised that fact that the city planned to increase street sweeping by 2018, as well as the existence of programs aimed at assisting residents improve their homes.

Critical Opinions

A. Response to community needs

Resident 2 did not feel that she could trust city officials. She had been told that she would receive a call from city representatives after a neighborhood meeting, but never received this call. She also felt that police response was lacking. In her words: “So I think my biggest frustration is I feel like we get mixed messages, we get the message of yes, we’re here to help, but were gonna help when it is most convenient for us. We’re here to police, but were here when it’s a real emergency, not something petty. But yet they are the ones telling us to call when it is something petty because they need a paper trail, well when we try to give you the paper trail you don’t bite. So it’s frustrating for that, because how do you trust?”

Resident 3 discussed a disappointing interaction with someone from public works who had asked a group of neighborhood residents about their needs in the neighborhood. The residents responded that they wanted more street sweeping and streetlights. The next time this group met, a different employee from public works explained that the power company was in control of the streetlights, so they could not get more lights. This employee also explained that increased street sweeping was not in the city budget. In relation to this bad news, Resident 3 stated: “sometimes it’s kind of frustrating to get, to go to those meetings, because you can’t always believe what you’re told.”

B. Regulatory Roadblocks

Resident 1 lamented the loss of a local computer store due to regulatory roadblocks from the city. The next section is focused on interviews with business owners and provides further information about opinions related to regulatory roadblocks.

C. Bad spending choices

Resident 3 criticized how the city allocates funds. He believed that instead of investing in large developments such as the baseball stadium, the Riverplex, the Riverfront museum, and a new walking bridge in an affluent area, the city should invest in infrastructure and street sweeping in less affluent areas. He also explained that the city had lost money by gambling on the success of large developments, and believed that the projects the city had invested in do not serve the needs of low income people.

Visions for the Future

During interviews, residents provided various ideas for future improvement of the neighborhood. They discussed ideas for building community, improving local amenities, and improving infrastructure.

A. Building Community

Resident 2 discussed a desire for more community-building in the area. In her words “But if you don’t have that community you’re not gonna have...its gonna keep getting worse.” Resident 1 explained that she would like to see a dog walking club, a block party, and another Night Out Against Crime event. She explained that other residents were hesitant to organize the Night Out event, because they had to put up \$200 that the city would then reimburse. This resident also expressed a desire to have a neighborhood officer for the northern part of the East Bluff modeled off the neighborhood officer who lives in the southern part of the neighborhood.

B. Improve Local Amenities

Residents mentioned wanting to see more local shops, including a computer shop, eating establishments, and a craft shop. Resident 4 believed that a focus on fostering local businesses would “bring [the neighborhood] back to more community and family oriented.”

Residents 1 and 3 had the idea of making the grassy area surrounding the Peoria Child Advo-

cacy Center into a local park. Resident 3 believed that local kids needed somewhere closer to play, and viewed this area as a good place for a park due to its central location in the neighborhood. He believed that making that area into a park could also foster community togetherness. However, this resident perceived that improving the space would be difficult because it is currently owned by Peoria County rather than by the city.

C. Infrastructure

Resident three discussed an idea for increased street sweeping in lower-income neighborhoods while kids are out of school and more likely to come into contact with garbage. In his words “if you want to attract business and attract customers...it’s like if you are driving in this area and you see trash or broken glass, people are gonna say that don’t look like a good area...I think if they concentrated on good infrastructure, clean, healthy neighborhoods, then they would attract the people and the businesses they want.” Resident 2 discussed the need for more streetlights to increase community safety.



Interviews with Local Business Owners

The following section describes major themes that emerged during interviews with four business owners in the neighborhood. To maintain anonymity, they are labeled as Business Owner 1,2,3 and 4. As with the resident interviews, interviews were semi-structured: interview questions were predetermined, but individual responses prompted further unique questions. Responses from residents were recorded, transcribed, and coded for themes using an inductive approach. Interview data was then grouped into five major themes: Why this neighborhood?, Positive Aspects of the Neighborhood, Opportunities for Improvement, Opinions about the city of Peoria, and Visions for the Future.

Why this Neighborhood?

When asked why he chose to locate his business in the East Bluff, Business Owner 1 explained that he grew up in the area, it is his home. He also explained that it was easier for him to start the business in the area because he had connections with many local people. These people became his client base. Business owners 2 and 3 cited the fact that they live in the East Bluff as a major reason for locating a business there. They also described being able to find good buildings to locate in. Business owner 3 explained that the location of the building on a main artery factored into her considerations for locating there. She revealed that a nearby Walgreens had done a traffic count to ensure that the area would support business. In her words “if it’s good enough for walgreens it’s good enough for us.”

Positive Aspects of the Neighborhood

During interviews, business owners discussed numerous positive aspects of their neighborhood, including their business as creating a sense of community, and desire to invest in their business. The sections below provide further detail about these themes.

A. Local Business creates a sense of community in the neighborhood

When asked if he felt his business contributed to a sense of community in the neighborhood, Business owner 2 heartily confirmed this as true. He explained that his business has 70% return customers, and he believed that the business was doing something positive for the community, as there were not many other locally owned businesses in the neighborhood. Business owner 2 is also very involved in the community. He explained that he donates food from his business to veterans organizations, and participates in city events such as Food Fight, where people can watch local chefs partake in cooking competitions, and the proceeds go to a good cause. He also hosts dessert decorating events for local girl scouts. Business Owners 1 and 3 also saw their businesses as places that create a sense of community. In the words of Business owner 3: “absolutely, there are people that come and do business with us because we are locally owned and operated, [my husband and I] are both really active in the community. This is a very generous community, in a lot of ways. There are a lot of really amazing organizations out there and I think we all try to support each other.” Business Owner 4 also perceived that his business created a sense of community in the neighbor-

hood, some of his customers from his business even came to his other business in the mall due to the camaraderie they felt for him.

B. Investment in Business

When asked about investments to his business, Business owner 2 provided details about the renovation work he completed after he moved the business to its current location. The building was gutted when he bought it, so he built benches, fixed the walls, painted, built the counters and much more. He also commissioned a friend to paint a mural on one on the walls. In the future, he plans to expand more seating into another portion of the building. He plans to keep the business in the East Bluff indefinitely. In his words: “but when we were expanding our business, we knew we wanted to stay in the East Bluff, we didn’t want to go to like restaurant row up in the heights, I mean we’re trying to give something back to the community, or it would be kind of bad form to get a reputation and solid business and then move, it would be kind of a slap in the face to everything we’re trying to do.” Business owner 2 was optimistic about the future of the neighborhood, he discussed a planned renovation project that would occur on Wisconsin that he felt would revitalize the neighborhood.

Business owner 1 had improved landscaping in his business. Business owner 3 discussed the success of her business. She explained that she was deciding whether to move the business, or to stay and remodel. If she stays and remodels, she hopes to remodel the basement and open it up to other vendors. In her words: “but we’re looking at a rather significant investment, and I think before we go down that road we need to truly evaluate if this is where our permanent home needs to be.” She also highlighted that the investments she made to her business benefitted the community. She stated: “we won one of Peoria’s Orchid awards, which is an annual beautification award. We were a recipient of it in 2012, because we took what was a very distressed eyesore on a main corridor, and made it a destination, made it an attractive viable, trafficked, well, lit building and retail outlet. So the feedback that we got from the community, was unbelievable when we opened our doors.” She explained that others in the community praised her business as an anchor to revitalizing the area. She also revealed a desire to buy up empty buildings on the same block as her business, but explained that this was not currently possible. In her words: “So I think there is tremendous potential on the corridors that were on. But it can be up to us. To change the direction of things. We need to have some help to get there.”

Opportunities for Improvement

Business owners highlighted aspects of the neighborhood that they perceived as negative, including blight and absentee landlords, prejudice, crime, and issues with neighborhood amenities. Prejudice and the desire to move the business out of Peoria also emerged interviews. The sections below provide further detail about major themes related to challenges of having a business in the neighborhood. .

A. Blight and Absentee Landlords

Business Owners 1 and 3 discussed the area’s problem with absentee landlords and blighted properties. Business owner 1 explained that when he started his business in 1992, he perceived that the area was changing and more blighted properties were popping up, but wanted to commit to staying in the area because it was “still his home.” However, Business Owner 1 did perceive that there were still areas in the East Bluff that were well-kept. He stated: “What happens is it seems like there is pockets, then you won’t drive a few blocks and there’s a neighborhood where every-

body's keeping their house up nice and really worked hard to not let the blight come in.”

B. Prejudice

Business owner 1 expressed prejudice against low-income renting residents in the neighborhood. In his opinion, these resident's kids were loud, they played loud music, did drugs, and many were in gangs. Like Resident 2, he perceived that these residents were entitled due to the government assistance they received and were disinclined to work because of it. He perceived that some of these residents received food stamps and housing vouchers that allowed them to “gang bang” on the side. In his words: “I am not trying to stereotype, there are a lot of good people in the ‘hood, as we say, a lot of good people, and that is the positive of it. The vast majority really are but as the problem progresses, it seems like it increases with the volume and numbers. It tends to drive good people out and bad people in.” The recommendations section of this report will provide further analysis of prejudiced attitudes.

C. Crime

Business Owner 1 spoke about crime in the neighborhood. He discussed occurrences of crime at Kroger and on Thrush street as well as shootings in the neighborhood and gang activity at Knoxville and Arcadia. Because of this, he worried about his employees working after hours.

Business Owner 2 explained that she was in negotiations to make a purchase for her business that she currently rents. However, she was also looking at alternative locations for the business, due to concerns about crime. Her business had been broken into on multiple occasions, and after she got an alarm system she experienced a few attempted break-ins.

Business Owner 4 discussed multiple instances in which his business had been broken into.

D. Issues with Neighborhood Amenities

Business owner 1 also criticized the corner store near his business. He felt that it detracted from the value of his business, and attracted gang members and other “undesirable” people. He also criticized the fact that a store which sells tobacco, was across from a local school. This same interviewee highlighted the degradation of infrastructure that he perceived in Peoria. He perceived this especially in the East Bluff, and stated “Its showing its age, and I think a lot of rentals are there now, people just don't take care of their properties.”

E. Considering a move

Business owner 1 spoke about landscaping improvements he had made to his business and unrealized plans to expand the square footage. He explained that he no longer desired to invest in the business due to his perception of the neighborhood's decline. He revealed that he was looking at moving his business to Wisconsin due to better infrastructure in that state in relation to property taxes. He felt that property taxes in Peoria were “unbelievably high.” In his words: “in the right community it'd be great, but there I'm just, it's really disheartening that I spent all that money and time on the expansion plan and now...actually to be honest with you I am looking at [Wisconsin] to move, and rather than doubling that business and making it bigger, taking those resources and moving them to a state that is more favorable to business.” While Business Owner 1 was considering moving the business, did explain that his son would remain to run the business in it's current location. As mentioned earlier, Business owner 3 was also considering moving her business to East Peoria due to her perception of crime in the East Bluff. Furthermore, Business Owner 4 had

started a new business in the mall, and was considering closing his business in the neighborhood. In his words “I am not sure if it’s gonna work.”

Opinions about the City of Peoria

Business Owners provided both positive and critical opinions regarding interactions with the city of Peoria as they ran their business. These opinions are detailed below.

Positive Opinions

Business owner 2 described that he had received “phenomenal” help from the city while getting his business started. He praised the city’s “one stop shop” program held every Monday at one thirty at the city hall. He explained that this program helps businesses obtain permits, and has staff from the Health Department, Zoning, Planning and the Fire Department to assist local businesses. He was also proactive, and contacted the city throughout his building process to make sure everything he built was up to code. He established positive relationships with inspectors, and received a \$35,000 grant for starting a small business in the East Bluff. He also praised the city for running news articles about his business, as this helped with advertising.

Furthermore, Business owner 2 praised the city’s recent change in parking requirements. Now, the business does not need parking spaces attached to it. He stated: “so a building this size you’d have to have 14 or 15 lots, and as you can see there is no on street parking, you’d have to park over on Deckman, we have a little parking lot in the back, so by the city kind of changing their antiquated codes and requirements, they are helping small businesses get into places...this would have been a vacant warehouse forever...unless they changed the codes, and now a business like us, being in catering, we can have people come in and out, there is not really a parking requirement so to speak anymore, so by doing this it helps us, by being a business we are able to help the city.”

Negative Opinions

In contrast with Business Owner 2, Business Owner 3 provided criticism of city regulations as a roadblock to investing in and improving her business. She cited multiple instances in which she had attempted to make improvements to her business, but ran into complications with city regulations. In her words: “it seems like often times the city is way too concerned with what you can’t do, and then not spending time enough or helping businesses work within code requirements and still being able to grow and succeed. We’ve run into roadblocks and problems with signage, with lights, with awnings, with development, any kind of improvement or development has come with a host of hoops and fees and fines and assessments that are just all prohibitive.”

Business owner 2 contrasted his business with the corner store nearby. He perceived unfairness in the fact that the corner store had been grandfathered in, and did not have to undergo the strict zoning requirements that his business underwent when he improved the landscaping.

Visions for the future

When asked what they would like to see change in relation to the neighborhood, business owners gave varied responses. Business owner 1 wanted to see more healthy food for kids at the nearby corner store, Business owners 2 and 4 wanted to see brighter streetlights, and Business owner 3 wanted to see more opportunities to work with the city and other businesses to address common challenges. She acknowledged that this type of program may already be in existence, but she was not aware of it.

Section 3: Survey Results

The following section details major themes and highlights from the resident, youth and business owner/institutional manager surveys. Full survey data is shown in Appendix 1. For all surveys, write in questions were coded and categorized based on commonly emerging themes using an inductive method. It should be noted that Businesses and Institutions outside of the borders of the study area (but only within the larger East Bluff neighborhood) were also surveyed, as these Businesses and Institutions serve the study area.

Common positive themes in the survey data included:

- Good Neighbors
- Inexpensive cost of homeownership
- Close to amenities/friends

Common negative themes in the survey data included:

- Absentee Landlords/Need for Better Property Upkeep
- Need for Community Cohesion/Spaces to Build Social Capital
- Need for Increased Neighborhood Safety

Resident Survey Themes:

Survey responses for residents mirror themes that came up in interviews. Important neighborhood assets included good neighbors and proximity to resources. Negative themes about the neighborhood included crime, need for increased community togetherness, blight, and absentee landlords.

Youth Survey Themes:

Generally, a wide range of themes emerged in write-in questions for the youth survey. Often, each theme constituted small percentages of overall student answers. However, similar themes including safety, the needs for neighborhood upkeep, and the importance of parks and neighborhood amenities emerged. Negative opinions were not usually in the majority, however, these issues are still important to focus on, as youth are experiencing them in their day to day life, and they echo themes in the resident survey. Not all students have positive experiences living in the neighborhood, and measures should be taken to support them.

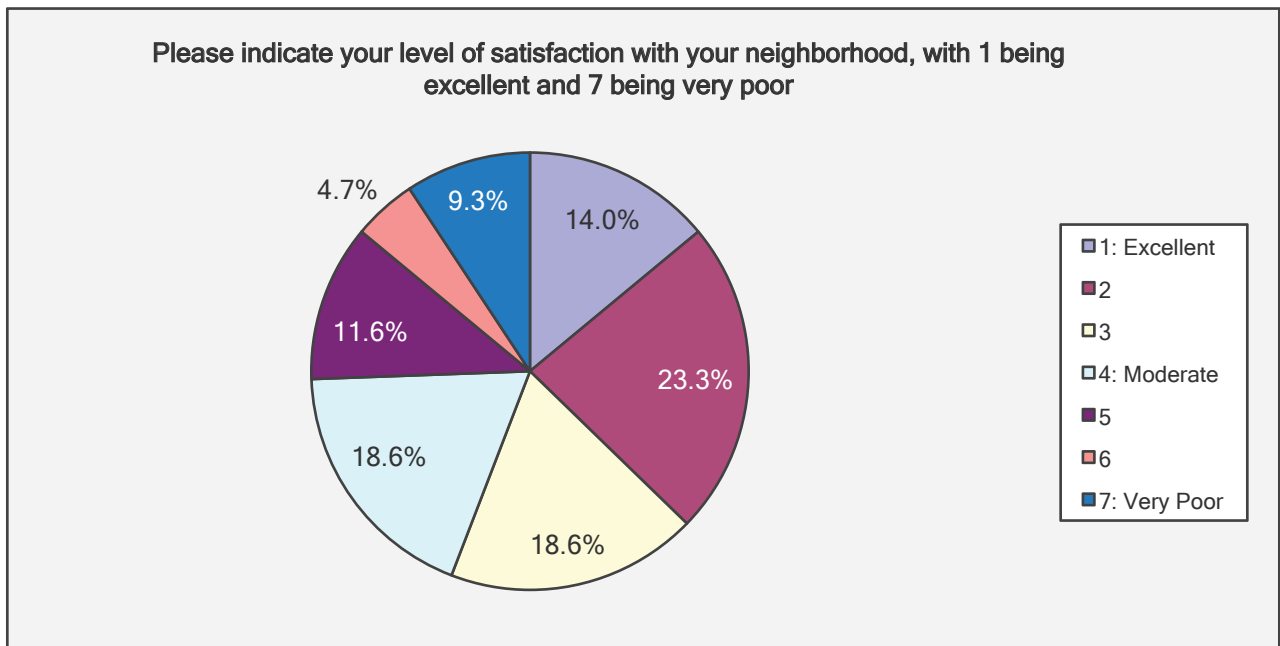
Business/ Institution Survey Themes:

Due to the small sample size, generalizations for the Business/ Institution Survey are harder to make. However, businesses as bringing a sense of community to the neighborhood and problems with crime emerged as common perceptions for business owners.

A. Resident Survey Results: Highlights (Total Respondents: 44)

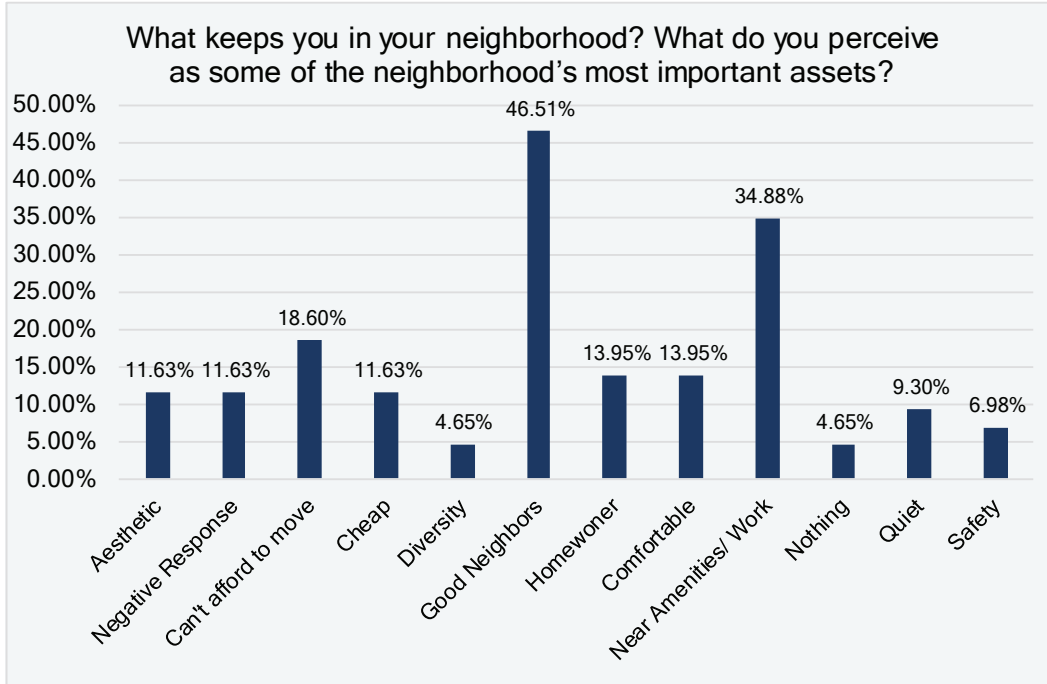
Question 4:

The data show a wide distribution of satisfaction levels among the respondents. The highest percentage (23.26%) of respondents gave the neighborhood a grade of “2.”



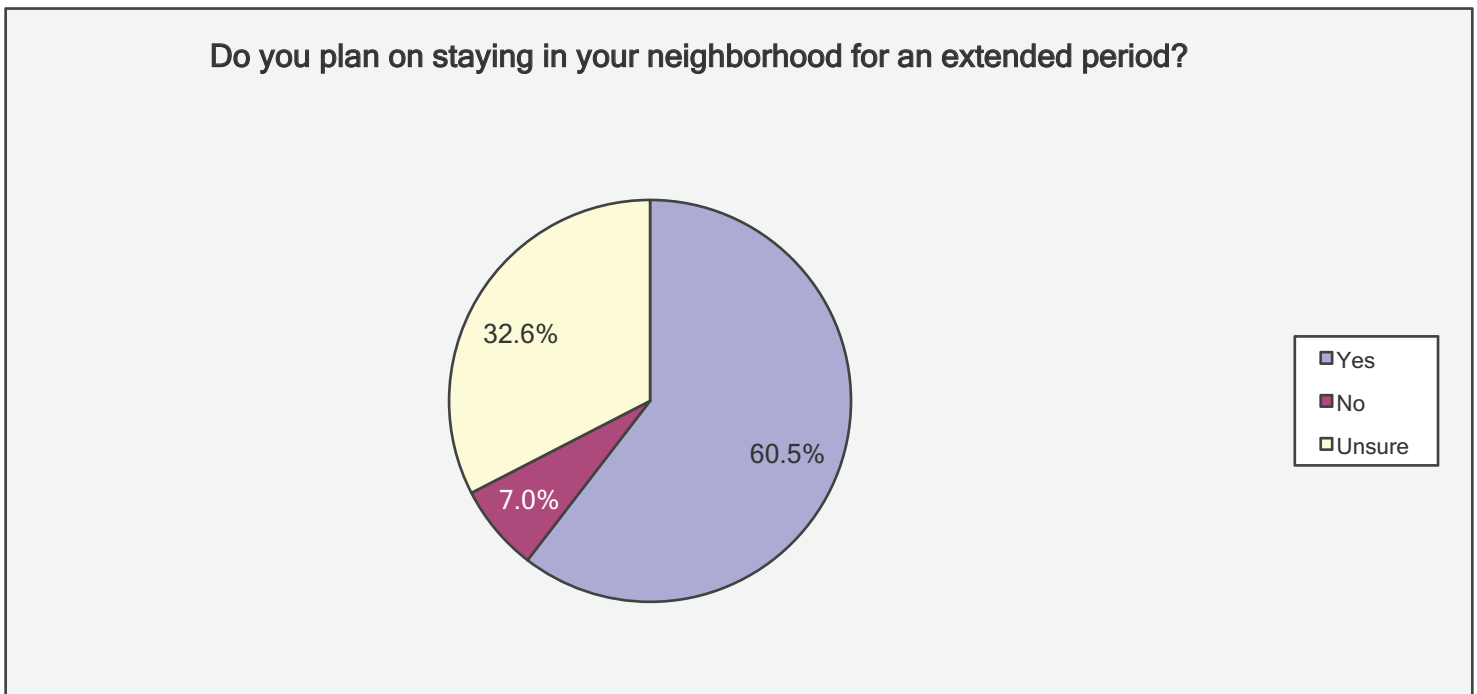
Question 5:

Respondents most frequently cited having “Good Neighbors” (46.51%) as a positive aspect of the neighborhood. One respondent wrote “Good neighbors, friendly, keep their yards clean, keep an eye on neighborhood.” “Near Amenities/Work” was the second most-cited positive aspect. According to one respondent “This neighborhood drew me in, as a homebuyer, because of its central location, older, brick homes and its proximity to my workplace, as well as areas to run (such as parks and Springdale Cemetery.)” 18.60% of respondents explained that they could not afford to move, and many mentioned the housing crisis as the reason for this. According to one resident “The only thing keeping me here is the fact that I will never be able to sell this place for near what I paid.” 13.95% of respondents mentioned the fact that they own their homes as a reason to stay in the neighborhood. 11.63% of respondents mentioned something positive about the aesthetic of the neighborhood, but this same percentage of respondents mentioned negative aspects of the neighborhood. One resident mentioned “Friendly neighbors who are trying to keep a safe, clean neighborhood but I think we are losing.”



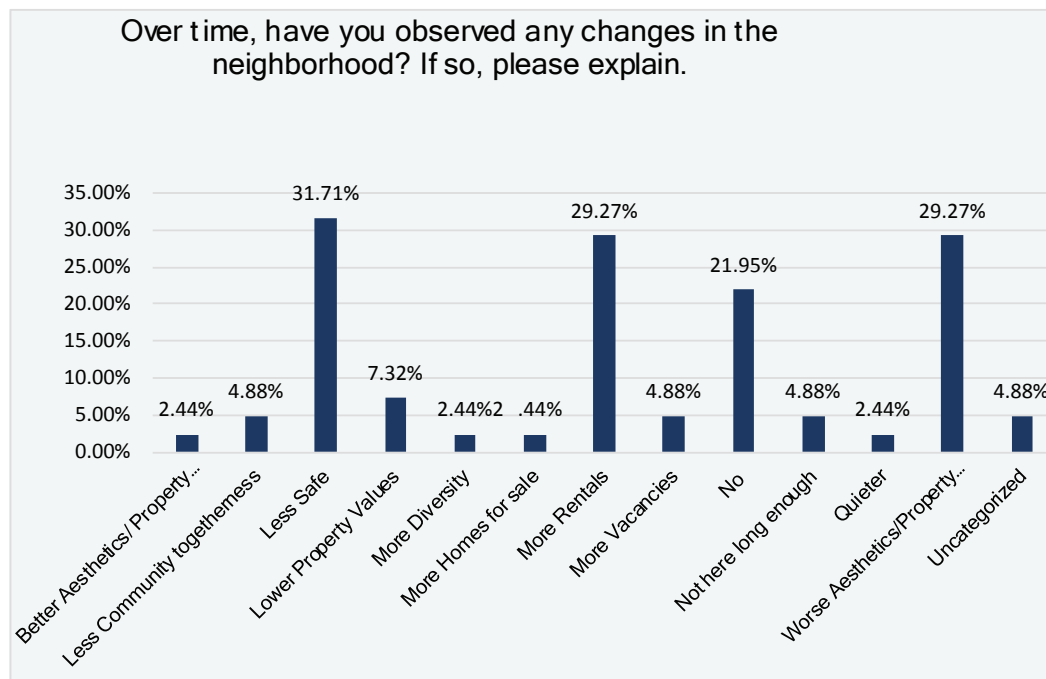
Question 7

The majority of respondents planned to stay in the neighborhood for an extended period, and about a third were unsure. Residents who planned to stay cited “Can’t afford to move,” “Cheap,” “Family-Oriented,” “Good Neighbors,” “Homeowner,” “Safety,” and “Comfort” as reasons to remain in the neighborhood. Residents who were unsure discussed “Crime,” “Employment,” “Expenses,” “Old Age,” “Renting,” “Schools,” and “Looking for an Upgrade” as reasons they may leave the neighborhood. The three respondents who were not planning to remain in the neighborhood cited “Employment,” “Safety,” and “Schools” as reasons they were leaving the neighborhood.



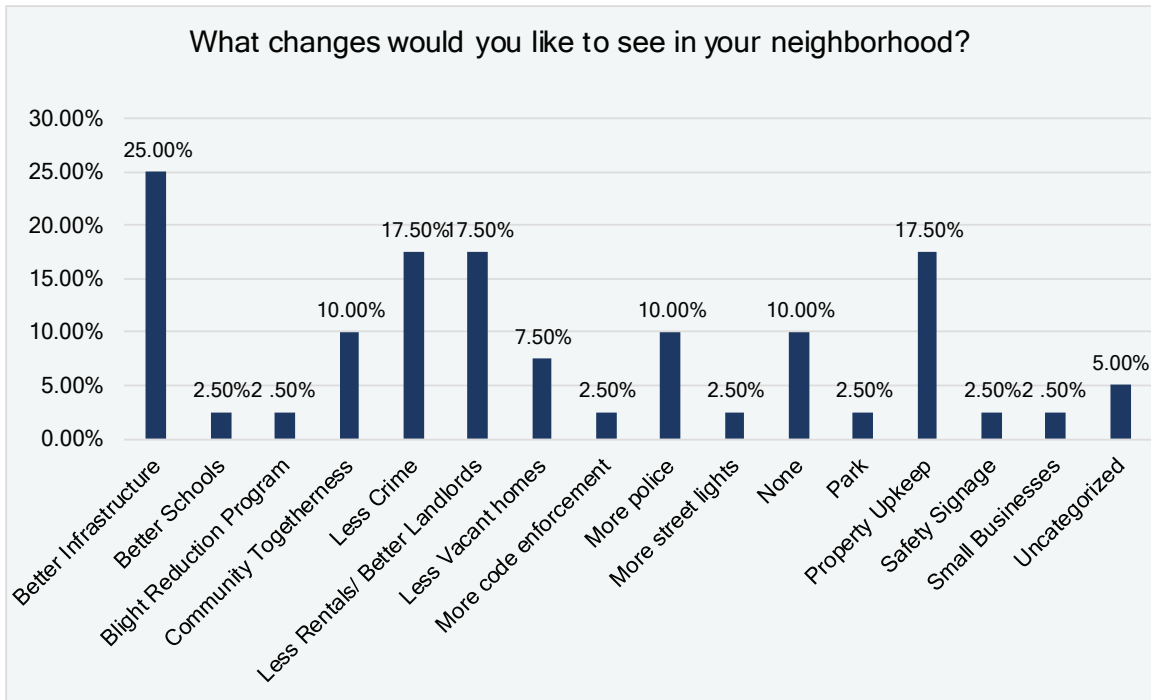
Question 8

Respondents most commonly answered that the neighborhood was “Less Safe,” had “More Rentals,” and had “Worse Aesthetics/Property Upkeep.” One respondent mentioned all three of these themes and provided a concise history of the neighborhood, “My parents, and me to an extent as a teenager, saw many changes on the East Bluff while at our former home on McClure Avenue. When my parents purchased the home in the late 1970s, it was a working-class neighborhood made up of homeowners. During the Caterpillar strikes of the 1980s, many of those homeowners were forced to move. Suddenly, the neighborhoods were overtaken by landlords and tenants who had no real pride in the neighborhood. It became less safe; we had multiple break-ins to our garage and vandalism to cars. District 150 made some questionable changes, and every school that I attended closed (Glen Oak, White and Woodruff High School). The city further made an unconscionable choice to force out caring homeowners, demolish homes and construct MidTown Plaza (at great taxpayer expense). That shopping center now sits virtually empty (after its anchor tenant - Cub Foods - closed), an eyesore in the middle of what was once a neighborhood. My mother sold the home on McClure in 2002 and moved to another part of the city.” Only a few respondents mentioned positive changes such as “Better Aesthetics” and “More Diversity,” Nine respondents had not noticed any changes in the neighborhood.



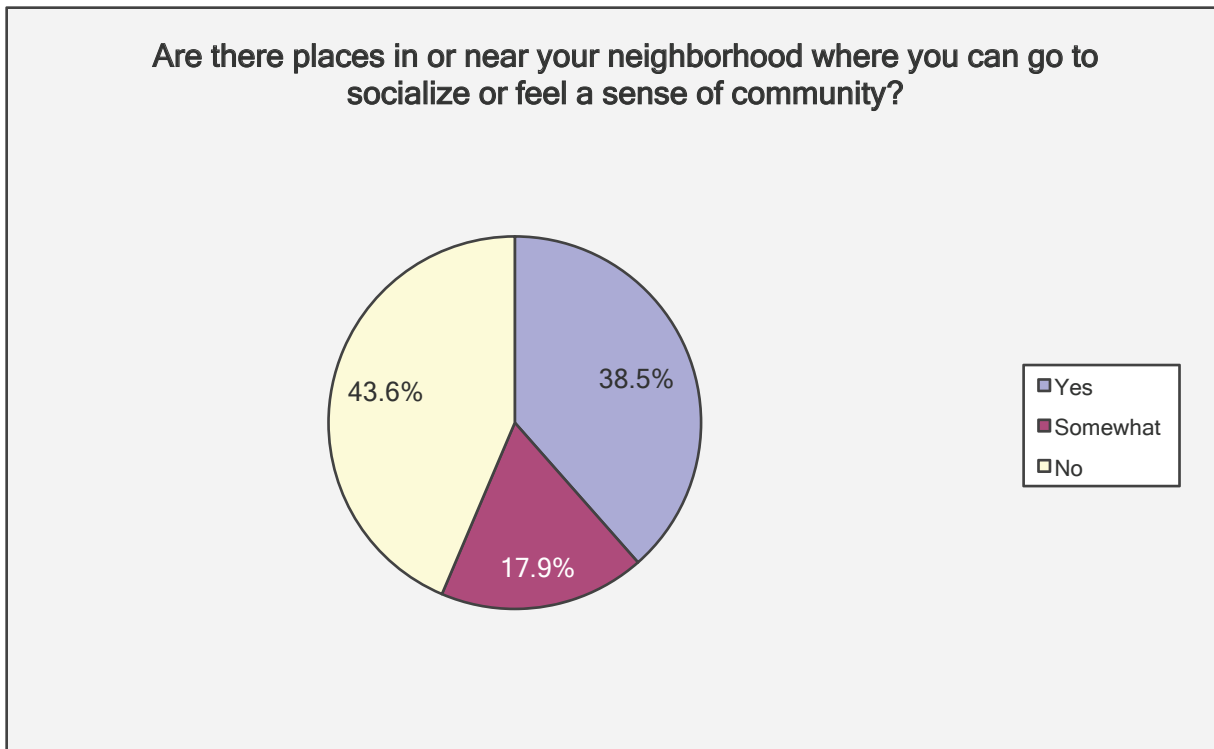
Question 9

25% of respondents wanted “Better Infrastructure.” More specifically, most residents mentioned wanting to see sewers and sidewalks improved. Residents also commonly mentioned wanting “Less Crime,” “Less rental properties/Better Landlords,” and “Property Upkeep.” In the words of one respondent: “It needs to start with people taking pride in where they live. Maintaining their property. Picking up litter.”



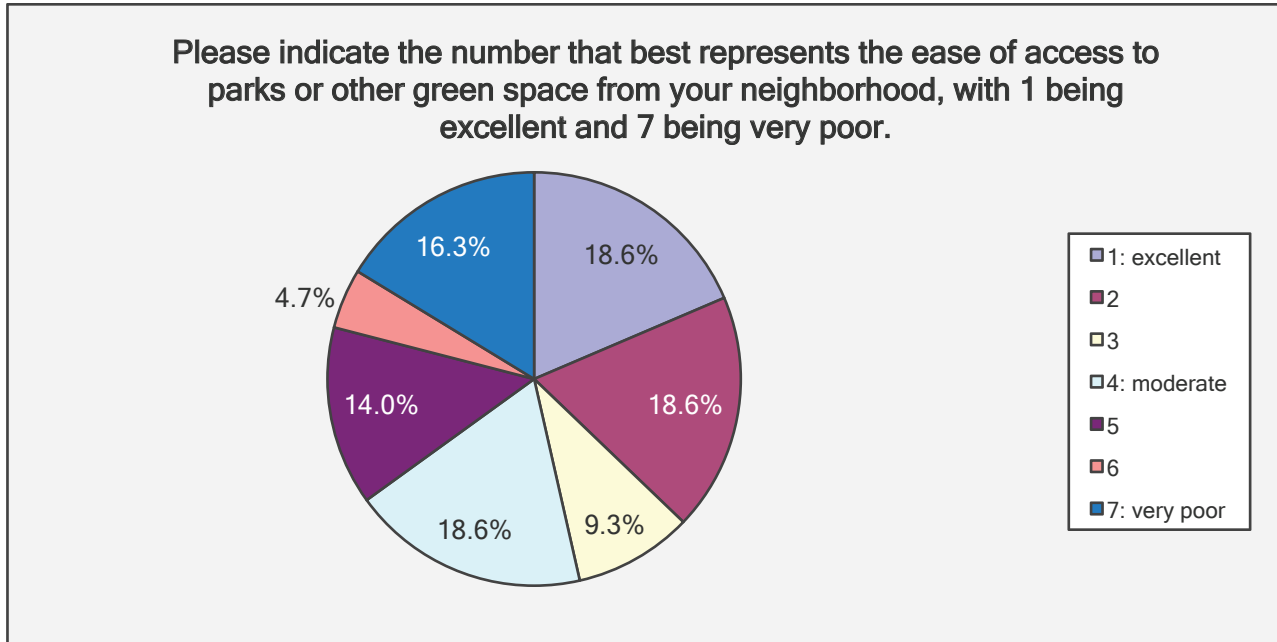
Question 10

This question aimed to collect information about social capital in the neighborhood. 17 respondents did not feel that there were places in the neighborhood to foster community building, while 15 respondents did. Those who did feel that these places existed in the community most commonly mentioned Glen Oak Park and local churches as places that foster community building.



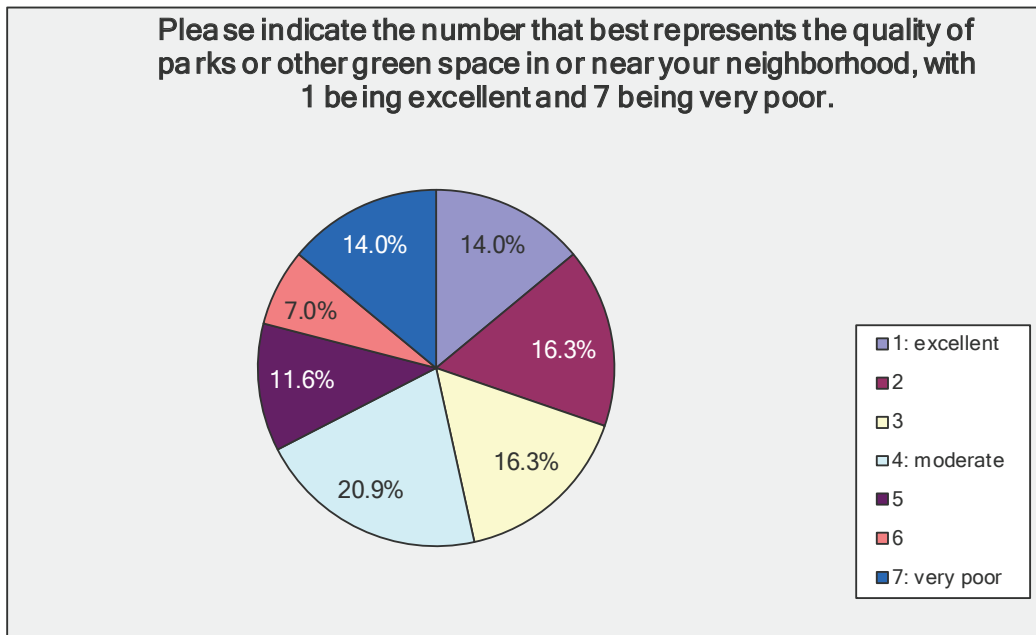
Question 19

Questions 19 and 20 aim to collect information about green space in the neighborhood, which is important for mental and physical health. The answers for this question are widely distributed, indicating that access to green space could be improved.



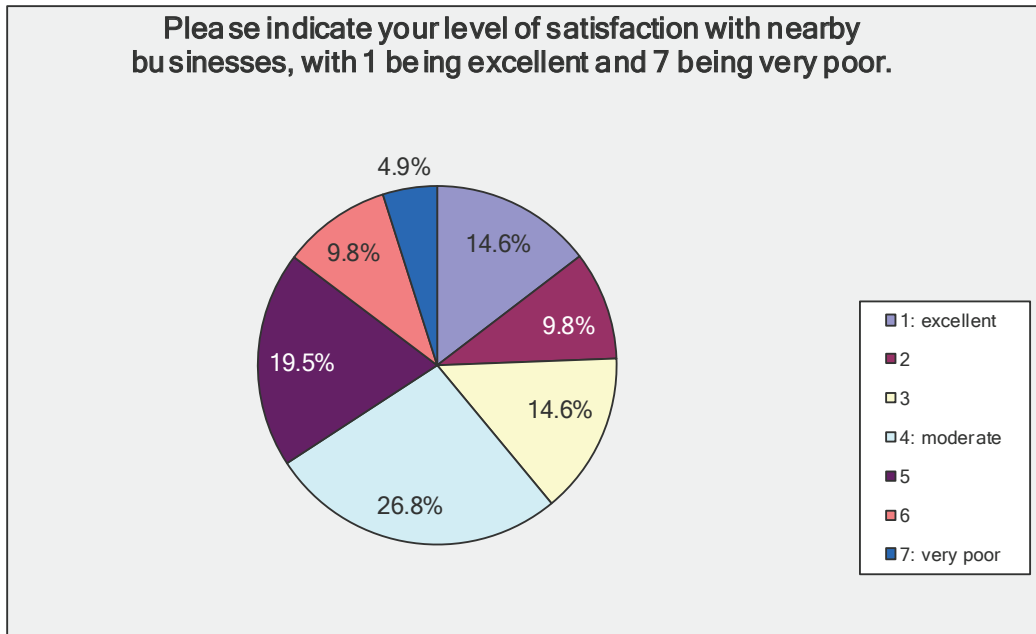
Question 20

The answers for this question are also widely distributed. The majority of answers at or above “Moderate.” However, the negative responses indicate that there is room for improvement in the quality of green space.



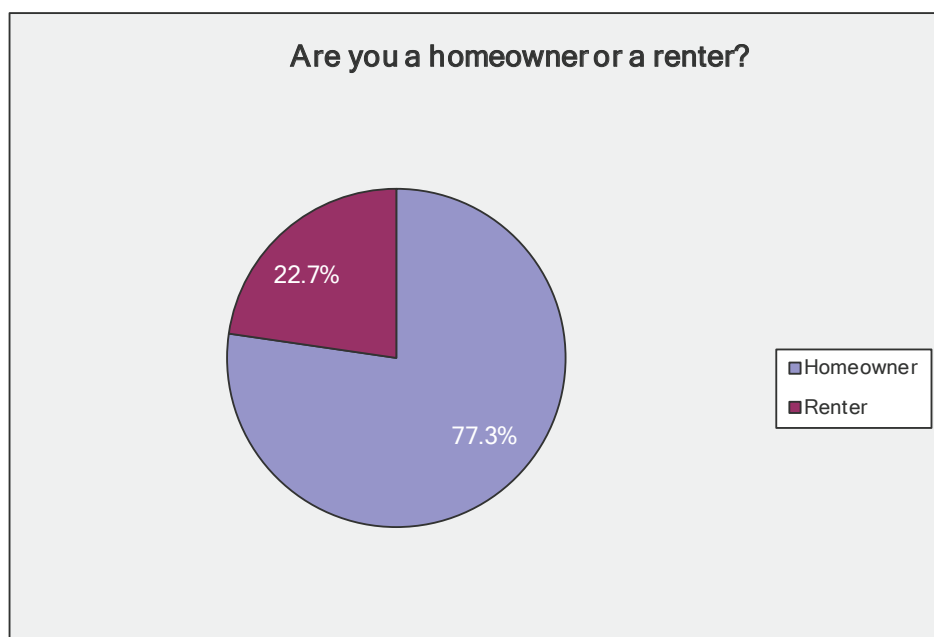
Question 21

Almost 1/3 of respondents indicated that they were moderately satisfied with local businesses.



Question 31

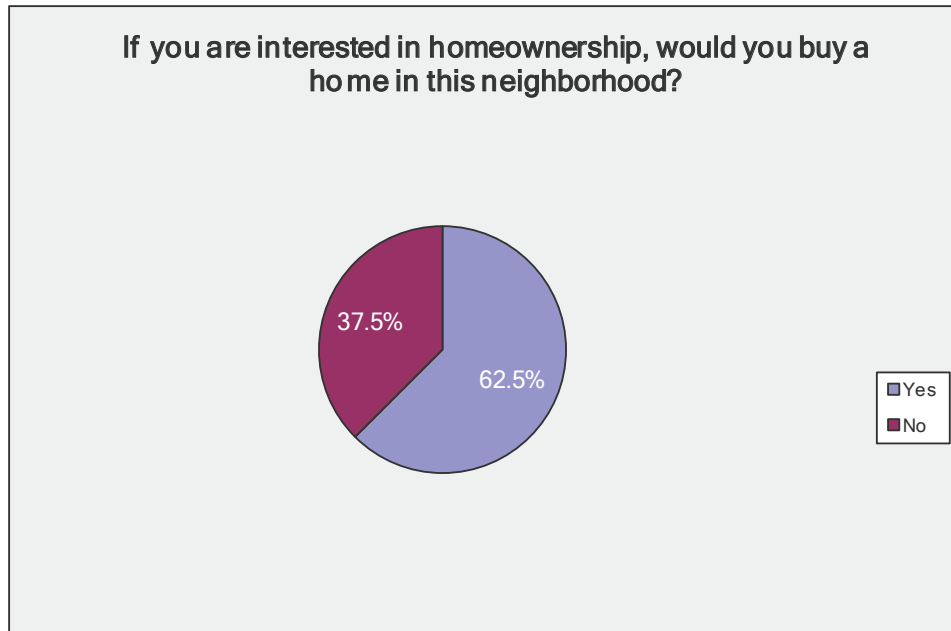
The majority of respondents were homeowners. Because of this, answers from renters may not provide as much generalizable data as those from homeowners.



Questions for Renters:

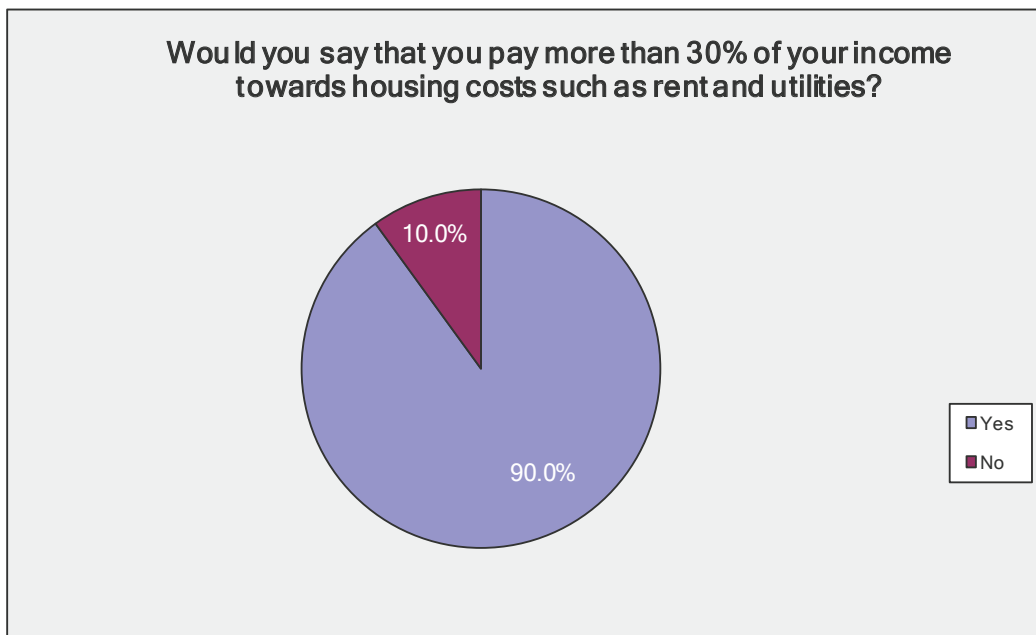
Question 41

62.5% of renting respondents indicated that they would buy a home in the neighborhood, those who would not buy a home in the neighborhood mentioned “Bad Infrastructure” and “Can’t sell” as reasons why.



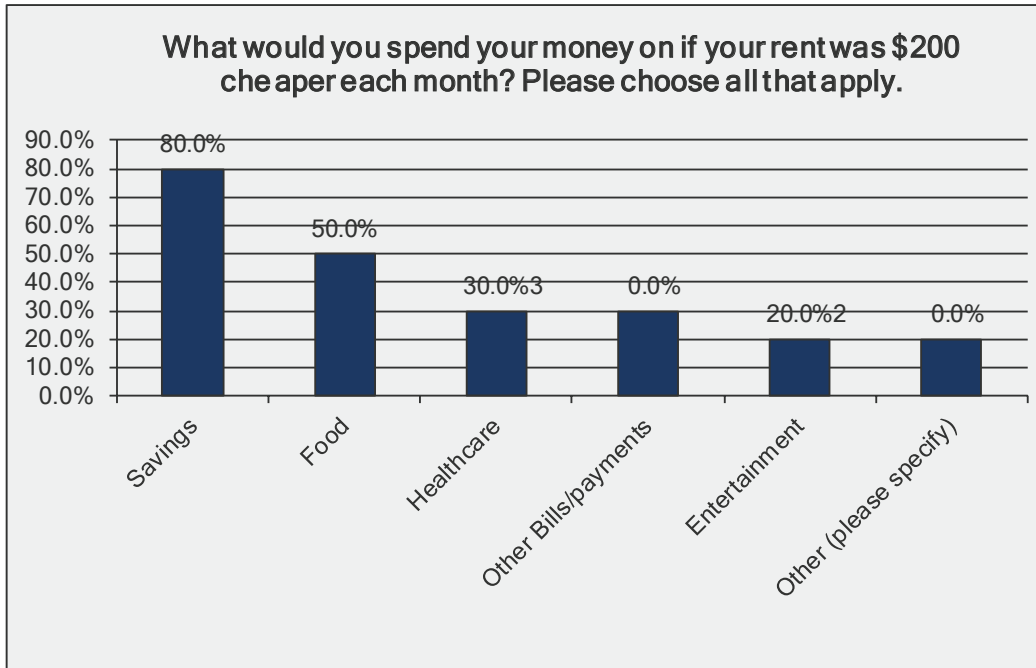
Question 42

90% renters indicated that they pay more than 30% of their income towards housing. This fits with the definition of cost burden developed by HUD.



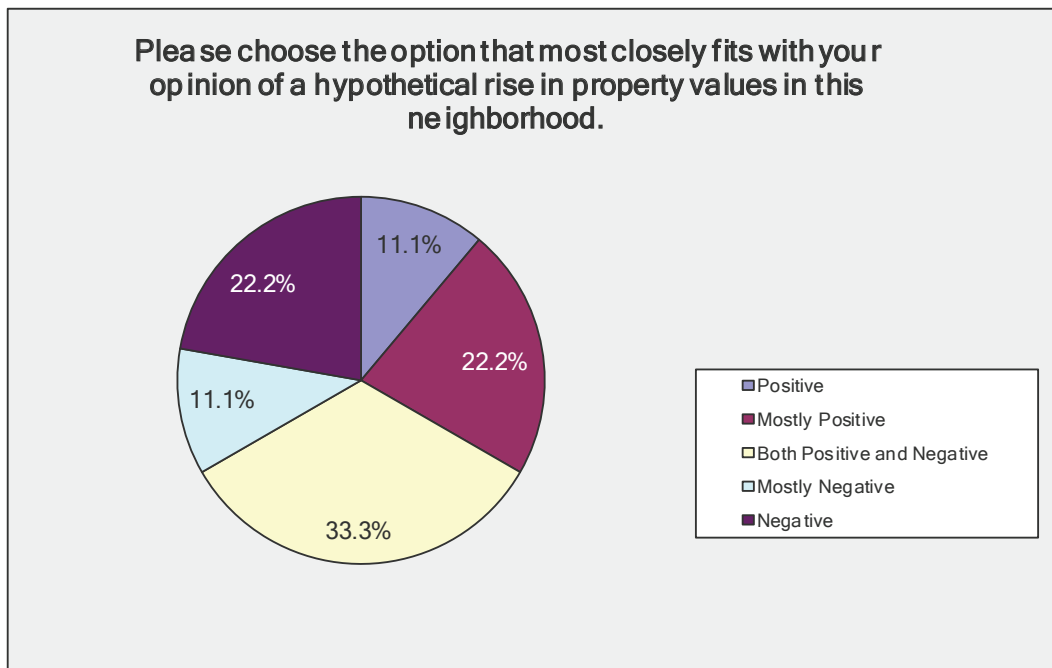
Question 44

The majority of respondents indicated that they would use money saved from cheaper rent toward savings.



Question 45

This question aims to address the tension between the benefits that come from higher property values (more equity, more funding for municipal services) and the negative aspect of the possibility of higher rent. Answer choices for this question were distributed, with the majority of renters (33.3%) indicating that they felt a rise in property values would be “Both positive and negative” for the community, alluding to this tension. Comments focused on the negative side of higher property values. One respondent stated: “People don’t have money, rent is high enough for the houses that’s being rented.”

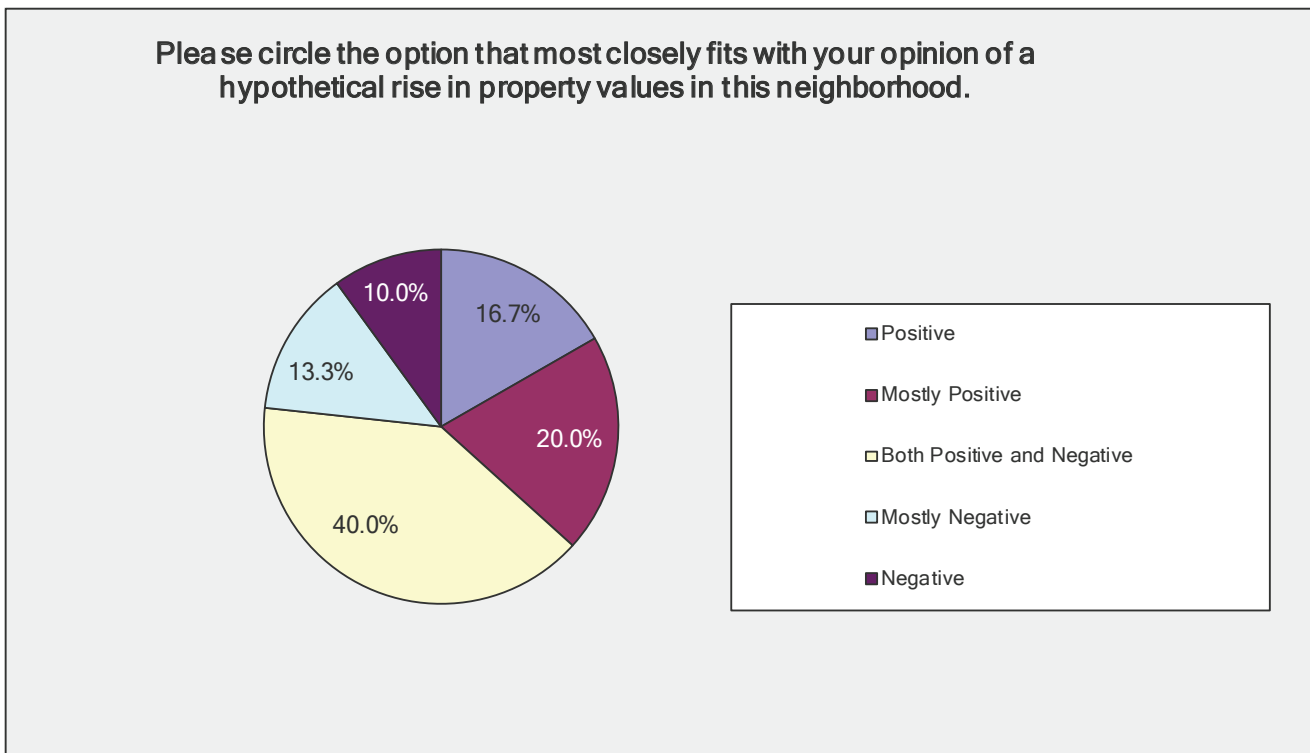


Questions for Homeowners:

Question 51

Similarly to the renters, the majority of homeowners viewed a hypothetical rise in property values as “Both Positive and Negative.” Themes related to the positive aspects of a rise in property values included “Good Neighbors” and “Better Neighborhood.” Themes related to the negative aspects included “Higher property taxes” and “Less access for low income people.” The tension between the positive and negative aspect of rising property values are epitomized in the following comments:

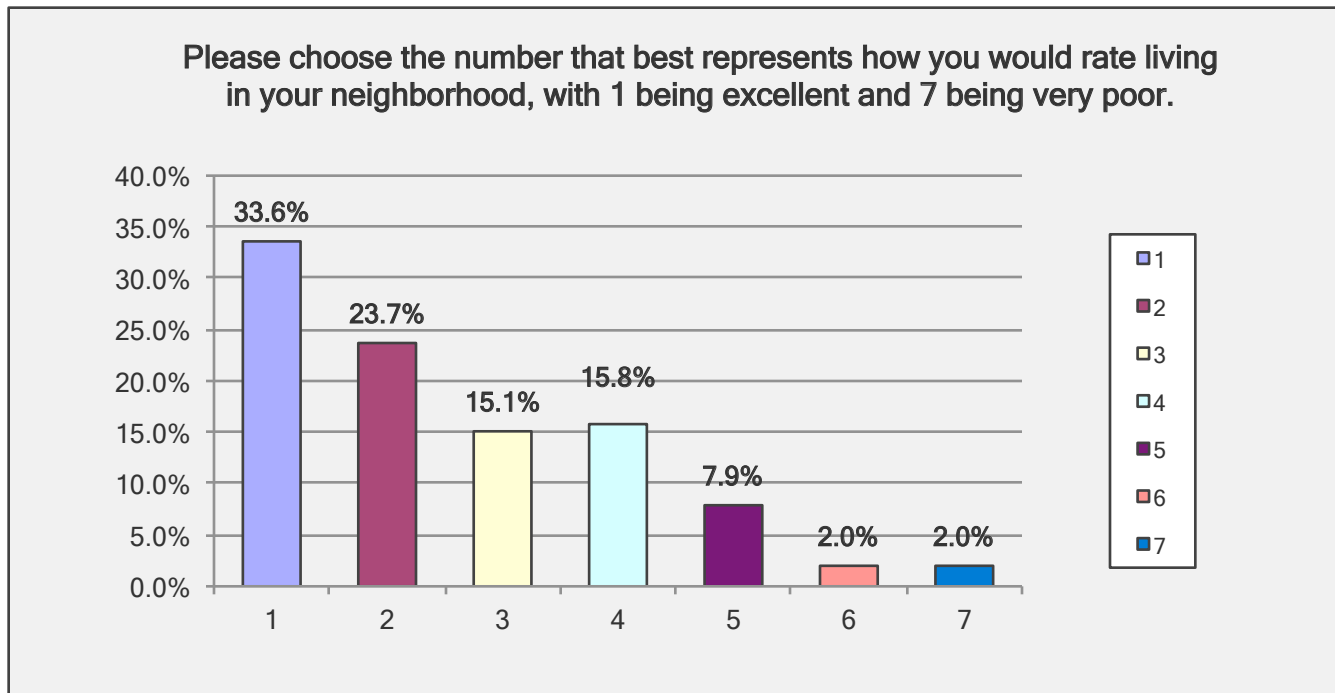
“A rise in property values would make my property more valuable and it will continue to draw quality residents. It would also increase property taxes which I believe are higher than necessary”
“taxes are already painful. As my property value decreases, so do my taxes, but the longer we stay, the less likely we’ll be able to sell our house for what we paid for it. Catch 22”.



B. Youth Survey Results: Highlights (Total Responses: 154)

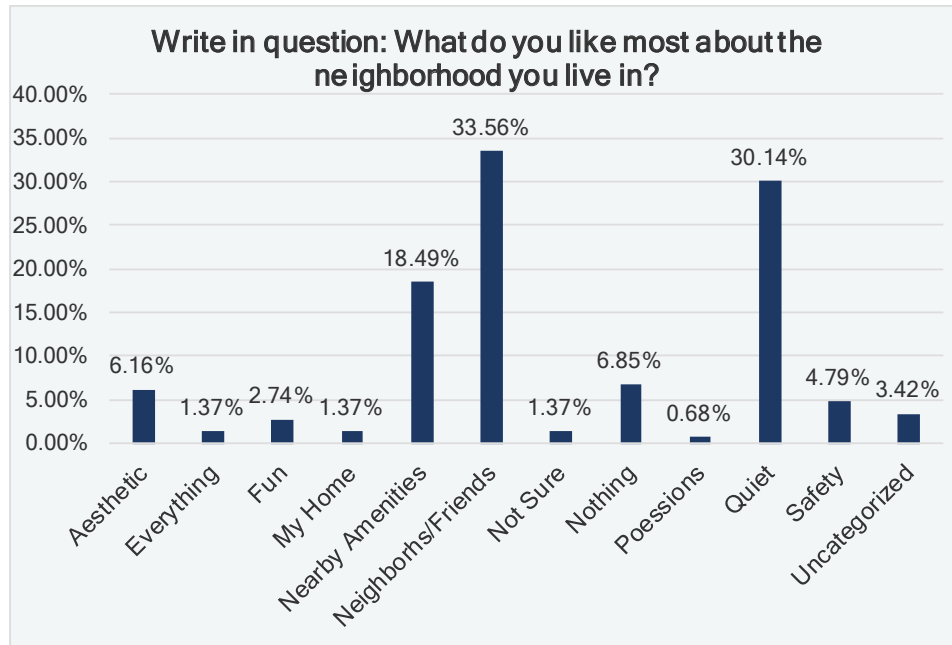
Question 2

Most students (33.6%) gave the best rating to their neighborhood, and percentages of students who chose a certain rating generally decline as the rating worsens. However, students did choose worse ratings for their neighborhood, which should not be ignored due to the majority of good ratings.



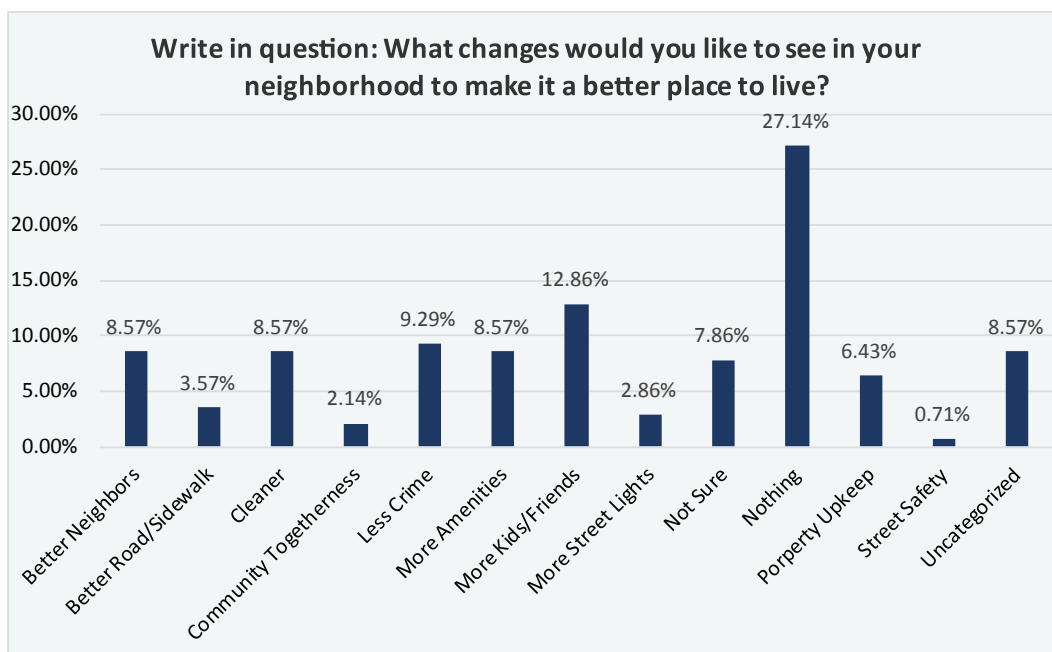
Question 3

“Neighbors/Friends” emerged as the most common theme for this question, with 33.56% of students mentioning the existence of good neighbors or friends as an asset of their neighborhood. The second most popular answer was “Quiet,” 30.14% of students valued the peacefulness of their neighborhood. “Nearby Amenities” ranked as the third most common theme for this question. Students valued their neighborhood’s proximity to places including stores (notably the corner store), parks and the Von Steuben Middle school. Other answer categories include “Aesthetic,” “Everything,” “Fun,” “My Home,” “Not sure,” “Nothing,” “Possessions,” and “Safety.”



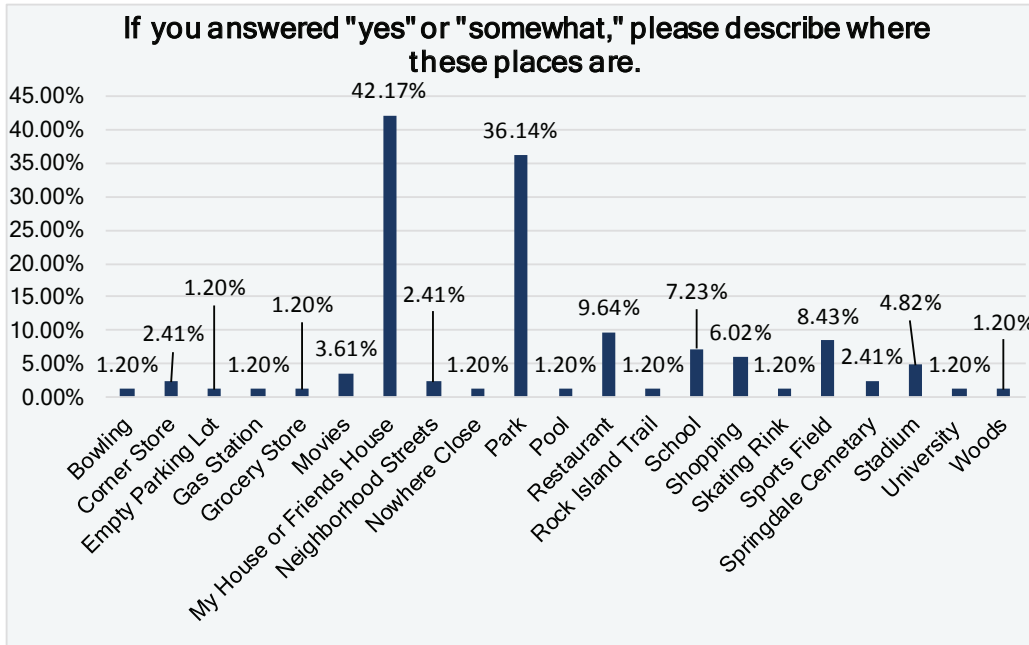
Question 6

Most students (27.14%) wrote in “Nothing.” However, looking more deeply at the write in questions reveals an interesting array of ideas for changes. Aside from “Nothing”, students most commonly discussed wanting “Less Crime” for example, one student wrote in “no more shootings.” Students also mentioned “Better Neighbors” and a “Cleaner” neighborhood. In regards to a cleaner neighborhood, one student wrote “people respecting our streets and not littering.” Students also wanted “More Amenities” including “closer parks” (mentioned twice) and “more stores in walking distance.” Furthermore, having “More Kids/Friends” was rated highly, demonstrating the importance of social relationships to the students.



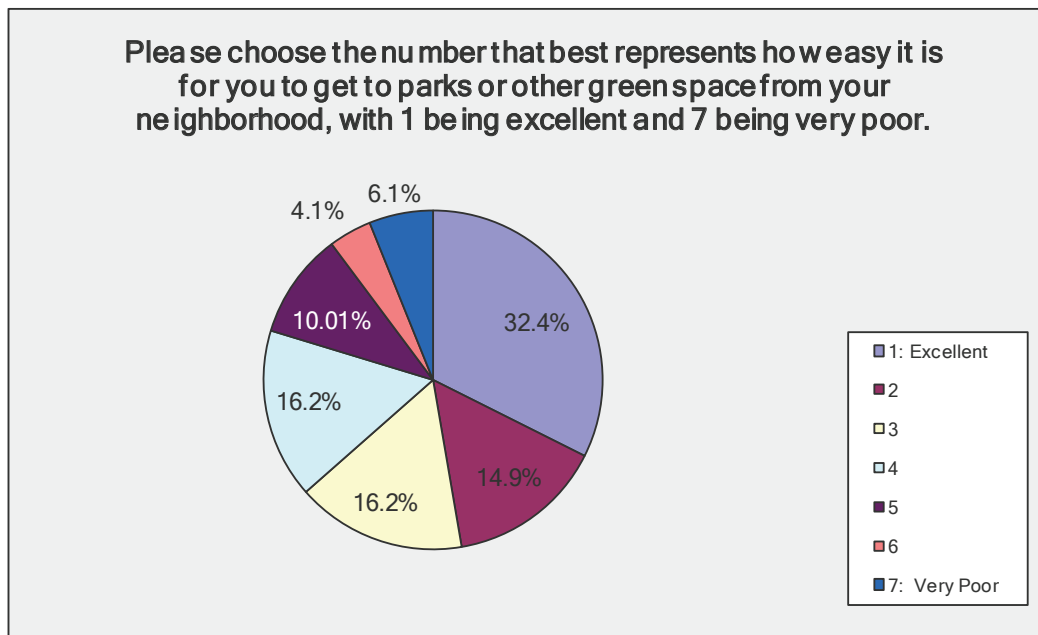
Question 7

This question aims to assess the existence of places that facilitate the building of social capital for students. 62.6% of students indicated that places to hang out with friends exist in the neighborhood. The chart below shows write-in answers for those youth that did indicate there were places to hang out with friends in the neighborhood. The majority of write ins indicated that students either hang out at “my house or a friend’s house” (42.17%) or a “Park” (36.14%). Students most often mentioned Glen Oak Park as the park where they liked to hang out. This indicates that the Glen Oak Park is an important resource for middle school aged youth in the neighborhood.



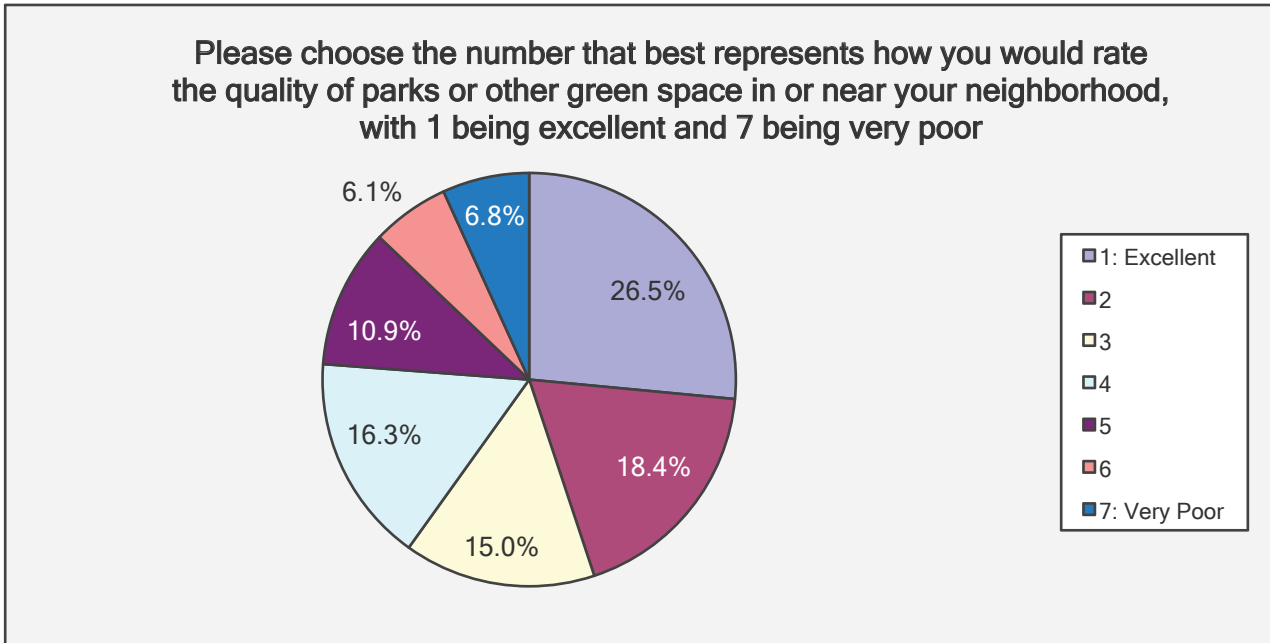
Question 16

The following two questions aim to gather information about parks and green space due to their importance for physical and mental health. While the majority of students indicated that access to parks and green space was “Excellent,” the answers are distributed enough as to indicate that access could be improved.



Question 17

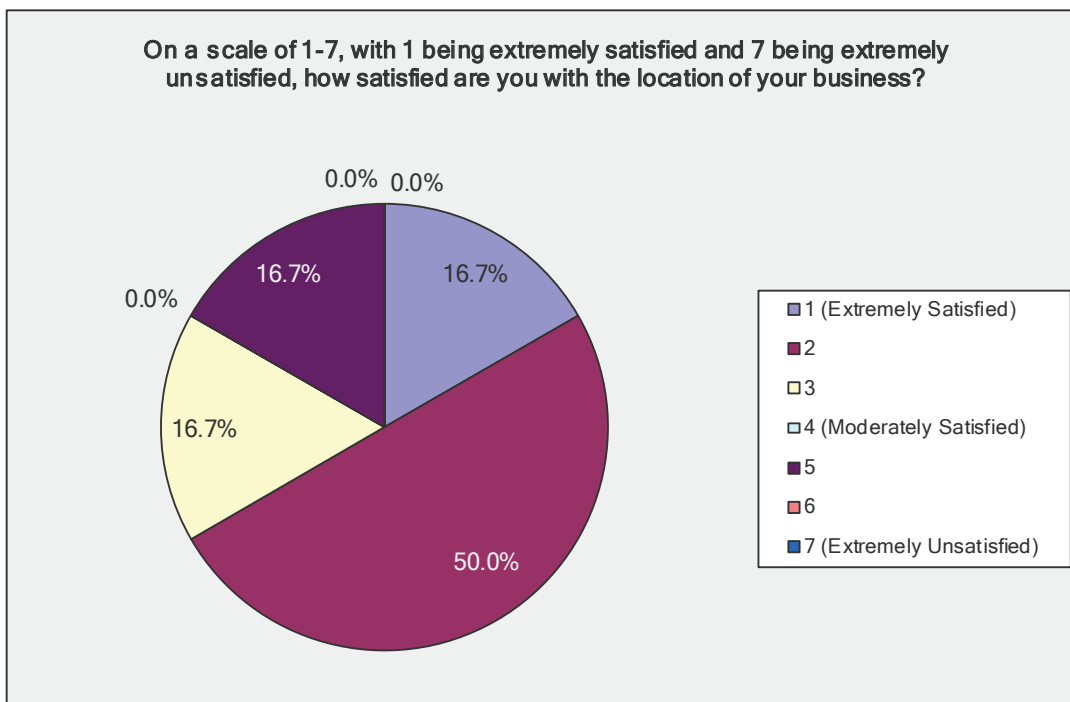
The results for this question look similar to the results for the previous question, however, slightly less students chose “Excellent,” and more students chose “6” or “Very Poor.”



C. Business/ Institution Survey Results: Highlights (7 total respondents)

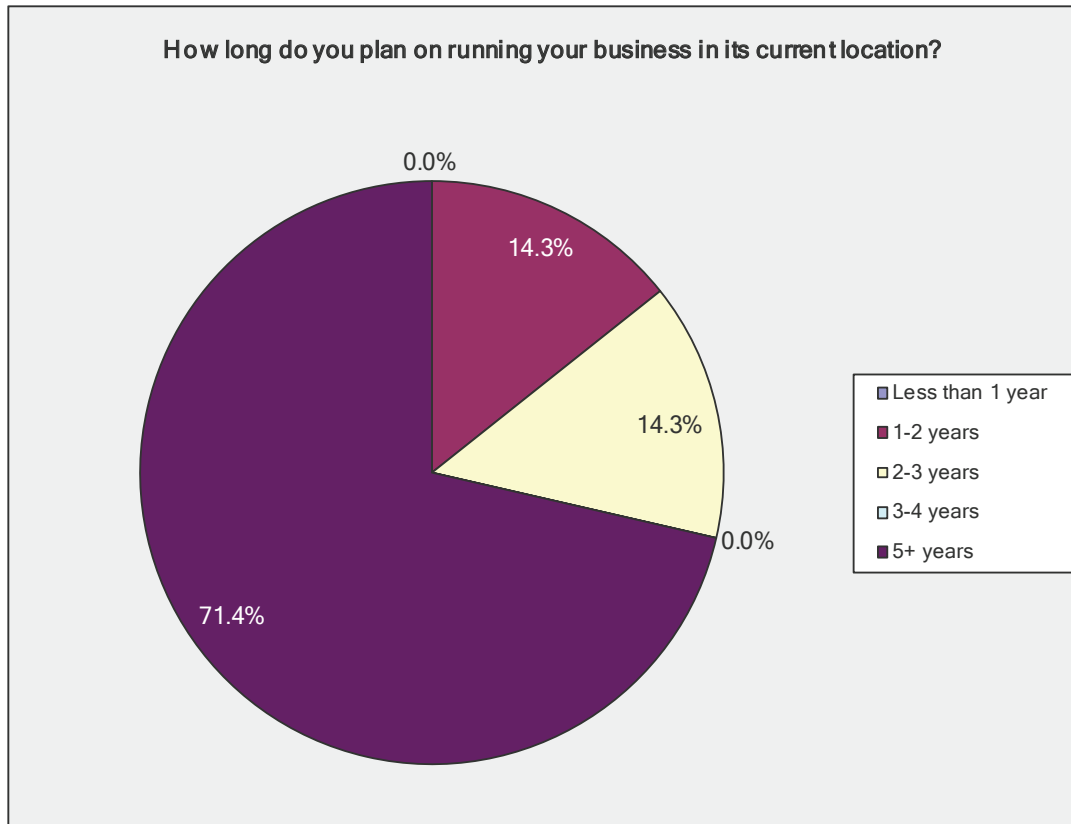
Question 9

Most respondents chose the high ranking of “2.”



Question 10

71.4% respondents indicated that they planned to stay 5+ years. This is intuitive with regards to the institutional managers. The businesses that planned to stay mentioned good location and customers and that they own their building and have invested in it. One respondent indicated that they were considering a move.

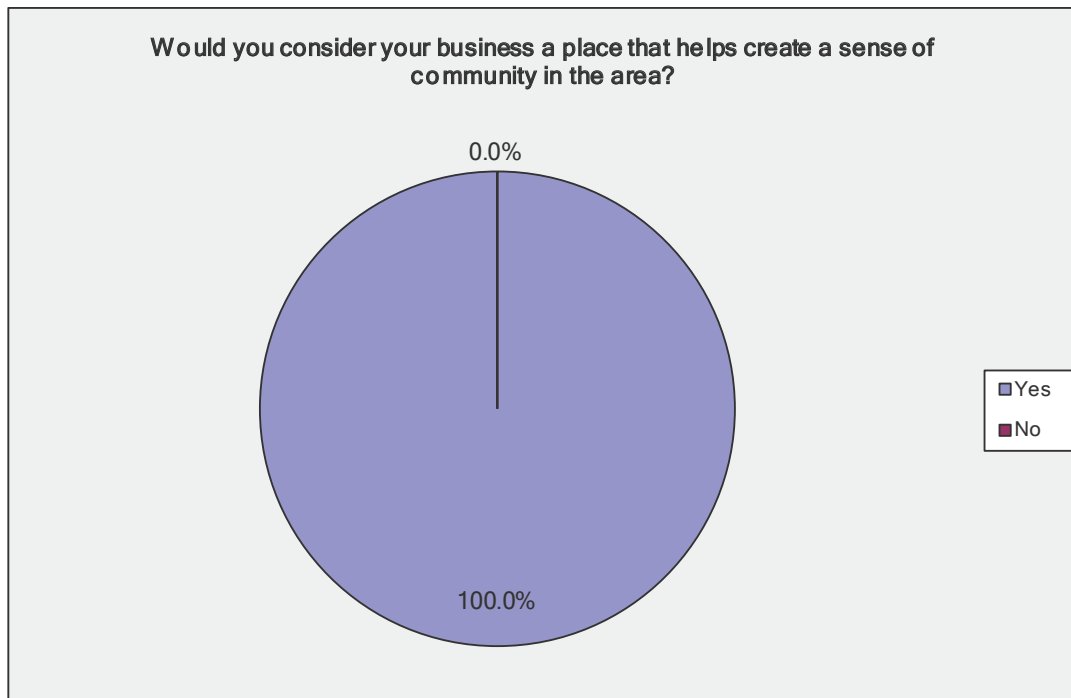


What factors contribute to your answer for question 10? Why are they important?

- As a publicly held endeavor, the Park District owns and cares for the land in perpetuity. This can only change with some change in the law or with voter mandate.
- We may move within the next year
- Springdale is a Historic Cemetery owned by the City of Peoria
- Good Location and Customers
- Indefinitely. As we own and renovated the building, we plan on staying as long as possible.

Question 14

This question aims to assess how businesses and institutions contribute to social capital in the neighborhood. Each respondent indicated that they believed their business creates a sense of community in the neighborhood. The write in answers are provided below.



Please explain your choice

- Parks are a place that bring people together.
- absolutely, there are people that come and do business with us because we are locally owned and operated
- we get to know our customers
- Yes, I have a business that helps our women in the community to have a place to workout and get empowered. All while building new relationships.

Question 15

Answers varied for this question, and are listed below.

Write in: Please list any investments you have made to your business within the last five years.

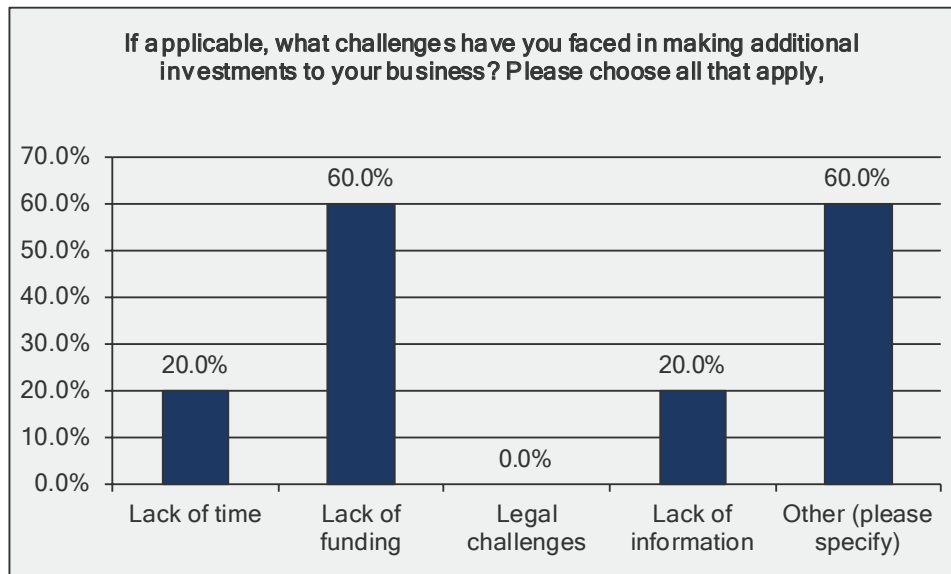
The Peoria PlayHouse Children's Museum was added to the park in June 2015; Rotary Adventure Grove was added in 2014; ongoing capital maintenance also happens at the Zoo and in our parks. we won one of peoria's orchid awards, which is an annual beautification award.

- Various Capital improvements to the facility.
- The entire building has been through rehab and upgrades including electric, HVAC, outdoor, and remodeling.
- we did the parking lot (blacktop)
- side walk

- painting and landscaping
- too many to list
- Total remodel of the building-plumbing, electrical, structural

Question 17

60% of respondents indicated that they have faced challenges in making improvements due to a lack of funding. “Other” comments are listed below:

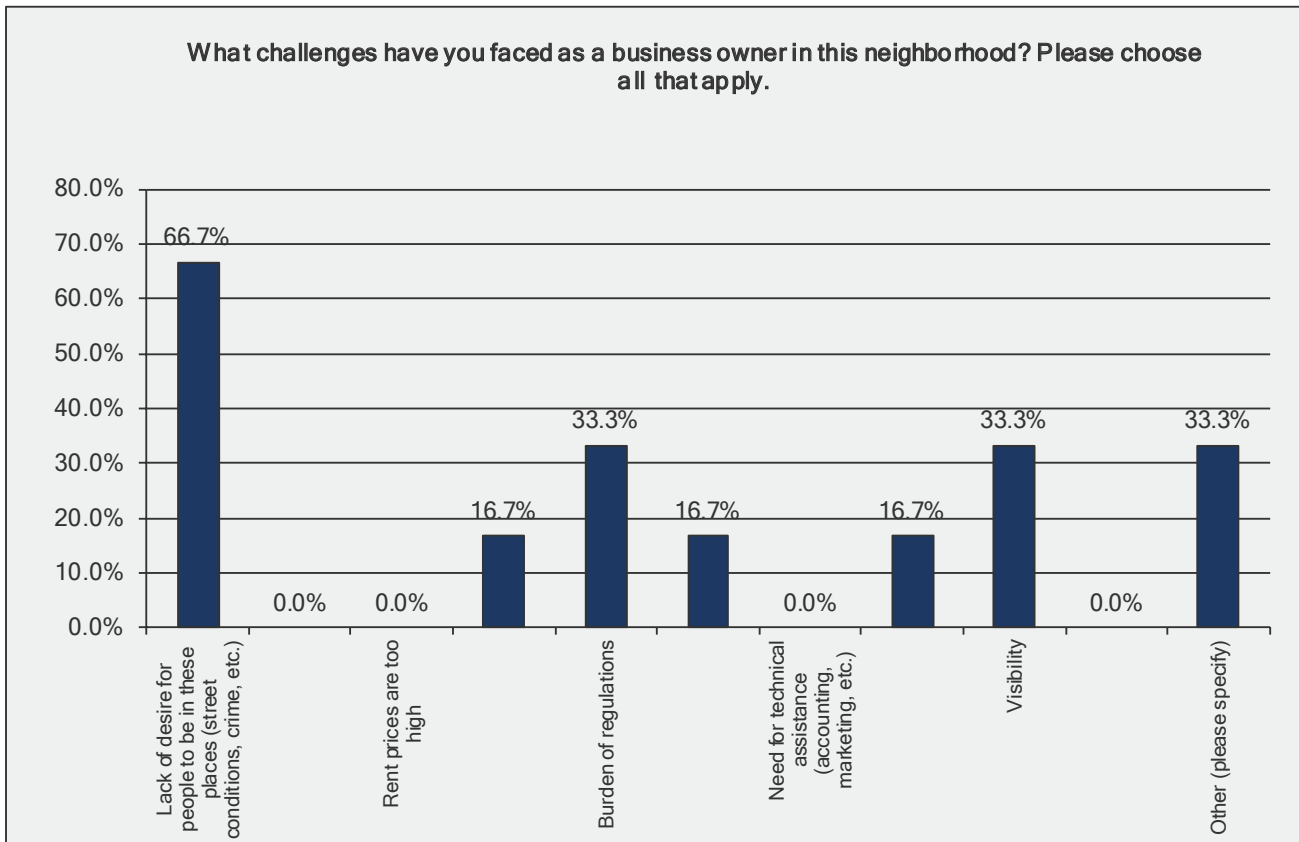


Other (please specify)

- Too many projects, with too few resources to handle them all at once.
- I didn't own it before , after I bought I did all of that
- N/A

Question 18

Most businesses felt challenged by a lack of desire for people to be in these places due to street conditions, crime, etc.



Other (please specify)

- burglary ,security
- Regulations unknown prior to change of ownership

Section 4: Recommendations

While the surveys and interviews produced a rich and varied picture of life in the northern East Bluff neighborhood, similar themes emerged across the data and interviews. The most common themes that can be addressed with policy action include:

- Blight and absentee landlords
- Need for increased safety, and
- Need for more community building.

Common themes inform the following recommendations, which support an overall vision for a neighborhood that promotes mental and physical health through community support, safety, and upkeep of housing stock. Recommendations focus on case studies and policies that the city of Peoria could use to inform revitalization strategies in the neighborhood.



Recommendation 1: Address Blight and Absentee Landlords

Current Initiatives

The city of Peoria works hard and has taken important steps to deal with blight and absentee landlords. The city started the “Peoria Cares” program, which allows residents to report code violations easily from their phones. (Peoria Cares, 2017) The city can also submit work orders to properties with code violations. A work order is an action to clean the property up; the landlord is notified of the work order, and if they do not respond within five days, the city sends their contractors to mitigate problems with properties, and the landlord is charged. The city can also use this process for vacant properties.

Furthermore, the city works with Prairie State Legal Services by referring tenants who experience problems with absentee landlords. The city also provides information about problem properties to Prairie State Legal Services through FOIA. The city advises tenants to continue to pay rent and document issues with landlords while they are bringing cases against their landlords in housing court.

Currently, the city can acquire buildings through a demolition order. The property qualifies for the city to acquire it if there are two or more years of back taxes or two or more years of outstanding water invoices. When the city sends the property to demolition court, they petition for a judicial deed based upon the abandoned property. If the property’s owner does not come to court to contest the city’s petition to take the property, the deed is awarded. However, the abandoned property process does not allow for the city to take vacant land. Once it is acquired, the city can choose not to demolish a building. The city has put out a Request for Proposals in which a buyer can rehab a city owned building within one year in order to obtain a certificate of occupancy. This mirrors some of the Land Banking options discussed further in this section. The city of Peoria can use the following recommendations to build upon the programs it already had in place to tackle blight and absentee landlords.

Strategy: Implement Rental Regulations and Incentives

The Center for Community Progress (CCP) provides a guide (Malach, 2015) with recommendations for encouraging good landlord behavior as well as for pressuring owners of problem properties to improve them. These recommendations are detailed below.

A. Consider implementing a rental licensing ordinance

Currently, the city of Peoria has a landlord registration requirement. The Center for Community Progress recommends that municipalities institute a licensing ordinance, which “requires registration and regular health and safety inspection, may also require other actions by the landlord,

and gives the municipality the power to revoke the landlord's ability to conduct business within the municipality" (Malach, 4.) According to the CCP, a licensing system has more effect in improving rental housing quality than a registration system, because it conditions the right to own and operate rental property on compliance with minimum standards put developed by the municipality.

The city of Peoria's current rental registration requirement is an important first step should the city decide to implement a licensing system, as the city already has information about landlords who would need to go through the licensing process.

Getting landlords into the licensing system:

Malach (2015) explains that a licensing system will have more success if it incorporates as many rental properties as possible. The city of Peoria's preexisting database of rental properties would significantly ease the process of getting property owners into the licensing system. Malach recommends mass mailing a packet of information concerning the new licensing system to known rental property owners. He also recommends that the city work with the county to obtain information about new property transactions, and to mail the same packet of information to new owners. Lastly, he recommends that the city make citizen reporting of rental properties available on their website. The city of Peoria already has this mechanism in place. The CPC recommends that mailed packets include the following:

- A cover letter explaining the licensing requirement affecting all rental properties in the municipality.
- A flier explaining the provisions of the licensing ordinance and regime, and how it benefits both the community and its landlords
- A licensing form, for the owners of rental properties to return to the municipality with the appropriate fee; and
- An affidavit of non-rental status, a sworn document which the owner can complete and return if the property is not being used as a rental property. (Malach, 8)

The CCP guide emphasises the need for municipalities to reach out to landlords before the implementation of a licensing system to reduce pushback from property owners. The city should explain the benefits of the ordinance, and the fact that a performance-based system rewards good landlords while focusing enforcement efforts on bad ones.

Fees:

When implementing a licensing system, the CCP guide suggests that municipalities with limited resources "create a list of screened, approved private inspection firms that will conduct property inspections for a pre-determined fee, payable directly by the property owner to the firm, or hire through a competitive process a single firm to handle all inspections for a set fee. This can save the municipality money, and free up inspectors for more time-sensitive, urgent activities. (Malach, 13)" The guide also suggest that municipalities work together to share the costs of implementing a licensing system.

CCP advises that municipalities keep rental licensing fees as low as possible as to encourage compliance with the licensing requirement. Fees should not be viewed as a significant revenue source, and should be no more than enough to cover the administrative costs of the program. Fees can be charged for re-inspections for property owners who fail to meet a minimum standard, as

well as for property owners who do not get their properties licensed. Malach (2015) highlights a fee system used in Utah, where fees paid by property owners whose properties have had a disproportionate impact on city services such as code enforcement are awarded to good landlords. Furthermore, The CCP guide suggests that municipalities charge fees to landlords whose properties do not meet minimum standards, which can be given back as a rebate if the landlord makes improvements. Similarly, fees could be charged each time an inspection occurs. Lower-rated properties with more inspections will have an incentive to improve and avoid the fees associated with inspection.

Programs aimed at encouraging good landlord practices must be focused on the welfare of tenants. Any penalty directed at a problem landlord that incurs cost could be passed onto tenants. This goes against the goal of this recommendation: to improve tenants quality of life. To avoid causing any unintentional burdens for tenants, the city could focus on rewarding good landlords and using a rental licensing system to encourage landlords to maintain their properties to a minimum standard. However, if the city desires to charge more fees to problem landlords, they should monitor rents charged to ensure that the landlord pays the fees, not the tenant. In short, the city should not make problem landlords pay fees unless they can be sure that these fees are not being passed down to the tenants.

B. Reward good landlords

To encourage good practices by landlords, The CCP guide advises that municipalities disseminate a landlord manual. Malach (2015) advises that cities institute a landlord training program, which the city of Peoria already has in place. He also suggests creating a landlord partnership association to enhance communication between landlords and local government.

The Brooklyn Center, Minnesota Association for Responsible Management (ARM) is a landlord partnership association in the city that serves as a model. Its goals are to:

- Serve as a networking resource for property managers
- Educate and inform property managers about current municipal initiatives
- Improve the safety and quality of all rental properties in the municipality to improve and maintain the municipality's image with citizens and neighbors
- Increase ARM meeting awareness and attendance
- Promote resources for property managers and tenants
- Provide more accessible dialogue between government, residents, and property managers (Malach, 17)

Additionally, Malach suggests that municipalities build a registry of qualified property managers and encourage landlords to hire them. Municipalities can also offer incentives such as a partial fee rebate or waiver of other requirements (such as taking training courses) to problem landlords who hire approved property managers.

Malach highlights many low or no cost ideas for incentives to offer landlords who demonstrate good performance in the licensing system including:

- Provide access to free one-on-one technical help with specific management or maintenance problems. The municipality can line up a small group of people, including property managers, lawyers, and the like, who agree to be available for a modest amount of time for this program.

- Designate a police officer as an ongoing liaison with landlords, to assist not only in crime-free programs, but with specific problems or concerns.
- Regular (monthly or bi-monthly) forums between key municipal officials and landlords where both municipal and landlord concerns can be discussed informally and openly.
- Provide fast-track approval of permits for property improvements
- Offer free advertising of available rentals on the municipal web site and in local newspapers, particularly free weekly merchandising papers.
- Negotiate discounts for good landlords on goods and services at local merchants or from local contractors.
- Provide free or low-cost equipment such as smoke or carbon monoxide detectors, security locks, etc. Municipalities may be able to acquire these in bulk from retailers either as a contribution or at a significantly discounted cost.
- Provide free radon testing (Malach, 19)

Other recommendations include providing a security deposit guarantee to good landlords in order to widen their choice of tenants, and offering good landlords the option to purchase property owned by the city or a land bank at a lower price. Furthermore, municipalities can offer good landlords reduced fees for building permits, garbage removal, or rental licensing.

Case Study: Utah's good landlord program

The state of Utah imposes disproportionate impact fees to landlords whose properties have caused a nuisance. In response to this, the state adopted the good landlord program, which reduces fees for landlords who comply with locally defined criteria. At minimum, landlords must complete a landlord training program approved by the city, implement measures to reduce crime in rental housing, and operate and manage rental housing in accordance with applicable city ordinances. The state revised the program in 2011 due to unintended consequences, and prohibited landlords from retaliating against tenants who requested municipal services such as fire and police. Criteria can also be expanded depending on the municipality. Salt Lake city's ordinance requires the following from landlords in the good landlord program:

- Mandatory lease;
- Require non-discrimination and fair housing as provided in local, state, and federal law;
- Prohibit retaliation against any tenant as the result of reporting violations of a lease agreement, rental dwelling management agreement, or the City Code;
- Require two semi-annual meetings between landlords and tenants;
- Encourage, but not require criminal background check; and
- Direction on the content of the landlord training. (Utah Housing Coalition, 2017)

C. Create a performance-based licensing system

A performance-based licensing system uses data from a property information system to classify properties based on factors such as code violation and tax compliance. The city of Peoria already has a database of rental properties in place, but the information about the properties is limited. To create a more robust property information system that would support a performance-based licensing system, the city should include code compliance information, nuisance incidents, and tax and user charge information in its current database. The city has launched a website PeoriaCode-

Violations.com, which creates a daily list of properties with code violations. The information from this website could be integrated into a property information database.

A performance-based licensing system saves resources for municipalities, as it ensures enforcement efforts are focused on problem property owners. The municipality classifies properties to determine the obligations of problem property owners, as well as how often inspections occur. Obligations for problem property owners could include required participation in a landlord education program or the development of a remedial action plan to be approved by the municipality. Inspection schedules should be based on classification: property owners with worse classifications should be subject to more inspections, while property owners with better classifications should be subject to fewer property inspections. (Malach, 2015)

If they chose to implement a performance-based licensing system, the city of Peoria should avoid using police calls as a factor in rating landlords. The CCP guide mentions that the number of police calls a property receives can be used to rate landlords. However, they caution that this may raise due process, fair housing law, and first amendment rights issues. Malach (2015) cites the city of Brooklyn Center, Minnesota, which excludes police calls resulting from domestic violence incidents in its rating of rental property. In his 2016 book *Evicted*, Matthew Desmond discusses the issues related to penalizing landlords for police calls to their property. Landlords sometimes retaliate against tenants who call the police when they are threatened because it brings city scrutiny on the landlord. The city must avoid this at all costs. These recommendations aim to increase the quality of life of tenants, not further marginalize them.

Case Study: Brooklyn Center, Minnesota

Brooklyn Center, Minnesota implemented a performance based rental license program in 2010. The system incorporates 4 categories of rental licenses, based on the condition of property and the number of public nuisance calls. The chart below shows the different categories, and the requirements associated with each.

Requirement	Type I	Type II	Type III	Type IV
Action Plan	-	-	Required	-
	Recommended	Recommended	Attend 25%	Attend 50%
Association for Responsible Management Meetings				
Crime Free Housing	Phase I (recommended)	Phase I	Phase I and II	Phase I, II, and III
Inspections	Once every three years	Once every two years	Once every year	Once every six months
Mitigation Plan				Required - Must be completed prior to council approval
Monthly Updates	-	-	-	Required

Source: <http://www.cityofbrooklyncenter.org/index.aspx?NID=237>

Strategy: Land Banking

Survey respondents and interviewees discussed an increase in vacant properties in the neighborhood. As shown in the map in Section 1 of this report, Peoria's problem with vacancies is more pronounced in the southern tracts of the city. Vacancies reduce property values and create safety issues. To address this citywide issue, the city of Peoria (or Peoria County) should consider instituting a Land Bank. Land Banks acquire vacant, abandoned and tax foreclosed properties that the private market has rejected, and convert back to productive use. They have been used as a way to revitalize neighborhoods and manage blight in other rustbelt cities. Land Banks are usually created with state enabling legislation and a local ordinance, or they can be separate nonprofit agencies, in the case of the Cuyahoga Land Bank. They can be administered at varying levels: the municipal level, the county level, or the regional level. (Land Banking FAQ, 2017)

When designing the Cook County Land Bank, the county developed a list of funding sources for the Land Bank including grants, taxes, bonding, and TIF. The city of Peoria could use this list as inspiration for funding sources for a potential Land Bank in the city. The full list is provided in the Appendix. Additionally, Value capture can fund Land Banks. With Value Capture, a portion of taxes on properties that the land bank has rehabbed and sold go back to the land bank for a certain number of years after purchase, instead of to the assessor's office. Proponents of a Land Bank can emphasize the fact that the vacant property would otherwise not have generated any revenue to make a case for diverting revenue from the assessor's office. Furthermore, they can emphasize that rehabbing a blighted property can increase the value of a whole street, as homeowners near a vacant property often try to lower their property taxes. (Geeting, 2013)

The case studies below provide examples of land banks in Cook County, Cuyahoga County, and Detroit.

A. Case Study: Cook County Land Bank

Funding

The Cook County Land Bank Authority (CCLBA) is a unit of Cook County government, created by an ordinance. CCLBA is the largest land bank by geography in the country. CCLBA is funded primarily with grants, contributions and revenues from transactions.

Acquiring and selling property

The CCLBA can acquire property through gift, bequest, transfer, exchange, foreclosure, purchase, purchase contracts, lease purchase agreements, installment sales contracts, land contracts, tax sale, scavenger sale or otherwise. Furthermore, the Policies and Procedures section states that "The Land Bank may acquire any property conveyed to it by the State of Illinois, a foreclosing governmental unit, a unit of local government, an intergovernmental entity created under the laws of the State of Illinois, or any other public or private person, including, but not limited to, property without clear title." (CLBA, 2017) The CCLBA can rehab and resell properties, as well as demolish them.

B. Case Study: Detroit Land Bank Authority

Funding

The Detroit Land Bank Authority is financed through a variety of means including property sales, government grants such as Hardest Hit funding, philanthropic support, donations, and fees for service.

Acquiring and selling property

The Detroit Land Bank acquires vacant and abandoned properties, and has a variety of robust programs aimed at blight reduction. They are listed below.

Rehabbed and Ready

Detroit Land bank rehabs properties they own through a partnership with the home depot. The land bank also partners with Quicken Loans to pre approve buyers for mortgage financing.

Own it Now

With their “Own it Now” program, purchasers agree to renovate or demolish property according to standards set by the Land Bank within 6-9 months of closing.

Nuisance Abatement

The Land Bank’s Nuisance Abatement Program allows the city to file a lawsuit against the owners of vacant property that is boarded, open to trespass, neglected, and/or dangerous. The city requests that owners of such property renovate or demolish it, or they risk losing their property to the city.

Side Lot Sales

Furthermore, the land bank offers a side lot program that allows residents to purchase vacant lots adjacent to their property for \$100.

Auction Program

The Detroit Land Bank Authority manages an auction website that displays REOs for purchase. Winning bidders must rehab the homes. (Building Detroit, 2017)

C. Case Study: Cuyahoga Land Bank

Funding

State enabling legislation created The Cuyahoga Land Bank as a nonprofit and separate entity from County Government. The Cuyahoga Land Bank receives a certain portion of the penalties and interest that accrue on delinquent property taxes, in this way, the county does not support the land bank directly out of its general funds, support is contingent on delinquent taxes. The Cuyahoga Land Bank can also receive tax foreclosed properties. Most of these properties have negative equity, but some have positive equity. The land bank stabilizes and resells positive equity property when possible, and the sales of these properties go to support the land bank. Other sourc-

es of funding include gifts, grants and loans, and the issuance of bonds.

Acquiring and selling property

Cuyahoga Land Bank acquires properties through tax foreclosures, real estate owned properties, Fannie Mae, HUD, Housing referrals, and donations. The Land Bank acquires about 100 properties a month.

One properties are acquired, the land bank demolishes properties that cannot be rehabbed. The land bank also offers renovated homes for sale, as well as homes to renovate. With their Deed-in-Escrow Program, the land bank provides an interested buyer with renovation requirements. The buyer then has four months to complete the renovation. If the renovation is deemed adequate by the land bank, the deed is transferred to the buyer. Furthermore, the Owner Occupant Buyer Advantage program sets aside properties that need moderate renovations for 30 days for prospective buyers. These buyers are required to live in the home for at least three years. (Cuyahoga Land Bank Frequently Asked Questions, 2017)

Importance of Affordability and Land Banking

A 2015 report by The Peoria Housing Authority and the Census data presented in Section 1 indicate a need for more affordable housing in Peoria. A Land Bank in Peoria could be used as a strategy to increase affordable housing. For example, the Cook County Land Bank gives priority to buyers who wish to provide affordable housing. They also prioritize the acquisition of “Properties that are currently affordable, but at risk of losing affordability and properties that lend themselves to affordable housing development.” (Cook County Land Bank)

A potential Land Bank in Peoria city/County could look to the Community Land Trust (CLT) model for inspiration. CLTs are nonprofits that lease homes and retain ownership of the land below them, thus making homeownership more affordable. They keep housing affordable in perpetuity; homes are resold at an affordable rate. For example, the The Madison Area Community Land Trust (MACLT) is a nonprofit organization that provides homes for moderate to low income residents (at or below 80% of AMI) . They retain ownership of the land that these homes are on, making the purchase of the home cheaper. When the homes are sold, 75% of the appreciated value stays with the home to ensure affordability for the next buyer. The MACLT provides the following helpful example to explain the affordable resale formula. “Example: You buy a home from the land trust for \$100,000. At that time, the house had an appraised value (i.e. market value) of \$115,000. Ten years later, you want to sell the home, and now it has an appraised value of \$155,000. Plugging these numbers into the resale formula, this house could be resold for (a) original purchase price (\$100,000) plus (b) 25% of the increase in appraised value ($\$40,000 \times 0.25 = \$10,000$) for a total resale price of \$110,000.” (Madison Area CLT, 2017)

Questions 45 and 51 in the resident survey aimed to collect viewpoints surrounding the tension between the costs and benefits of higher property values. When property values rise, homeowners can gain more equity, and there is more property tax available to fund city services. However, higher property taxes can also limit the affordability of a neighborhood. Should the city institute any of the recommendations in this report, they should make sure that the downsides of higher property values are addressed to support affordability and equity in the community. One solution to this problem is a circuit breaker. Circuit breakers limit property tax based on income. Households with lower incomes pay less, property tax, and households with higher incomes pay more. The benefits of circuit breakers depend on income ceilings and maximum benefits. If the in-

come ceiling or benefit limit is too low, less people who need tax relief will receive it. Also, circuit breakers need to be coupled with outreach and education so those that can take advantage are made aware of the available tax benefit.

Circuit breakers should provide benefits to renters or nonelderly people who need property tax relief. In Washington D.C., the Homeowner and Renter property tax credit uses a multiple threshold system to deliver property tax relief. According to a manual developed by Georgetown University, “Individuals or families claiming this tax credit must file a tax return and complete the following tax form: Schedule H Homeowner and Renter Property Tax Credit. Taxes are typically due in mid-April.” (WLCH Permanent Housing Manual) The income ceiling for eligibility for this is \$20,000/year, and the maximum benefit is \$750. (Bowman et al. 2009) In Minnesota, the Property Tax Refund offers electronic filing for the refund. The income ceiling and maximum benefit for eligibility is \$96,940/\$2,310 for homeowners and \$52,300/\$1,490 for renters. (Bowman et al. 2009)



Recommendation 2: Increase Community Safety

The city of Peoria currently has many programs in place to increase community safety such as the local group Peoria Communities Against Violence. Peoria Communities Against Violence uses various strategies to build resistance to crime in the community including festivals, stand downs in response to shooting deaths, peace walks, and Ptown soup. Ptown soup is a shared meal in which community members or organizations present innovative ways that they are working to stop violence in Peoria, and attendees vote on which community members or organizations should receive the funds generated from the event. The following recommendations can enhance current efforts aimed at community safety in the neighborhood and the city of Peoria as a whole.

Create Neighborhood CPTED strategy

What is CPTED?

Crime Prevention Through Environmental Design looks at the way the build environment can be manipulated to deter crime. Traditional CPTED incorporates four themes: Territoriality, Access control, Image, and Natural Surveillance.

Territoriality means using environmental cues to distinguish people who belong from trespassers or intruders. It creates a feeling of ownership that legitimate users of a public space feel while using the space. According to *Making Healthy Places*, “a café with well-maintained front landscaping and sidewalk seating claims ownership of its front yard and in doing so discourages loitering.” (Dannenberg et. al, 88)

Access Control means creating points of access to public and private space that limit access to and escape routes for people who may be inclined to commit crimes. Fencing and signage can highlight access points.

Image means that well-kept areas will be less likely to attract crime than deteriorated ones. Crime is more likely to occur in areas where potential criminals feel like no one cares.

Natural Surveillance means that spaces are set up in such a way that there are many “eyes on the street.” Good lighting and reduction of physical barriers that cause blind spots, as well as neighbors who spend time on their porches, can help increase natural surveillance in communities. (SafeGrowth, 2015)

“2nd Generation” CPTED incorporates the idea that community togetherness is needed to deter crime. 2nd Generation CPTED includes four principles, or the “Four C’s.” The Four C’s are Cohesion, Connectivity, Culture, and Capacity Threshold.

Cohesion means that residents have opportunities to become engaged in the community. Community groups, as well as conflict resolution and problem solving training, can enhance cohesion in neighborhoods. Connectivity means that different communities have channels in which to communicate with one another. Culture means that residents have the opportunity to participate in community events such as sports, festivals, and art projects. Community-wide events have the potential to build community pride and bring people together to share a common purpose. Capacity threshold means that land is used and managed to promote positive uses such as safe congregation areas, and to limit negative uses such as illegal pawn shops.

Safe Growth

The city of Peoria should consider using the SafeGrowth model created by Local Initiatives Support Corporation to facilitate community investment in increasing safety. SafeGrowth provides a framework for communities to incorporate principles of CPTED and community building into strategies for planning safer places. According to LISC “SafeGrowth best occurs through strong and informed neighborhood governance groups. These groups are often led by grassroots community organizations who partner with city agencies and police departments. SafeGrowth strategies vary in length and scope depending on the community assets and liabilities at hand.” (SafeGrowth, 2)

The SafeGrowth Model includes six phases:

- Phase 1: Establishing a community voice
- Phase 2: creating a neighborhood profile
- Phase 3: forming local priorities
- Phase 4: encouraging community engagement
- Phase 5: Implementing a SafeGrowth plan
- Phase 6: ongoing assessment

Phase 1 includes the formation of a safety panel with local stakeholders. Phase 2 includes data collection to understand community concerns related to crime and crime rates. The data collected through this report could be used as a starting point to identifying common community concerns. Phase 3 includes diagnosing problems and crafting local solutions, it often starts with a visioning process to work toward a shared understanding and set of goals related to crime reduction. Phase 4 includes ramification by community members; the SafeGrowth plan is shared with more people in the community to solicit further input. Phases 5 and 6 include developing measurable targets and actions aimed at increasing community safety. These targets and actions should be occasionally reassessed to make sure that they are still aligned with community needs and goals.

CPTED as an element of Crime free rental housing

The city of Peoria could incorporate CTPED principles into landlord education programs and “discuss how CTPED principles might shape property management decision-making.” (LISC SafeGrowth,13) CPTED is an element in many Crime Free Rental Housing Programs. Villages in Illinois including Schaumburg, Sterling, Schiller Park, and O’Fallon all require that rental units pass a CPTED inspection as part of their Crime Free Rental Housing Programs.

Case Studies of CPTED use and success in other communities

CPTED principles were applied in a new zoning district as a neighborhood revitalization and crime reduction strategy in the North Trail Neighborhood in Sarasota, Florida. A team of planners, law enforcement officers, and architects used land use and crime data as well as input from local stakeholders to guide their efforts. New zoning required that “outside lighting be installed and maintained for building entrances, walkways, and parking lots, and that landscaping with ground cover and canopy trees be designed to allow visibility, demonstrate ownership, and enhance the pedestrian environment.” The change in zoning resulted in less calls to police and less crime. (Carter et al., 2003)

Furthermore, in Cincinnati, a partnership with The Cincinnati police department, Keep Cincinnati beautiful, and the Over-the-Rhine Revitalization Corporation used CPTED principles, along with other crime reduction strategies, to revitalize Cincinnati's Over-the-Rhine Neighborhood. The initiative involved the beautification of vacant lots and parks; the community chose these spaces because they were dilapidated and invited crime. The partnership cut overhanging vines and other vegetation that hid criminal activity and planted flowering plants and shrubs to enhance these areas. These strategies, along with other crime reduction efforts, led to a decrease in crime in the area. (Anderson, 2008)



Recommendation 3: Increase opportunities for building community togetherness

A desire for increased community togetherness, as well as racial prejudice, emerged in surveys and interviews. The city of Peoria should consider organizing events meant at building community and addressing racism in the neighborhood. The city has already taken important steps in addressing prejudice with their community conversations on race. (Community conversation on race, 2017) Furthermore, the East Bluff Community Center provides a local space and programming aimed at building community. Residents praised the Community Center in surveys and interviews. The city should consider implementing the following activities to create more opportunities for building social capital and breaking down prejudice.

Community Togetherness to fight Prejudice

The perception shared by some interviewees and survey respondents that welfare services disincentivize work in low income communities is harmful and untrue. Low income families need government assistance to stay afloat. According to an article in the New York Times, studies have shown that welfare assistance “can be of enormous help” to the poor. (Porter, 2015) Welfare can influence longevity, educational attainment, nutrition, and income. (Azier et al, 2015) Currently, welfare programs provide assistance to only about a quarter of needy families, which is “typically only enough to take them a quarter of the way out of poverty. (Porter, 2015) Furthermore, the stereotype that welfare creates dependency has been proven as inaccurate. According to the same New York Times article, “Before welfare reform in 1996, some four in 10 Americans on welfare were on it for only one or two years. Only about a third were on it for five years or more.” (Porter, 2015) Additionally, an article in the Washington Post highlights structural issues such as lack of jobs, poor school quality, low wages, high cost of daycare, and incarceration as the cause of poverty to counter the conservative belief that reliance on welfare causes poverty. (Pimpare, 2017)

Lastly, negative opinions about people who receive Section 8 Vouchers is harmful. Nationally, the program is only able to serve 1 in 4 families that need housing assistance. (Mitchell, 2017) At the city level, the waiting list for vouchers is currently closed. (About PHA, 2017) HUD defines minimum standards for upkeep of Section 8 properties, which counters the negative statements made about Section 8 properties by interviewees. (Mitchell, 2017)

It is important that community members with this prejudice have an opportunity to change their perceptions. The following recommendations could be a step towards creating more understanding of low income people in the Peoria area.

Strategy: Tactical Urbanism

Two interviewees discussed the idea of making the green space outside of the Peoria Child Advocacy Center into more of a pleasant park space. Additionally, some survey responses from youth and adult residents indicated that the neighborhood could use a closer park. Because the county owns that space, it may be more difficult to implement a permanent park project. However, the city of Peoria could use “tactical urbanism” to create a temporary park in that green

space. Tactical Urbanism encompasses cheap, quick, temporary projects aimed at making part of a city more dynamic and enjoyable. For example, (Park)ing Day—a day in which parking spaces are changed into temporary parks—has gained popularity all over the world. (Berg, 2012)

The city of Peoria could take inspiration from (Park)ing Day and bring park equipment such as tables, chairs, grills, and children’s backyard toys into the green space for a limited time. To save money, the city could advertise the creation of the temporary park through its website and fliers, and ask that participants bring their own equipment. The temporary park event could serve two purposes: activating underused urban space and fostering community building and social capital. Ideally, the event would bring families from the neighborhood together to form relationships. If it is successful, the event could occur on a yearly or seasonal basis.

Strategy: Longest Table

Cities including Dayton, Ohio and Tallahassee and St. Petersburg have all hosted “Longest Table” events. The Longest Table incorporates a community meal held at tables set side-by-side, stretching 350 feet in Tallahassee’s case. The event is meant to bring strangers together to discuss challenges and opportunities in the community, especially surrounding race relations and racial prejudice. The event in Tallahassee had a conversation-starter sheet with questions including “What’s the biggest challenge facing our community? What brought you to Tallahassee? What keeps you here? Race relationship in our community is ____.” (Poon, 2016) The event could be East Bluff-wide, or focus on the research area. The event could possibly involve the East Bluff Community Center, as this organization provides programming aimed at community building. Funding for the Tallahassee event came from a Knight Foundation grant.

Recommendation 4: Explore possibilities for partnerships with local nonprofit hospitals

The Gift Avenue Neighborhood is located near two important nonprofit hospitals in the city of Peoria: OSF St. Francis and UnityPoint Health-Methodist. The Robert Wood Johnson Foundation recently published an issue brief entitled “Improving Community Health by Strengthening Community Investment” which outlines strategies for hospital involvement in Community Development. The brief explains how some hospitals are expanding their focus from treatment of individual patients to addressing the social determinants of health in the communities that surround them. They are beginning to look at “upstream” factors such as housing and employment, which affect health outcomes such as life expectancy, stress, and chronic disease. (Hacke and Dean, 2017) This recommendation draws from the Robert Wood Johnson brief and shows that the city of Peoria could partner with OSF and UnityPoint to leverage support for neighborhood revitalization as a public health strategy.

A. Case Studies from Robert Wood Johnson Issue Brief

The Robert Wood Johnson Foundation cites reasons why a hospital would want to invest in surrounding communities including shared fate, which means that by investing in the revitalization of surrounding neighborhoods, a hospital can improve the health of residents and build trust, attract patients, recruit and retain staff, and increase property values for the institution and its surrounding neighborhoods. The following case studies show examples of hospitals that have invested in their surrounding communities that the city of Peoria can look to when proposing a partnership to local nonprofit hospitals.

Johns Hopkins:

In Baltimore, Johns Hopkins helped create the Homewood Community Partners Initiative (HCPI), which worked with the Central Baltimore Partnership and 15 community organizations to develop 29 neighborhood revitalization projects including blight removal, housing, and commercial development. Johns Hopkins invested in these projects and assisted with fundraising.

Dignity Health:

Dignity Health has provided secured and unsecured loans, guarantees and lines of credit for terms up to seven years for community projects. Furthermore, Dignity Health makes below-market rate deposits in credit unions and Community development Financial Institutions. This allows these institutions to make small business and affordable housing loans. Lastly, Dignity Health buys stock in CDFIs.

Greater University Circle Initiative:

In Cleveland, University Hospitals, the Cleveland Clinic, the Cleveland Community Foundation, Case Western Reserve University, and the city have partnered together to form the Greater University Circle Initiative (GUCI). GUCI’s mission is to rebuild disinvested neighborhoods in the city. GUCI has developed a redevelopment plan for seven low-income neighborhoods near the

hospital. According to the Robert Wood Johnson Brief, the plans “combine extensive planning and physical redevelopment with an economic development effort that invests in creating jobs at employee-owned cooperative businesses such as a laundry, greenhouse, and solar installation firm.”

Henry Ford Health System and Detroit Medical Center:

In Detroit, the Henry Ford Health System and Detroit Medical Center joined with Wayne State University to fund and invest in Midtown Detroit, Inc. (MDI). MDI is a nonprofit planning and development organization that focuses on neighborhood revitalization through developing mixed income housing, encouraging commercial activity, and investing in infrastructure. According to the Robert Wood Johnson Brief, MDI “has facilitated over 40 residential developments resulting in over 1,000 new units of housing.” Furthermore, MDI has provided assistance and funding to 30 local businesses.

B. Tri-County Community Health Needs Assessment (CHNA)

The Robert Wood Johnson Brief suggests that organizations seeking to partner with a health institution review its Community Health Needs Assessment. The Patient Protection and Affordable Care Act (Affordable Care Act) requires that nonprofit hospitals conduct a Community Health Needs Assessment every three years, and devise implementation strategies to meet the community needs identified by the assessment. The Tri-County (Peoria, Tazewell and Woodford Counties) Community Health Needs Assessment (CHNA) occurred through a collaborative process between OSF St. Francis and UnityPoint Health-Methodist. In addition, the Central Illinois Community Health Collaborative (CICHC) was created to engage the community in improving public health for this needs assessment, and included the Peoria City/County Health Department, Tazewell County Health Department, Woodford County Health Department, Kindred Hospital, Advocate Eureka Hospital, Hopedale Medical Complex, Pekin Hospital, Heart of Illinois United Way, Heartland Community Health Clinic, Bradley University, and OSF St. Francis and UnityPoint Health-Methodist hospitals. The CHNA was conducted using secondary health data as well as primary data from surveys. (CHNA Tri County Region, 2016)

The Tri-County CHNA identified two main health priorities in the Tri-County Region based on primary and secondary data: Health Behaviors (Active living, healthy eating and subsequent obesity) and Mental Health.

Health Behaviors

Survey results show that 34% of respondents in the Tri-County area indicated that they do not exercise at all, and nearly the same amount of residents exercise 1-2 times a week. The results also show that 65% of residents report no or little (1-2 servings per day) consumption of fruits and vegetables. A very small percentage (5%) consumes five or more servings per day. Furthermore, about two-thirds of residents are overweight or obese. (CHNA Tri County Region, 2016)

Mental Health

In Peoria County, 61.5% of residents perceive that they had good mental health in the years 2010-2014, a slight decrease from 2007-2009. Also in Peoria county, the amount of people who reported having over 8 days of “not good” mental health grew from 11.9% in 2007-2009 to 17.8% in 2010-2014. (CHNA Tri County Region, 2016)

The city of Peoria should consider entering into a partnership with either or both of the two nonprofit hospitals in the city to invest in the Gift Avenue neighborhood and other communities in need of revitalization. According to the CHNA, the results of the assessment can inform decision-making of healthcare organizations and the creation of strategic plans and programming. The CHNA report states, “Results of this study will act as a platform that allows healthcare organizations to orchestrate limited resources to improve management of high-priority challenges. By working together, hospitals, clinics, agencies and health departments will use this CHNA to improve the quality of healthcare in the Tri-County region.” (CHNA Tri County Region, 6)

Because their CHNA indicates issues with active living and mental health in the Tri-County area, these hospitals are most likely interested in supporting initiatives that will improve these issues. My recommendation for using Tactical Urbanism to reprogram underused green space along with recommendations for addressing absentee landlords and blight connect with the with the CHNA’s focus on Active Living and Mental Health: improving green space will allow for increased opportunities for physical activity and improved mental health, and reducing blight can positively affect mental health. The city of Peoria could work with the OSF St. Francis and UnityPoint Methodist hospitals to secure funding to implement my recommendations for using Tactical Urbanism, implementing a rental licensing ordinance and Good Landlord program, and instituting a Land Bank.



Section 5: PTO Presentation

Once I compiled the data from my research and drafted recommendations, I traveled back to Peoria to present my findings and recommendations to stakeholders including residents, teachers and one city official. The presentation took place during the PTO meeting at the Von Steuben Middle School. After the presentation, I held an informal discussion with attendees about their reactions to the research and their general opinions related to the neighborhood. Their responses aligned with my findings and recommendations, and added rich information to my understanding of the neighborhood.

Reactions to Recommendations:

One attendee expressed interest in learning about the RFP process for city owned properties, and a city official informed him that he could find more information about available properties through the Demo List on the City of Peoria legal department website. Attendees and the city official expressed interest in the idea of a Land Bank for the city of Peoria. Attendees also reacted positively to the CPTED idea, and felt that more “eyes on the street” would increase neighborhood safety. Furthermore, the “Longest Table” idea garnered positive responses, and a the official expressed interest in contacting other cities that had put on similar events.

In relation to the recommendation for a rental licensing ordinance, the city official brought up an important issue with manpower, as the city has 8 code enforcement officers. The CCP suggests that municipalities with funding or manpower challenges can contract with an outside inspection provider, who can charge landlords directly.

Community Assets/Opportunities:

An attendee explained that he organized youth baseball, and valued the Von Steuben baseball field as a healthy asset for the community. This attendee loved the neighborhood and stated that it was the best neighborhood in Peoria. Attendees also cited the annual July 3 fireworks on the fields as an asset for community togetherness.

Attendees discussed opportunities for youth in the neighborhood at length. They valued the fact that the research looked at the opinions of youth, because youth are often aware of things in the neighborhood that adults are not. One participant believed that youth were “evidence builders.” Attendees discussed existing youth programming such as volunteering, summer life skills classes and core course support, the Boys and Girls Club, and tutoring out of local churches.

Another attendee brought up the importance of religion in the neighborhood, many families went to church and built community that way. This attendee also discussed a community garden at the Forrest Hill United Methodist Church.

Challenges:

While they felt that community events were important, attendees cited the challenge of actually getting people to come out to them. PTO members explained that food was necessary to entice people to attend events, and that parents came out for “non-threatening” events like basketball games and movie nights, but they were less likely to attend parent teacher conferences. PTO members felt that conveniences such as online registration and parent links contributed to a

loss of face time between teachers and parents.

Additionally, one attendee brought up that local community centers such as the East Bluff Community Center, were integral to community strength, but they faced funding challenges.

Building Relationships:

At the PTO meeting, a representative from the city, the Gift Avenue Neighborhood Association, and parents were able to connect and discuss fledgling ideas for community building. A parent connected with the city official over an idea for more youth baseball games, and a representative of the Gift Avenue Neighborhood Association invited all attendees to a “Great American Cleanup” and pizza party the association was hosting on May 4. PTO members and this representative expressed interest in planning a joint event with the school and the neighborhood association.



References

“About HCV.” Peoria Housing Authority. N.p., n.d. Web. 29 Mar. 2017. <<http://www.peoriahousing.org/about-section-8/>>.

“About” Madison Area Community Land Trust. N.p., n.d. Web. 31 Mar. 2017. <<http://affordable-home.org/>>.

“A Framework Strategy for Redevelopment.” Peoria Housing Authority (n.d.): n. pag. Web. Feb. 2015.

Aizer, Anna, Shari Eli, Joseph P. Ferrie, and Adriana Lleras-Muney. “The Long Term Impact of Cash Transfers to Poor Families.” NBER. N.p., n.d. Web. 29 Mar. 2017. <<http://www.nber.org/papers/w20103>>.

Anderson, Karin. “Revitalizing Over-the-Rhine Cincinnati, Oh.” MetLife Foundation Community-Police Partnership Award Winner (n.d.): n. pag. 2008. <https://casesimportal.newark.rutgers.edu/storage/documents/multi_level_governance_networking/public/case/Keep_Cincinnati_Beautiful_Cincinnati_Police_Department.pdf>

Berg, Nate. “The Official Guide to Tactical Urbanism.” CityLab. N.p., 06 Mar. 2012. Web. 31 Mar. 2017. <<http://www.citylab.com/design/2012/03/guide-tactical-urbanism/1387/>>.

Bowman, John H., Kenyon, Daphne A., Langley, Adam, and Paquin, Bethany P. Property Tax Circuit Breakers: Fair and Cost-effective Relief for Taxpayers. Cambridge, MA: Lincoln Institute of Land Policy, 2009. Web.

Carter, Sherry Plaster, Stanley L. Cater, and Andrew L. Dannenberg. “Zoning Out Crime and Improving Community Health in Sarasota, Florida: “Crime Prevention Through Environmental Design”.” American Journal of Public Health 9.3 (n.d.): n. pag. Web. Sept. 2003. <<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1447990/>>.

Causa Justa/Just Cause. Development Without Displacement. Retrieved from <http://cjjc.org/en/publications/reports/item/1421-development-without-displacement-resisting-gentrification-in-the-bay-area>

“Chapter 103 - LAND BANK AUTHORITY.” Municode Library. N.p., n.d. Web. 30 Mar. 2017. <https://www.municode.com/library/il/cook_county/codes/code_of_ordinances?nodeld=PTIILADEOR_CH103LABAAU&searchText=>>.

“Community Conversation on Race.” Community Conversation on Race « City of Peoria, Illinois. N.p., n.d. Web. 31 Mar. 2017. <<http://www.peoriagov.org/community-conversation-on-race/>>.

“Community Development Launches PeoriaCodeViolations.com.” Community Development Launches PeoriaCodeViolations.com « City of Peoria, Illinois. N.p., n.d. Web. 30 Mar. 2017.

“Community Health Needs Assessment 2016 Tri-County Region PEORIA COUNTY TAZEWELL COUNTY WOODFORD COUNTY.” (n.d.): 39-60. OSF St. Francis Medical Center, July 2016. Web. <https://www.osfhealthcare.org/media/filer_public/4b/0f/4b0f6793-d9e8-499d-870b-ecfac56a14f2/2016ch-na-peoria-full.pdf>.

De Leon, Erwin, and Joseph Shilling. “Urban Blight and Public Health: Addressing the Impact of Substandard Housing, Abandoned Buildings, and Vacant Lots.” The Urban Institute(2017): n. pag. Retrieved from: http://www.urban.org/research/publication/urban-blight-and-public-health/view/full_report

Desmond, Matthew. *Evicted: Poverty and Profit in the American City*. London: Penguin, 2017. Print.

“FAQ.” Building Detroit. N.p., n.d. Web. 31 Mar. 2017. <<http://www.buildingdetroit.org/Faq/>>. “Frequently Asked Questions.” Cuyahoga Land Bank - Frequently Asked Questions. N.p., n.d. Web. 31 Mar. 2017. <<http://www.cuyahogalandbank.org/faq.php#howfunded>>.

“Frequently Asked Questions.” Cuyahoga Land Bank. N.p., n.d. Web. 30 Apr. 2017. <<http://www.cuyahogalandbank.org/>>.

Geeting, Jonathan. “How to Fund a Land Bank With Value Capture.” Next City. N.p., Sept. 2013. Web. 30 Mar. 2017. <<https://nextcity.org/daily/entry/how-to-fund-a-land-bank-with-value-capture>>.

“Good Landlord Program.” Utah Apartment Association. N.p., n.d. Web. <<https://www.uaahq.org/good-landlord/>>.

Hacke, Robin, and Katie Grace Deane. “Improving Community Health by Strengthening Community Investment.” Robert Wood Johnson Foundation, Mar. 2017. Web. <<http://www.rwjf.org/content/dam/farm/reports/reports/2017/rwjf435716>>.

“Home.” Cook County Land Bank Authority. N.p., n.d. Web. 30 Mar. 2017. <<http://www.cookcountylanbank.org/>>.

“Land Banking FAQ | Center for Community Progress.” Center for Community Progress. N.p., n.d. Web. 30 Mar. 2017. <<http://www.communityprogress.net/land-banking-faq-pages-449.php>>.

“Land Banking.” Madison Area Community Land Trust. N.p., n.d. Web. 01 May 2017. <<http://affordablehome.org/resources/land-banking/>>.

Making Healthy Places. Dannenberg et al. 2011. Island Press.

Malach, Allan. “RAISING THE BAR A Short Guide to Landlord Incentives and Rental Property Regulation.” (n.d.): n. pag. Center for Community Progress, Dec. 2015. Web. <http://mayorscaucus.org/wp-content/uploads/2016/01/SSMMA_landlord-incentives_how-to-guide_final-am-12-28-15.pdf>.

“Nonowner-Occupied Information.” Nonowner-Occupied Information « City of Peoria, Illinois. N.p., n.d. Web. 30 Mar. 2017. <<http://www.peoriagov.org/peoria-rental-information/>>.

“PEORIA CARES.” PEORIA CARES « City of Peoria, Illinois. N.p., n.d. Web. 29 Mar. 2017. <<http://>

www.peoriagov.org/peoria-cares/>.

“Peoria Community Against Violence.” Peoria Community Against Violence. N.p., n.d. Web. 31 Mar. 2017. <<http://www.peoriacommunityagainstviolence.org/>>.

Sources:

Pimpare, Stephen. “Analysis | Laziness Isn’t Why People Are Poor. And iPhones Aren’t Why They Lack Health Care.” The Washington Post. WP Company, 08 Mar. 2017. Web. 29 Mar. 2017. <https://www.washingtonpost.com/posteverything/wp/2017/03/08/laziness-isnt-why-people-are-poor-and-iphones-arent-why-they-lack-health-care/?utm_term=.15d572f891c7>.

Planning and Designing for Healthy Environments in Peoria. UIUC College of Fine and Applied Arts, n.d. Web. 01 May 2017. <<https://publish.illinois.edu/healthypeoria/>>.

Nchh. “National Center for Healthy Housing.” NCHH Home. N.p., n.d. Web. 01 May 2017. <<http://www.nchh.org/>>.

“Policies & Procedures.” Cook County Land Bank Authority. N.p., n.d. Web. 31 Mar. 2017. <<http://www.cookcountylandbank.org/about/policies-procedures/>>.

Poon, Linda. “Can Dinner at an Enormous Table Help Tallahassee Break Down Barriers?” CityLab. N.p., 13 Apr. 2016. Web. 31 Mar. 2017. <<http://www.citylab.com/politics/2016/04/dinner-at-the-longest-table-helps-tallahassee-break-down-barriers/477714/>>.

Porter, Eduardo. “The Myth of Welfare’s Corrupting Influence on the Poor.” The New York Times. The New York Times, 20 Oct. 2015. Web. 29 Mar. 2017. <https://www.nytimes.com/2015/10/21/business/the-myth-of-welfares-corrupting-influence-on-the-poor.html?_r=0>.

“Rental Dwellings.” Brooklyn Center, MN - Official Website - Rental Dwellings. N.p., n.d. Web. 29 Mar. 2017. <<http://www.cityofbrooklyncenter.org/index.aspx?nid=316>>.

“Renter’s Property Tax Refund.” Renter’s Property Tax Refund. Minnesota Department of Revenue, Web. 21 Feb. 2017. <http://www.revenue.state.mn.us/individuals/prop_tax_refund/Pages/Renters_Property_Tax_Refund.aspx>.

“Revitalizing Over-the-Rhine.” MetLife Foundation Community-Police Partnership Award Winner (n.d.): n. pag. Web. <https://casesimportal.newark.rutgers.edu/storage/documents/multi_level_governance_networking/public/case/Keep_Cincinnati_Beautiful__Cincinnati_Police_Department.pdf>.

Right to the City Alliance. The Rise of the Corporate Landlord. July 2014. Retrieved from <http://righttothecity.org/cause/rise-of-the-corporate-landlord/>

Robert Wood Johnson Foundation. Housing and Health. May 2011. Retrieved from <http://www.rwjf.org/en/library/research/2011/05/housing-and-health.html>

“SafeGrowth.” Local Initiatives Support Corporation (n.d.): n. pag. Community Safety Paper Series. Web. http://programs.lisc.org/csi/images/strategies_&_solutions/asset_upload_file3_16229.pdf

U.S. Census Bureau. (2014). American Community Survey 5-year estimate. Retrieved from http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_B25106&prodType=table

“WLCH Permanent Housing Manual.” Georgetown Law - WLCH Permanent Housing Manual. Georgetown Law, n.d. Web. 21 Feb. 2017. <http://www.law.georgetown.edu/faculty/jross/wlch/shelter_detail.cfm?ID=11>.

Appendix A: Full Results for all Surveys

Resident Survey

Question 1

Do you live within the boundaries of Knoxville, Prospect, War Memorial, and McClure in the city of Peoria?		
Answer Options	Response Percent	Response Count
Yes	97.4%	38
No	2.6%	1
answered question		39
skipped question		5

Question 2

N/A

Question 3

There was a wide array of responses for this question. The most popular answers were “Knoxville, McClure, Wisconsin, and Forrest Hill” and “Forest Hill, Prospect, McClure, Wisconsin,” with five respondents each identifying their neighborhood as falling into these boundaries. Most other answers included Prospect and Knoxville as the boundaries to the east and west, with a variation of streets as the northern and southern boundaries.

How do you personally define your neighborhood? What are its borders?		
	Response Percent	Response Count
East Bluff	2.86%	1
Forrest Hill and Knoxville	2.86%	1
Forrest Hill, Prospect, McClure, Wisconsin	14.29%	5
Homeowners	2.86%	1
In decline	2.86%	1
Jackson Corners	2.86%	1
Knoxville, Forrest Hill, Corrington, California	2.86%	1
Knoxville, McClure, Wisconsin, Forrest Hill	14.29%	5
Knoxville, Prospect, Forrest Hill, McClure	2.86%	1
Knoxville, Prospect, War Memorial, Forrest Hill	2.86%	1
Knoxville, Prospect War Memorial, McClure	2.86%	1
Knoxville, War Memorial, Forrest Hill, Wisconsin	5.71%	2
Knoxville, War Memorial, Prospect	2.86%	1
McClure, Wisconsin, Knoxville	2.86%	1
Nice	2.86%	1
Not Sure	5.71%	2
Pennsylvania to McClure	2.86%	1
Prospect, Forrest Hill	2.86%	1
Prospect, Knoxville	2.86%	1
Quiet	8.57%	3

Safe	2.86%	1
Violent Youth	2.86%	1
Wisconsin, Virginia, Indiana	2.86%	1
Working People	2.86%	1
Uncategorized	8.57%	3
<i>Answered Question</i>		35
<i>Skipped Question</i>		9

Question 4

Discussion in Main Report

Please indicate your level of satisfaction with your neighborhood, with 1 being excellent and 7 being very poor		
Answer Options	Response Percent	Response Count
1: Excellent	14.0%	6
2	23.3%	10
3	18.6%	8
4: Moderate	18.6%	8
5	11.6%	5
6	4.7%	2
7: Very Poor	9.3%	4
<i>answered question</i>		43
<i>skipped question</i>		1

Question 5

Discussion in Main Report

What keeps you in your neighborhood? What do you perceive as some of the neighborhood's most important assets?		
	Response Percent	Response Count
Aesthetic	11.63%	5
Negative Response	11.63%	5
Can't afford to move	18.60%	8
Cheap	11.63%	5
Diversity	4.65%	2
Good Neighbors	46.51%	20
Homewoner	13.95%	6
Comfortable	13.95%	6
Near Amenities/ Work	34.88%	15
Nothing	4.65%	2
Quiet	9.30%	4
Safety	6.98%	3
<i>Answered Question</i>		43
<i>Skipped Question</i>		1

Question 6

The majority of respondents had lived in the neighborhood for more than 20 years, and the second highest percentage had lived there for 11-19 years.

How long have you lived in your neighborhood?		
	Response Percent	Response Count
Less than 1 year	11.63%	5
1-5 years	16.28%	7
6-10 years	16.28%	7
11-19 years	25.58%	11
20 plus years	30.23%	13
<i>Answered Question</i>		43
<i>Skipped Question</i>		1

Question 7

Discussion in Main Report

Do you plan on staying in your neighborhood for an extended period?		
Answer Options	Response Percent	Response Count
Yes	60.5%	26
No	7.0%	3
Unsure	32.6%	14
Please explain your choice.		39
<i>answered question</i>		43
<i>skipped question</i>		1

Please explain your choice.		
	Response Percent	Response Count
Y-Can't Afford to move	7.69%	3
Y-Cheap	7.69%	3
Y-Comfortable	12.82%	5
Y-Family-Oriented	2.56%	1
Y-Good Neighbors	20.51%	8
Y-Homeowner	25.64%	10
Y-Nearby Amenities	5.13%	2
Y-Safety	2.56%	1
U-Crime	2.56%	1
U-Employment	5.13%	2
U-Expenses	7.69%	3
U-Looking to Upgrade	5.13%	2
U-Old Age	2.56%	1
U-Renting	2.56%	1
U-Schools	2.56%	1
N-Employment	2.56%	1
N-Safety	2.56%	1
N-Schools	2.56%	1

Uncategorized	7.69%	3
<i>Write In Responses</i>		39
Y: Yes, N: No, U: Unsure		

Question 8

Discussion in Main Report

Over time, have you observed any changes in the neighborhood? If so, please explain.			
	Response Percent	Response Count	
Better Aesthetics/ Property Upkeep	2.44%	1	
Less Community togetherness	4.88%	2	
Less Safe	31.71%	13	
Lower Property Values	7.32%	3	
More Diversity	2.44%	1	
More Homes for sale	2.44%	1	
More Rentals	29.27%	12	
More Vacancies	4.88%	2	
No	21.95%	9	
Not here long enough	4.88%	2	
Quieter	2.44%	1	
Worse Aesthetics/Property Upkeep	29.27%	12	
Uncategorized	4.88%	2	
<i>Answered Question</i>		41	
<i>Skipped Question</i>		3	

Question 9

Discussion in Main Report

What changes would you like to see in your neighborhood?			
	Response Percent	Response Count	
Better Infrastructure	25.00%	10	
Better Schools	2.50%	1	
Blight Reduction Program	2.50%	1	
Community Togetherness	10.00%	4	
Less Crime	17.50%	7	
Less Rentals/ Better Landlords	17.50%	7	
Less Vacant homes	7.50%	3	
More code enforcement	2.50%	1	
More police	10.00%	4	
More street lights	2.50%	1	
None	10.00%	4	
Park	2.50%	1	
Property Upkeep	17.50%	7	
Safety Signage	2.50%	1	
Small Businesses	2.50%	1	
Uncategorized	5.00%	2	
<i>Answered Question</i>	100.00%	40	
<i>Skipped Question</i>	10.00%	4	

Question 10

Questions 10- 15 aim to assess the existence of social capital among respondents.

Are there places in or near your neighborhood where you can go to socialize or feel a sense of community?		
Answer Options	Response Percent	Response Count
Yes	38.5%	15
Somewhat	17.9%	7
No	43.6%	17
If you answered "Yes" or "Somewhat," please indicate where these places are.		21
answered question		39
skipped question		5

If you answered "Yes" or "Somewhat," please indicate where these places are.		
	Response Percent	Response Count
Bar	9.52%	2
Church	23.81%	5
Community Center	19.05%	4
EBNHS	9.52%	2
Not Safe	4.76%	1
Park	42.86%	9
Peoria Playhouse	4.76%	1
Restaurants	9.52%	2
Stadium	4.76%	1
Uncategorized	4.76%	1
<i>Write In Responses</i>		39

Question 11

There was a wide distribution of answers to this question, but the majority (About ¼) of respondents indicated that they knew their neighbors "moderately well."

Please indicate how well you know your neighbors or other people in your neighborhood, with 1 being very well and 7 being not very well or at all.		
Answer Options	Response Percent	Response Count
1: very well	10.3%	4
2	15.4%	6
3	12.8%	5
4: moderately well	25.6%	10
5	15.4%	6
6	7.7%	3
7: not very well or not at all	12.8%	5
answered question		39
skipped question		5

Question 12

The majority (46.51%) of respondents indicated that they have people they can rely on in their neighborhood.

Do you have people you can rely on in your neighborhood?		
Answer Options	Response Percent	Response Count
Yes	46.5%	20
Somewhat	37.2%	16
No	16.3%	7
answered question		43
skipped question		1

Question 13

The majority of respondents (69.05%) did not belong to a local club or group in the neighborhood. Those who were involved mentioned belonging to organizations such as the Jackson Corners Neighborhood Association, the East Bluff Neighborhood Housing Services, and local churches.

Note: the fact that many respondents mentioned belonging to the Jackson Corners Neighborhood Association does not indicate a wider trend, because the survey was distributed at a Neighborhood Association meeting.

Are you part of any local groups, clubs or associations in or near your neighborhood?		
Answer Options	Response Percent	Response Count
Yes	31.0%	13
No	69.0%	29
If yes, please indicate what groups, clubs or associations you are part of.		15
answered question		42
skipped question		2

If yes, please indicate what groups, clubs or associations you are part of.		
	Response Percent	Response Count
A.A.	6.67%	1
Boy Scouts	6.67%	1
Church	13.33%	2
Community Center	6.67%	1
Community Garden	6.67%	1
EBNHS	13.33%	2
Neighborhood Association	53.33%	8
Neighborhood Watch	6.67%	1
Volunteering	6.67%	1
Uncategorized	13.33%	2
<i>Write In Responses</i>		15

Question 14

The majority of respondents who were not involved in a local club or group indicated that they were interested in this, indicating a “market” for more local groups.

If you are not part of any local groups, clubs or associations, is this something you would be interested in?		
Answer Options	Response Percent	Response Count
Yes	60.6%	20
No	39.4%	13
answered question		33
skipped question		11

Question 15

The majority of respondents indicated that they would like to see more youth programming in the neighborhood.

What (if any) additional local groups or programs would you like to see in your neighborhood? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Book Club	26.7%	8
Youth Programming	66.7%	20
Garden Club	46.7%	14
Team sports club	26.7%	8
Spiritual/Religious Group	33.3%	10
Other (please specify)	26.7%	8
answered question		30
skipped question		14

Other (please specify)			
	Response Percent	Response Count	
Art Club	12.50%	1	
Block Parties	12.50%	1	
Game Night	25.00%	2	
Interaction with Police	12.50%	1	
Open Mic	12.50%	1	
Uncategorized	50.00%	4	
<i>Write In Responses</i>		8	

Question 16

Questions 16-20 aim to gather information about resident’s interactions with green space. The vast majority of residents indicated that they do enjoy spending time outside.

Do you enjoy spending time outdoors?		
Answer Options	Response Percent	Response Count
Yes	92.9%	39
No	7.1%	3
answered question		42
skipped question		2

Question 17

Most respondents spend time outside in their yards. It should be mentioned that in the write in questions, two respondents indicated that they felt it was too dangerous to spend time outside in the neighborhood.

If you chose yes, where do you spend the most time outdoors in or near your neighborhood? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Park	46.3%	19
Sidewalks	31.7%	13
Streets	14.6%	6
Front porch	48.8%	20
Back porch	22.0%	9
Yard	75.6%	31
Other (please specify)	22.0%	9
answered question		41
skipped question		3

Other (please specify)			
	Response Percent	Response Count	
Bike Trail	11.11%	1	
Nature Center	11.11%	1	
Too unsafe	22.22%	2	
Uncategorized	55.56%	5	
<i>Write In Responses</i>		9	

Question 18

Most respondents spend time walking outdoors.

If you chose yes, what outdoor activities do you participate in? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Walking	76.3%	29
Biking	26.3%	10
Running	7.9%	3
Gardening	44.7%	17
Sports	15.8%	6
Just spending time in nature	55.3%	21
Other (please specify)	26.3%	10
answered question		38
skipped question		6

Other (please specify)			
	Response Percent	Response Count	
Camping	10.00%	1	
Garbage Pickup	10.00%	1	
Mowing	10.00%	1	
Playing with Kids	30.00%	3	
Reading	10.00%	1	

Swimming	10.00%	1
Uncategorized	20.00%	2
<i>Write In Responses</i>		10

Question 19

Discussion in Main Report

Please indicate the number that best represents the ease of access to parks or other green space from your neighborhood, with 1 being excellent and 7 being very poor.		
Answer Options	Response Percent	Response Count
1: excellent	18.6%	8
2	18.6%	8
3	9.3%	4
4: moderate	18.6%	8
5	14.0%	6
6	4.7%	2
7: very poor	16.3%	7
<i>answered question</i>		43
<i>skipped question</i>		1

Question 20

Discussion in Main Report

Please indicate the number that best represents the quality of parks or other green space in or near your neighborhood, with 1 being excellent and 7 being very poor.		
Answer Options	Response Percent	Response Count
1: excellent	14.0%	6
2	16.3%	7
3	16.3%	7
4: moderate	20.9%	9
5	11.6%	5
6	7.0%	3
7: very poor	14.0%	6
<i>answered question</i>		43
<i>skipped question</i>		1

Question 21

Discussion in Main Report

Please indicate your level of satisfaction with nearby businesses, with 1 being excellent and 7 being very poor.		
Answer Options	Response Percent	Response Count
1: excellent	14.6%	6
2	9.8%	4
3	14.6%	6
4: moderate	26.8%	11
5	19.5%	8
6	9.8%	4
7: very poor	4.9%	2
<i>answered question</i>		41
<i>skipped question</i>		3

Question 22

Respondents identified a vast array of businesses, but most commonly mentioned Kroger and Walgreens as valuable for their convenience.

What nearby businesses do you frequent the most? What keeps you coming back?		
	Response Percent	Response Count
Ace Hardware	4.88%	2
Alwans	2.44%	1
Carwash	2.44%	1
Chef and the Baker	2.44%	1
Corner Store	2.44%	1
Crusens	7.32%	3
Dollar Store	12.20%	5
Emos	2.44%	1
Family Video	2.44%	1
Fast Food	14.63%	6
Gas Station	14.63%	6
God's Mission Thrift	7.32%	3
Hyvee	2.44%	1
Kroger	31.71%	13
La Gondola	4.88%	2
La Mexicana	2.44%	1
Lakeview Library	2.44%	1
Leonardo's Pizza	4.88%	2
Lou's Drive-in	2.44%	1
Peoria Player Theatre	2.44%	1
Rumbergers	2.44%	1
Save a lot	2.44%	1
Schooners	7.32%	3
Stephanie's	4.88%	2
Trefzgers	2.44%	1
Walgreens	31.71%	13
Walmart	4.88%	2
Uncategorized	4.88%	2
<i>Answered Question</i>		41
<i>Skipped Question</i>		3

Question 23

At least 1/3 of respondents indicated that they would like to see further investment in each answer choice, with the most indicating that they would like to see increased investment in infrastructure. In reference to local businesses, one respondent wrote "Would love to see businesses fill in that little stretch one block south of McClure, similar to what Stephanie's Resale Store did, and the Sunbeam District down by Bradley. Do something with that old Drugstore at Knoxville and McClure. And the Soon-to-be-vacant Doctors office at Corrington."

Where would you like to see increased investment in your neighborhood? Please choose all that apply:		
Answer Options	Response Percent	Response Count
Housing Stock (homes and apartment buildings)	35.7%	15
Public Spaces	33.3%	14
Local Businesses	45.2%	19
Infrastructure (sewers, streets)	71.4%	30
Other (please specify)	16.7%	7
answered question		42
skipped question		2

Other (please specify)			
	Response Percent	Response Count	
Local Business	14.3%	1	
Infrastructure	42.9%	3	
Opportunities for youth	14.3%	1	
Police Force	14.3%	1	
Uncategorized	28.6%	2	
<i>Write In Responses</i>		7	

Question 24

The majority of respondents indicated that they would like to see a cafe in the neighborhood. As a “third space” a cafe would increase opportunities for the building of social capital in the neighborhood.

If you could have any new resources added to your neighborhood, what would they be? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Grocery store	24.4%	10
Community center	26.8%	11
Café	51.2%	21
Park	14.6%	6
Landscaping	36.6%	15
Other (please specify)	19.5%	8
answered question		41
skipped question		3

Other (please specify)			
	Response Percent	Response Count	
Coffe Shop close to OSF	12.50%	1	
More Safety	37.50%	3	
Uncategorized	50.00%	4	
<i>Write In Responses</i>		8	

Question 25

While the majority of respondents indicated that they felt safe walking in the neighborhood during the day, some indicated that they did not, which may limit their ability to enjoy the neighborhood and spend time outside.

Please choose the number that best represents how safe you feel walking around your neighborhood in the daytime, with 1 being very safe and 7 being very unsafe.		
Answer Options	Response Percent	Response Count
1: very safe	23.8%	10
2	33.3%	14
3	11.9%	5
4: moderately safe	11.9%	5
5	4.8%	2
6	9.5%	4
7: very unsafe	4.8%	2
answered question		42
skipped question		2

Question 26

The answers to this question show a reversal of the previous questions, with more residents indicating that they do not feel safe walking in the neighborhood at night.

Please circle the number that best represents how safe you feel walking around your neighborhood at night, with 1 being very safe and 7 being very unsafe.		
Answer Options	Response Percent	Response Count
1: very safe	4.8%	2
2	11.9%	5
3	7.1%	3
4: moderately safe	16.7%	7
5	21.4%	9
6	16.7%	7
7: very unsafe	21.4%	9
answered question		42
skipped question		2

Question 27

15 respondents skipped this question. Those who did respond most frequently discussed “Safety.” Other common themes include “Good Infrastructure” and “Community Togetherness.” One respondent wrote: “more functions to get the neighborhood people together and get to know one another”

In your opinion, what features are needed in a neighborhood to ensure that its residents are physically and mentally healthy?		
	Response Percent	Response Count
Amenities	3.45%	1
Communication with the City	3.45%	1
Community Togetherness	24.14%	7
Good Infrastructure	24.14%	7

Good Schools	6.90%	2
Less Vacancies	6.90%	2
Oversight of Kids	3.45%	1
Park	20.69%	6
Property Upkeep	10.34%	3
Safety	48.28%	14
Sports Facilities	6.90%	2
Walkability	3.45%	1
Uncategorized	13.79%	4
<i>Answered Question</i>		29
<i>Skipped Question</i>		15

Question 28

Questions 28-31 aim to gather information about the healthiness of living spaces in the neighborhood. About 1/3 of respondents mentioned problems with mold, pests, or dampness. 80% of respondents indicated that they had problems with moisture leaking in from outside.

In your current residence, do you have or have you ever had problems with any of the following? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Mold	30.0%	9
Pests	36.7%	11
Moisture leaking in from outside	80.0%	24
Moisture leaking in from sources inside the home	23.3%	7
Dampness	30.0%	9
Difficulty breathing indoor air	10.0%	3
	<i>answered question</i>	30
	<i>skipped question</i>	14

Question 29

At least half of all respondents indicated that they had each feature in their home, with almost all respondents indicating that they had a smoke detector.

Please identify which if any of the following features you have in your home. Please choose all that apply.		
Answer Options	Response Percent	Response Count
Carbon Monoxide Detector	76.2%	32
Smoke Detector	95.2%	40
Dehumidifier	61.9%	26
Humidifier	50.0%	21
	<i>answered question</i>	42
	<i>skipped question</i>	2

Question 30

Respondents provided a wide range of features, with most of them relating to principles for healthy homes described by the NCHH.

In your opinion, what features are needed in a home to ensure that its residents are physically and mentally healthy?		
	Response Percent	Response Count
Better Sewer System	3.13%	1
Clean	3.13%	1
CO2 Detector	9.38%	3
De/Humidifier	6.25%	2
Dry	3.13%	1
Dry/Clean Basement	9.38%	3
Electricity	3.13%	1
Food/Water	3.13%	1
Good Features/ Appliances	6.25%	2
Good HVAC	21.88%	7
Good People	6.25%	2
Light	12.50%	4
Mold Free	6.25%	2
Not Sure	3.13%	1
Pest Free	3.13%	1
Plumbing	12.50%	4
Property Upkeep	12.50%	4
Safety	25.00%	8
Smoke Detector	12.50%	4
Sturdy Roof	3.13%	1
Well Ventillated	3.13%	1
Uncategorized	6.25%	2
<i>Answered Question</i>		32
<i>Skipped Question</i>		12

Question 31

Discussed in Main Report

Are you a homeowner or a renter?		
Answer Options	Response Percent	Response Count
Homeowner	77.3%	34
Renter	22.7%	10
<i>answered question</i>		44
<i>skipped question</i>		0

Question 32

What do you like about living in your rental unit?
size
space
not sure yet just moved in
Cheap
Its "my" home.

I have somewhere to stay its ok I like it
Needs closet space and finished basement
Peace and quiet
Really can't say too much

Question 33

The data shows that renters have been living in their homes for less time than homeowners. This is unsurprising, because renters move more often than homeowners.

How long have you been living in your rental unit?			
	Response Percent	Response Count	
Less than 1 year	33.33%	3	
1-5 years	33.33%	3	
6-10 years	11.11%	1	
11-19 years	22.22%	2	
<i>Answered Question</i>			9
<i>Skipped Question</i>			35

Question 34

A few renting residents indicated that they faced challenges as renters.

Are there any challenges that you face as a renter in this neighborhood? Please choose all that apply.		
Answer Options	Response Percent	Response Count
difficulty paying rent or bills	42.9%	3
trouble contacting my landlord	28.6%	2
repairs needed in my unit	42.9%	3
Other (please specify)	42.9%	3
	<i>answered question</i>	7
	<i>skipped question</i>	37

Other (please specify)
need sewers emptied
None at the moment
Rent too high, can't make use of attic or basement no closet space.

Question 35

Questions 35-37 aim to gather information about landlord behavior. It is common for absentee landlords to ignore requests for repairs from their tenants. Most renters had contacted their landlord for repairs.

Have you ever contacted your landlord or property manager to request a repair or other improvement to your unit?		
Answer Options	Response Percent	Response Count
Yes	62.5%	5
No	37.5%	3
	<i>answered question</i>	8
	<i>skipped question</i>	36

Question 36

All renters who had contacted their landlord for repairs indicated that the repair was made.

If you answered yes to the previous question, was the repair made?		
Answer Options	Response Percent	Response Count
Yes	100.0%	5
No	0.0%	0
answered question		5
skipped question		39

Question 37

Four respondents answered this question. Response time from landlords ranged from a few days to about a month. One respondent seemed to be renting from an absentee landlord. They wrote in: "still not made, my light over my bed is hanging down. Could fall on me. They listen to voice mail if not about rent, won't call back."

If you answered yes to the previous question, approximately how long did it take for the repair to be made?
2 weeks
within a day or two-great landlords
still not made, my light over my bed is hanging down. Could fall on me. They listen to voice mail if not about rent, won't call back.
About a month

Question 38

6/10 renters knew where to go for legal help, and those who wrote in an answer mentioned either online or Prairie Legal Services.

Do you know where renters can go for legal help?		
Answer Options	Response Percent	Response Count
Yes	40.0%	4
No	60.0%	6
If yes, where?		3
answered question		10
skipped question		34

If yes, where?
online
Prairie State legal
Peoria Legal Aid

Question 39

Renters indicated that they were either “Very Interested” or Moderately Interested” in homeownership. No renters indicated that they were “Not interested at all.”

How interested in homeownership are you?		
Answer Options	Response Percent	Response Count
Very Interested	55.6%	5
Moderately interested	44.4%	4
Not interested at all	0.0%	0
answered question		9
skipped question		35

Question 40

8/8 respondents indicated that they needed financial resources to pursue homeownership, and 5/8 indicated that they needed homeownership education.

If you are interested in homeownership, what resources do you feel that you need in order to further pursue homeownership? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Financial assistance	100.0%	8
Homeownership education	62.5%	5
Other (please specify)	12.5%	1
answered question		8
skipped question		36

Question 41

Discussed in Main Report

If you are interested in homeownership, would you buy a home in this neighborhood?		
Answer Options	Response Percent	Response Count
Yes	62.5%	5
No	37.5%	3
Please explain your choice		8
answered question		8
skipped question		36

Please explain your choice
Y: I don't want to move and landlords would work with improvements that I would like before purchased.
Y: Because I like this neighborhood.
Y: Nice place to live, very quiet.
Y: School, Store, Doctors office and park all in one area
N: I would never be able to sell.
N: moved in rolling acres and loved that neighborhood

N: Bad maintenance of sewage
Not sure,
Y: Yes, N: No

Question 42

Discussed in Main Report

Would you say that you pay more than 30% of your income towards housing costs such as rent and utilities?		
Answer Options	Response Percent	Response Count
Yes	90.0%	9
No	10.0%	1
answered question		10
skipped question		34

Question 43

7/10 respondents indicated that their rent had not been raised since they move in. Those whose rent had been increased wrote in \$25 and \$100.

Has your rent been raised since you moved in?		
Answer Options	Response Percent	Response Count
Yes	30.0%	3
No	70.0%	7
If yes, by how much?		2
answered question		10
skipped question		34

If yes, by how much?
425 to 525
25

Question 44

Discussed in Main Report

What would you spend your money on if your rent was \$200 cheaper each month? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Savings	80.0%	8
Food	50.0%	5
Healthcare	30.0%	3
Other Bills/payments	30.0%	3
Entertainment	20.0%	2
Other (please specify)	20.0%	2
answered question		10
skipped question		34

Other (please specify)
children
home improvement

Question 45

Discussed in Main Report

Please choose the option that most closely fits with your opinion of a hypothetical rise in property values in this neighborhood.		
Answer Options	Response Percent	Response Count
Positive	11.1%	1
Mostly Positive	22.2%	2
Both Positive and Negative	33.3%	3
Mostly Negative	11.1%	1
Negative	22.2%	2
Please give an explanation for your choice.		4
answered question		9
skipped question		35

Please give an explanation for your choice.
increased rent
too many rental units by substandard landlords
People don't have money, rent is high enough for the houses thats being rented.
None provided.

Question 46

Respondents listed a wide range of home improvements, indicating a commitment to investing in their homes.

Please list any investments you have made to your property within the last five years.		
	Response Percent	Response Count
Appliances	3.13%	1
Bathroom	3.13%	1
Drain Basement	3.13%	1
Driveway	3.13%	1
Electrical Work	3.13%	1
Fence	21.88%	7
Floors	9.38%	3
Garage	6.25%	2
Generator	3.13%	1
Gutters	6.25%	2
HVAC	21.88%	7
Landscape	21.88%	7
New Siding	3.13%	1

New Windows	18.75%	6
New/Repair Roof	37.50%	12
Painting	3.13%	1
Plumbing	18.75%	6
Pond	3.13%	1
Pool	3.13%	1
Remodel	9.38%	3
Solar Panels	3.13%	1
Vegetation Management	9.38%	3
Uncategorized	3.13%	1
<i>Answered Question</i>		32
<i>Skipped Question</i>		12

Question 47

Again, respondents listed a wide range of home improvements. These desired improvements should be used to inform any further home improvement incentive programs.

What investments would you like to make on your home, but have been unable to complete because of time or funding?		
	Response Percent	Response Count
Carpet	6.06%	2
Doors	6.06%	2
Stop Basement Leaks	9.09%	3
Driveway	9.09%	3
Electrical	3.03%	1
Fence	12.12%	4
Fix Leaks	3.03%	1
Floors	6.06%	2
Garage	21.21%	7
Gutters	6.06%	2
HVAC	12.12%	4
Insulation	3.03%	1
Landscaping	12.12%	4
Painting	9.09%	3
Porch/Patio	6.06%	2
Remodel	12.12%	4
Siding	21.21%	7
Windows	15.15%	5
Uncategorized	6.06%	2
<i>Answered Question</i>		33
<i>Skipped Question</i>		11

Question 48

The majority of respondents mentioned “Good Neighbors” and “Nearby Amenities” as positive aspects of owning a home in the neighborhood. This echoes the answers to question 5, and should be promoted more heavily by the city as reasons to move to the neighborhood.

What do you like about owning a home in this neighborhood?		
	Response Percent	Response Count
Aesthetic	10.34%	3
Cheap	24.14%	7
Comfortable	3.45%	1
Good Neighbors	37.93%	11
Less every day	3.45%	1
Near Amenities	27.59%	8
Homeowner	10.34%	3
Privacy	3.45%	1
Quiet	3.45%	1
Safe	6.90%	2
Size	3.45%	1
Uncategorized	6.90%	2
<i>Answered Question</i>		29
<i>Skipped Question</i>		15

Question 49

The most frequently mentioned challenge to owning a home in the neighborhood was “Safety.” The second largest percentage of homeowners mentioned “Nothing.”

Are there any challenges that you face as a homeowner in this neighborhood?		
	Response Percent	Response Count
Bad infrastructure	9.68%	3
Bad neighbors	6.45%	2
Close to a bad area	9.68%	3
Garbage	9.68%	3
Low property values	9.68%	3
Need more city services	6.45%	2
Noise	6.45%	2
Nothing	16.13%	5
Property Upkeep	12.90%	4
Crime	25.81%	8
Speeding	3.23%	1
Unruly kids	3.23%	1
Uncategorized	6.45%	2
<i>Answered Question</i>		31
<i>Skipped Question</i>		13

Question 50

Less homeowners (54.55%) paid more than 30% of their income toward housing costs as compared to renters. This is unsurprising, as homeowners generally have more wealth than renters.

5. Would you say that you pay more than 30% of your income towards housing costs such as mortgage, utilities etc.?		
Answer Options	Response Percent	Response Count
Yes	45.5%	15
No	54.5%	18
<i>answered question</i>		33
<i>skipped question</i>		11

Question 51

Discussed in Main Report

Please circle the option that most closely fits with your opinion of a hypothetical rise in property values in this neighborhood.		
Answer Options	Response Percent	Response Count
Positive	16.7%	5
Mostly Positive	20.0%	6
Both Positive and Negative	40.0%	12
Mostly Negative	13.3%	4
Negative	10.0%	3
Please give an explanation for your choice.		26
<i>answered question</i>		30
<i>skipped question</i>		14

Please give an explanation for your choice.		
	Response Percent	Response Count
P: Better Neighborhood	16.67%	5
P: Better neighbors	16.67%	5
P: Higher home equity	26.67%	8
N: Higher property taxes	16.67%	5
N: Less accessible to low income	3.33%	1
Uncategorized	23.33%	7
<i>Answered Question</i>		30
<i>Skipped Question</i>		14
P: Positive, N: Negative		

Youth Survey

Question 1

Do you live inside the boundaries of Knoxville, Prospect, War Memorial, and McClure in the city of Peoria?		
Answer Options	Response Percent	Response Count
Yes	99.4%	153
No	0.0%	0
Not sure	0.6%	1

<i>answered question</i>	154
<i>skipped question</i>	0

Question 2

Discussed in Main Report

Please choose the number that best represents how you would rate living in your neighborhood, with 1 being excellent and 7 being very poor.		
Answer Options	Response Percent	Response Count
1	33.6%	51
2	23.7%	36
3	15.1%	23
4	15.8%	24
5	7.9%	12
6	2.0%	3
7	2.0%	3
<i>answered question</i>		152
<i>skipped question</i>		2

Question 3

Discussed in Main Report

Write in question: What do you like most about the neighborhood you live in?		
	Response Percent	Response Count
Aesthetic	6.16%	9
Everything	1.37%	2
Fun	2.74%	4
My Home	1.37%	2
Nearby Amenities	18.49%	27
Neighborhoods/Friends	33.56%	49
Not Sure	1.37%	2
Nothing	6.85%	10
Possessions	0.68%	1
Quiet	30.14%	44
Safety	4.79%	7
Uncategorized	3.42%	5
<i>Answered Question</i>		146
<i>Skipped Question</i>		8

Question 4

The majority (45.77%) of students have lived in the neighborhood 1-5 years. The second largest percentage of students have lived in the neighborhood for less than 1 year.

Write in question: How long have you lived in your neighborhood?		
	Response Percent	Response Count
Less than 1 year	20.42%	29
1-5 years	45.77%	65
6-10 years	19.01%	27
11 years and up	9.86%	14

Not Sure	1.41%	2
Uncategorized	3.52%	5
<i>Answered Question</i>		142
<i>Skipped Question</i>		12

Question 5

The majority of students (48.99%) had not noticed any changes in their neighborhood. People moving in (14.09%) and moving out (12.75%) emerged as the second and third most discussed themes. Notably, 4.70% of students noticed that the neighborhood had gotten less safe, while 3.36% perceived the neighborhood had gotten safer.

Write in question: Over time, have you noticed any changes in your neighborhood? If so, please explain what they are.

	Response Percent	Response Count
Better Aesthetics/Property Upkeep	5.37%	8
Less Safe	4.70%	7
More Traffic	2.68%	4
No	48.99%	73
Not here long enough	2.68%	4
Not sure	2.01%	3
People moving in	14.09%	21
People moving out	12.75%	19
Safer	3.36%	5
Worse Aesthetics/Property Upkeep	2.68%	4
Uncategorized	6.04%	9
<i>Answered Question</i>		149
<i>Skipped Question</i>		5

Question 6

Discussed in Main Report

Write in question: What changes would you like to see in your neighborhood to make it a better place to live?

	Response Percent	Response Count
Better Neighbors	8.57%	12
Better Road/Sidewalk	3.57%	5
Cleaner	8.57%	12
Community Togetherness	2.14%	3
Less Crime	9.29%	13
More Amenities	8.57%	12
More Kids/Friends	12.86%	18
More Street Lights	2.86%	4
Not Sure	7.86%	11
Nothing	27.14%	38
Porperty Upkeep	6.43%	9
Street Safety	0.71%	1
Uncategorized	8.57%	12
<i>Answered Question</i>		140
<i>Skipped Question</i>		14

Question 7

Discussed in Main Report

Write in question: What changes would you like to see in your neighborhood to make it a better place to live?

	Response Percent	Response Count
Better Neighbors	8.57%	12
Better Road/Sidewalk	3.57%	5
Cleaner	8.57%	12
Community Togetherness	2.14%	3
Less Crime	9.29%	13
More Amenities	8.57%	12
More Kids/Friends	12.86%	18
More Street Lights	2.86%	4
Not Sure	7.86%	11
Nothing	27.14%	38
Porperty Upkeep	6.43%	9
Street Safety	0.71%	1
Uncategorized	8.57%	12
<i>Answered Question</i>		140
<i>Skipped Question</i>		14

If you answered "yes" or "somewhat," please describe where these places are.

	Response Percent	Response Count
Bowling	1.20%	1
Corner Store	2.41%	2
Empty Parking Lot	1.20%	1
Gas Station	1.20%	1
Grocery Store	1.20%	1
Movies	3.61%	3
My House or Friends House	42.17%	35
Neighborhood Streets	2.41%	2
Nowhere Close	1.20%	1
Park	36.14%	30
Pool	1.20%	1
Restaurant	9.64%	8
Rock Island Trail	1.20%	1
School	7.23%	6
Shopping	6.02%	5
Skating Rink	1.20%	1
Sports Field	8.43%	7
Springdale Cemetary	2.41%	2
Stadium	4.82%	4
University	1.20%	1
Woods	1.20%	1
<i>Write in Responses</i>		83

Question 8

This question also aims to assess the existence of social capital in the neighborhood. Answers to this question were more scattered, but the majority of students indicated that they knew their neighbors “Very Well”.

Please circle how well you know your neighbors or other people in your neighborhood, with 1 being very well and 7 being not very well or at all.		
Answer Options	Response Percent	Response Count
1: Very Well	26.7%	40
2	17.3%	26
3	12.0%	18
4	15.3%	23
5	7.3%	11
6	8.7%	13
7: Not Very Well or not at all	12.7%	19
answered question		150
skipped question		4

Question 9

Again, this question focused on social capital. While the majority of students answered “yes,” a larger portion answered either “somewhat” or “no.”

Do you have people you can rely on in your neighborhood?		
Answer Options	Response Percent	Response Count
Yes	46.6%	69
Somewhat	31.1%	46
No	22.3%	33
answered question		148
skipped question		6

Question 10

The majority (83.45%) of students did not belong to any local groups of clubs. Those who did most commonly cited their involvement with sports, but answers also reveal a diverse yet small range of involvement.

Are you part of any local groups or clubs or in or near your neighborhood?		
Answer Options	Response Percent	Response Count
Yes	16.6%	24
No	83.4%	121
If so, please describe what they are.		16
answered question		145
skipped question		9

Question 11

A bit more than half of the students indicated that they would be interested in involvement in a club or group. Because the majority of students did not belong to any groups, this indicates a “market” for more groups or clubs among the student population.

If you are not part of any local groups or clubs, is this something you would be interested in?		
Answer Options	Response Percent	Response Count
Yes	54.6%	71
No	45.4%	59
answered question		130
skipped question		24

Question 12

Most students replied that they would like to see more opportunities to participate in a “Team Sports Club” (68.03%) or an “Art Club.” (27.87%) Students also demonstrated interest in a Music club, a Theatre club, and a Computer club. While the school does provide opportunities for sports, it may be beneficial to organize additional sports opportunities in the neighborhood, the East Bluff Community Center could be a good location for this.

If you are not part of any local groups or clubs, is this something you would be interested in?		
Answer Options	Response Percent	Response Count
Yes	54.6%	71
No	45.4%	59
answered question		130
skipped question		24

Other (please specify)		
	Response Percent	Response Count
Board Game Club	4.76%	1
Cheer Club	9.52%	2
Dance	42.86%	9
Elderly Help	4.76%	1
Garbage Pickup	4.76%	1
GoKart Club	4.76%	1
Health Club	4.76%	1
Lego Club	4.76%	1
Sports	23.81%	5
Video Game Club	19.05%	4
Uncategorized	4.76%	1
<i>Write in Responses</i>		21

Question 13

Not surprisingly, the majority of students enjoyed spending time outdoors.

Do you enjoy spending time outdoors?		
Answer Options	Response Percent	Response Count
Yes	86.8%	131
No	13.2%	20
answered question		151
skipped question		3

Question 14

This question aimed to understand time spent outdoors; many mental and physical health benefits are associated with spending time in nature. (Dannenberg et al., 2011) Answers were distributed more evenly across the choices, with the most students mentioning “Yard” and “Front Porch” as the places they spend time. The majority of “Other” write-ins mentioned spending time outside at a friend’s house. The fact that most students spend outdoor time within the boundaries of their own home or a friend’s home may indicate the need for more accessible public places to spend time outdoors.

If you chose yes, where do you spend the most time outdoors in or near your neighborhood? (please choose all that apply)		
Answer Options	Response Percent	Response Count
Park	36.9%	48
Sidewalks	36.2%	47
Streets	40.0%	52
Front porch	45.4%	59
Back porch	33.8%	44
Yard	60.8%	79
Other (please specify)	16.2%	21
answered question		130
skipped question		24

Other (please specify)		
	Response Percent	Response Count
Driveway/Garage	14.29%	3
Friend's House	57.14%	12
Parking Lot	4.76%	1
The Woods	4.76%	1
Uncategorized	19.05%	4
<i>Write in Responses</i>		21

Question 15

Most student chose the “Sports” answer option, but the other options were chosen commonly.

If you circled yes, what outdoor activities do you participate in? (please choose all that apply)		
Answer Options	Response Percent	Response Count

Walking	50.4%	67
Biking	36.1%	48
Running	32.3%	43
Sports	69.2%	92
Just spending time in nature	40.6%	54
Other (please specify)	11.3%	15
answered question		133
skipped question		21

Other (please specify)		
	Response Percent	Response Count
Dancing	13.33%	2
Fishing/Hunting	6.67%	1
Gymnastics	6.67%	1
Just Hanging Out	20.00%	3
Playing	33.33%	5
Skating	6.67%	1
Swimming	6.67%	1
Uncategorized	6.67%	1
<i>Write in Responses</i>		15

Question 16

Discussed in Main Report

Other (please specify)		
	Response Percent	Response Count
Dancing	13.33%	2
Fishing/Hunting	6.67%	1
Gymnastics	6.67%	1
Just Hanging Out	20.00%	3
Playing	33.33%	5
Skating	6.67%	1
Swimming	6.67%	1
Uncategorized	6.67%	1
<i>Write in Responses</i>		15

Question 17

Discussed in Main Report

Please choose the number that best represents how you would rate the quality of parks or other green space in or near your neighborhood, with 1 being excellent and 7 being very poor		
Answer Options	Response Percent	Response Count
1: Excellent	26.5%	39
2	18.4%	27
3	15.0%	22
4	16.3%	24
5	10.9%	16
6	6.1%	9
7: Very Poor	6.8%	10
answered question		147
skipped question		7

Question 18

Students most commonly mentioned “Kroger,” (49.64%) “Corner Store,” (27.01%) and “Dollar Store” (22.63%) as frequented businesses. Students appreciated these stores for convenience and selection. However, a vast array of businesses came up in write-in answers. Some do not fall within the boundaries of the study area.

Write in question: What nearby store(s) do you or your family visit the most? Why do you like the store(s)?

	Response Percent	Response Count
Aldi	2.19%	3
Alwan and Sons	0.73%	1
Circle K	0.73%	1
Corner Store	27.01%	37
Country Market	0.73%	1
CVS	0.73%	1
Dollar Store	22.63%	31
Emos	7.30%	10
Family Video	4.38%	6
Fast Food	6.57%	9
Finish line Shoes	0.73%	1
Gas Station	12.41%	17
Hyvee	2.92%	4
Jimmy Johns	0.73%	1
Kroger	49.64%	68
La Meixana	2.92%	4
Mall	4.38%	6
Marathon	2.19%	3
Marcos Pizza	1.46%	2
None	2.19%	3
Rumbergers	3.65%	5
Sams	0.73%	1
Save a Lot	2.92%	4
Schnucks	1.46%	2
Target	2.19%	3
Walgreens	17.52%	24
Walmart	10.95%	15
<i>Answered Question</i>		<i>137</i>
<i>Skipped Question</i>		<i>17</i>

Question 19

Most students wrote in “nothing,” however, students indicated a desire for “More Amenities”, with more parks cited most commonly within this category. Although the diverse distribution of ideas for improvement does not produce high percentages for each idea, they present an important snapshot of concerns among youth that are echoed in the survey responses of adult residents.

What would you like to see improved about your neighborhood?

	Response Percent	Response Count
Animal Safety	2.17%	3

Better Road/Sidewalk	6.52%	9
Better Neighbors	6.52%	9
Cleaner	7.97%	11
Community togetherness	1.45%	2
Less Crime	8.70%	12
More Amenities	20.29%	28
More Healthy behavior	1.45%	2
More Kid Friendly	11.59%	16
More Street Lights	5.80%	8
Not Sure	3.62%	5
Nothing	22.46%	31
Property Upkeep	5.07%	7
Street Safety	1.45%	2
Uncategorized	7.25%	10
<i>Answered Question</i>		138
<i>Skipped Question</i>		16

Question 20

Park (54.29%) and Community Activity Center (42.86%) emerge as the most common choices for this question. The desire for more parks is echoed in other responses in this survey.

If you could have any new resources added to your neighborhood, what would they be? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Grocery store	31.4%	44
Community activity center	42.9%	60
Community Garden	22.9%	32
Park	54.3%	76
Other (please specify)	20.7%	29
	<i>answered question</i>	140
	<i>skipped question</i>	14

Other (please specify)		
	Response Percent	Response Count
Kids Hangout Space	10.34%	3
Park	13.79%	4
Shopping	24.14%	7
Sports Facility	34.48%	10
Uncategorized	17.24%	5
<i>Write In Answers</i>		29

Question 21

The majority of students feel “Very Safe” when walking in the neighborhood at night. While feeling of safety is skewed towards the lower numbers, the choices of larger numbers indicate that not all students feel equally safe during the day.

Please circle the number that best represents how safe you feel walking around your neighborhood in the daytime, with 1 being very safe and 7 being very unsafe.		
Answer Options	Response Percent	Response Count
1: Very Safe	40.3%	60
2	18.8%	28
3	12.1%	18
4	13.4%	20
5	6.7%	10
6	2.7%	4
7: Very Unsafe	6.0%	9
answered question		149
skipped question		5

Question 22

The pattern for this question is reversed from the previous one, with the majority of students feeling “Very unsafe” during the night.

Please circle the number that best represents how safe you feel walking around your neighborhood at night, with 1 being very safe and 7 being very unsafe.		
Answer Options	Response Percent	Response Count
1: Very Safe	12.5%	18
2	11.8%	17
3	7.6%	11
4	12.5%	18
5	13.2%	19
6	13.2%	19
7: Very Unsafe	29.2%	42
answered question		144
skipped question		10

Question 23

This question aims to assess student’s inherent understanding (intuition, interpretation) of what it means to have a healthy neighborhood. Like many other write-in questions, a wide range of themes emerged in the answers. However, these answers are similar to the themes discussed in “Making Healthy Places.” Students most commonly cited “Safety,” with “more street lights” and “neighborhood watch” as the most common examples. After safety came “Amenities” which included references to stores and community centers. Students also mentioned “Parks” and “Good People” more commonly.

Write in question: In your opinion, what things are needed in a neighborhood to make sure that its residents are living healthy lives?

Response Response

	Percent	Count
Amenities	14.84%	19
Clean	7.03%	9
Food/Water	4.69%	6
Garden	6.25%	8
Good		
Infrastructure	4.69%	6
Good People	9.38%	12
Healthcare	5.47%	7
Healthy Food	6.25%	8
Income Security	1.56%	2
No Smoking	0.78%	1
Not Sure	7.81%	10
Nothing	8.59%	11
Park	9.38%	12
Property Upkeep	6.25%	8
Safety	25.00%	32
Sports Facilities	6.25%	8
Uncategorized	4.69%	6
<i>Answered Question</i>		128
<i>Skipped Question</i>		26

Question 24

Mentions of “Food/Water,” (40.48%) “Safety,” (23.02%) and “Good Features/Appliances” (20.63%) occurred the most frequently. “Good Features/Appliances included mentions of beds and kitchen appliances. Students also commonly mentioned “Well Maintained/Built,” with statements including cleanliness of the house.

Write in question: In your opinion, what things are needed in a home to make sure that its residents are living healthy lives?

	Response Percent	Response Count
Air Quality	1.59%	2
Entertainment	0.79%	1
Food/Water	40.48%	51
Good Features/ Appliances	20.63%	26
Good People	3.97%	5
Good temperature	3.97%	5
Income Security	0.79%	1
Light	1.59%	2
Medicine	0.79%	1
No Smoking/Drinking	0.79%	1
Not sure	7.94%	10
nothing	11.90%	15
Safety	23.02%	29
Water Quality	2.38%	3
Well Maintained/Built	11.11%	14
Uncategorized	7.14%	9
<i>Answered Question</i>		126
<i>Skipped Question</i>		28

Question 25

Students most commonly wrote in responses that fall into the themes of “Features/Entertainment,” (25.37%) “Family/Friends” (20.15%) and Everything (19.40%.) Mentions of “Features/Entertainment” included “my own room” and “gaming systems.”

What do you like about living in your home?		
	Response Percent	Response Count
Everything	19.40%	26
Family/Friends	20.15%	27
Features/Entertainment	25.37%	34
Food/Water	7.46%	10
Not sure	0.75%	1
Nothing	4.48%	6
Quiet	6.72%	9
Safe	8.96%	12
Space	15.67%	21
Well Maintained	6.72%	9
Uncategorized	3.73%	5
<i>Answered Question</i>		134
<i>Skipped Question</i>		20

Question 26

The majority of respondents wrote in “Nothing” (42.24%.) While this is positive indicator, 11.21% of respondents mentioned having bad neighbors, 7.76% mentioned lack of space, and 6.03% mentioned the existence of blight/pests.

What do you dislike about living in your home?		
	Response Percent	Response Count
Bad People/Neighbors	11.21%	13
Bad Temperature	2.59%	3
Blight/Pests	2.59%	3
Everything	1.72%	2
Far From School	1.72%	2
Needs Maintenance	6.90%	8
No Food	3.45%	4
No Kids	3.45%	4
Noise	5.17%	6
Not Safe	3.45%	4
Nothing	42.24%	49
Poor Ventilation	0.86%	1
Quiet	3.45%	4
Smoking	0.86%	1
Space	7.76%	9
Uncategorized	6.90%	8
<i>Answered Question</i>		116
<i>Skipped Question</i>		38

Business Survey

Question 2

The following businesses/ institutions participated in the survey:

Write in: What is the name of your business?
Peoria Park District/Glen Oak Park
Stephanie's Discount Depot
Springdale Cemetery & Mausoleum
Strong Law Offices
Corner Market
California Style Fitness Studio
The Chef and the Baker

Question 3

Write in: What year did you start your business?	
Glen Oak Park	1894
Stephanie's Discount Depot	2009-old location, 2012-current location
Springdale Cemetery	1854
Strong Law Offices	1999 (moved to current located in 2011)
Corner Market	2013
California Style Fitness Studio	2012
The Chef and the Baker	2014

Question 4

Write in: Why did you choose to locate your business in the East Bluff?		
	Response Percent	Response Count
Good Building	28.57%	2
Good Location	14.29%	1
Good Price	14.29%	1
Live in the East Bluff	28.57%	2
Not in the East Bluff	14.29%	1
Uncategorized	28.57%	2
Answered Question		7
Skipped Question		0

Question 5

Write in: Did you consider other locations to start your business? If so, why? If not, why not?		
	Response Percent	Response Count

Yes	42.86%	3
No	28.57%	2
N/A	28.57%	2
Answered Question		7
Skipped Question		0

Question 6

Write in: How did you get the idea for your business?: Write In Answers
We continue to try to meet the needs and wants of our community by providing the highest quality leisure opportunities for our residents and visitors.
Started out collecting leftover furniture from my husband's construction business, decided to start selling it.
Public needs.
I was worker in same type of business before and I like the location I have .
Out of the need for something in my personal life
My wife and I have always been culinarians so it was merely a matter of where to open our dream shop.
Answered Question: 6
Skipped Question: 1

Question 7

Write in: Have you ever started a business before? If so why? If not why not?		
	Response Percent	Response Count
Yes	33.33%	2
No	33.33%	2
N/A	33.33%	2
Answered Question		6
Skipped Question		1

Question 8

Do you own or rent the building you run your business out of?		
Answer Options	Response Percent	Response Count
Own	71.4%	5
Rent	28.6%	2
Please explain your choice		4
answered question		7
skipped question		0

Please explain your choice: Write In Answers

right now we are in negotiations to make a purchase
Springdale is a Publicly owned enterprise.
I bought it
Rent so I can move when I need to

Question 9

On a scale of 1-7, with 1 being extremely satisfied and 7 being extremely unsatisfied, how satisfied are you with the location of your business?		
Answer Options	Response Percent	Response Count
1 (Extremely Satisfied)	16.7%	1
2	50.0%	3
3	16.7%	1
4 (Moderately Satisfied)	0.0%	0
5	16.7%	1
6	0.0%	0
7 (Extremely Unsatisfied)	0.0%	0
Please explain your choice		3
answered question		6
skipped question		1

<i>Please explain your choice: Write In Answers</i>
higher crime rate to the south of us
I don't have problem with my customer now ,they nice to me as I am nice to them
I would much rather be in Peoria Heights

Question 10

How long do you plan on running your business in its current location?		
Answer Options	Response Percent	Response Count
Less than 1 year	0.0%	0
1-2 years	14.3%	1
2-3 years	14.3%	1
3-4 years	0.0%	0
5+ years	71.4%	5
What factors contribute to your answer for question 10? Why are they important?		5
answered question		7
skipped question		0

<i>What factors contribute to your answer for question 10? Why are they important?</i>
As a publicly held endeavor, the Park District owns and cares for the land in perpetuity. This can only change with some change in the law or with voter mandate.
It would be within the next year,
Springdale is a Historic Cemetery owned by the City of Peoria

Good Location and Customers
Indefinitely. As we own and renovated the building, we plan on staying as long as possible.

Question 11

Would you recommend the location of your business to prospective new businesses? Please explain why or why not.		
Answer Options	Response Percent	Response Count
Yes	83.3%	5
No	16.7%	1
Please explain your choice		6
answered question		6
skipped question		1

Please explain your choice
We serve people from all over our region with varied interests and demographics in this location.
The East Bluff area is centrally located in the City.
We rent out other offices in our building
Nice people, no problems
The city has too many hidden and restrictive rules for newly relocated businesses.
We feel that the more businesses come to the East Bluff, the more it would stabilize the community.

Question 12

Where do most of your customers come from? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Within the area bordered by Knoxville, Prospect, McClure, and War Memorial?	14.3%	1
Within Greater Peoria	28.6%	2
Within a 50-mile radius	42.9%	3
Statewide	14.3%	1
International	0.0%	0
Unsure	0.0%	0
What does your answer to question 12 mean to you? How does it feel to have customers coming from the location(s) you identified?		2
answered question		7
skipped question		0

What does your answer to question 12 mean to you? How does it feel to have customers coming from the location(s) you identified?
we draw from as far as Chicago, Indianapolis, St. Louis,
they like my service and they feel welcome to come back

Question 13

Approximately what percentage of your sales come from customers buying online?		
Answer Options	Response Percent	Response Count
0-20%	100.0%	6
20-40%	0.0%	0
40-60%	0.0%	0
60-80%	0.0%	0
80-100%	0.0%	0
In relation to question 13, why do you think this is?		2
answered question		6
skipped question		1

<i>In relation to question 13, why do you think this is?</i>
I don't sell any things online.
We only accept online catering orders

Question 14

Would you consider your business a place that helps create a sense of community in the area?		
Answer Options	Response Percent	Response Count
Yes	100.0%	7
No	0.0%	0
Please explain your choice		4
answered question		7
skipped question		0

<i>Please explain your choice</i>
Parks are a place that bring people together.
absolutely, there are people that come and do business with us because we are locally owned and operated
we get to know our customers
Yes, I have a business that helps our women in the community to have a place to workout and get empowered. All while building new relationships.

Question 15

Write in: Please list any investments you have made to your business within the last five years.
The Peoria PlayHouse Children's Museum was added to the park in June 2015; Rotary Adventure Grove was added in 2014; ongoing capital maintenance also happens at the Zoo and in our parks.
we won one of Peoria's orchid awards, which is an annual beautification award.
Various Capital improvements to the facility.
The entire building has been through rehab and upgrades including electric, HVAC, outdoor, and remodeling.
we did the parking lot (black top)
side walk
painting and landscaping
too many to list
Total remodel of the building-plumbing, electrical, structural
<i>Answered Question: 7</i>
<i>Skipped Question: 0</i>

Question 16

Write in: What additional investments would you like to make to your business?
We strive to continue to improve our product for our users with additional opportunities to enjoy the outdoors.
remodeling the interior
More infrastructure improvements
kitchen (selling hot food)
not sure
<i>Answered Question: 5</i>
<i>Skipped Question: 2</i>

Question 17

If applicable, what challenges have you faced in making additional investments to your business? Please choose all that apply,		
Answer Options	Response Percent	Response Count
Lack of time	20.0%	1
Lack of funding	60.0%	3
Legal challenges	0.0%	0
Lack of information	20.0%	1
Other (please specify)	60.0%	3
answered question		5
skipped question		2

Other (please specify)
Too many projects, with too few resources to handle them all at once.

i didnt own it before , after i bought it i did all of that
N/A

Question 18

What challenges have you faced as a business owner in this neighborhood? Please choose all that apply.		
Answer Options	Response Percent	Response Count
Lack of desire for people to be in these places (street conditions, crime, etc.)	66.7%	4
Prohibitive costs of renovations	0.0%	0
Rent prices are too high	0.0%	0
Difficulty in securing funding	16.7%	1
Burden of regulations	33.3%	2
Challenging to identify resources for small business	16.7%	1
Need for technical assistance (accounting, marketing, etc.)	0.0%	0
Lack of business community support	16.7%	1
Visibility	33.3%	2
Competition	0.0%	0
Other (please specify)	33.3%	2
answered question		6
skipped question		1

Other (please specify)
burglery ,security
Regulations unknown prior to change of ownership

Question 19

Write in: How do you think the City of Peoria could help you to improve your business?
We look forward to continued collaboration with the City to address perceptions of safety around this area of our community. We also believe that continued partnerships focused on promotion of our amenities, including our trail system will help to get more people in our parks, which will translate to more money spent at local businesses near the park.
Less burdensome regulations
The City is a good and reliable supporter of Springdale.
control the crime rate in the East Bluff
more lighting in the street (area)
Reduce fees to start up small businesses
<i>Answered Question: 6</i>
<i>Skipped Question: 1</i>

Appendix B: Funding Sources for Land Bank:

The following funding sources were compiled by Cook County in the development of the Cook County Land Bank.

Short term or start-up revenues

Initial land bank revenues often come in the form of non-recurring grants. Potential short-term revenue sources include:

Federal Community Development Block Grants (CDBG), Neighborhood Stabilization Program (NSP) or HOME funding – have been used in other states to support specific land bank activities such as demolition of structures to eliminate slum and blight, dealing with foreclosed properties or covering the costs associated with residential rehabilitation. Federal grants can be used for some land banking activities but not all. Restrictions associated with each federal program will dictate the purposes for which funds may be used. These types of funds should not be considered sustainable but can augment other more stable funding sources.

Federal Environmental Protection Agency (EPA) grants or loans – Nationally several land banks have received EPA funds for environmental assessment and clean up to supplement EPA allocations awarded directly to local municipalities.

Foundations – Land banks are typically eligible for foundation grants due to their non-profit corporate structure or governmental status. In its formative stages the land bank may need to rely upon foundation grants for general operating costs to develop its competencies. Such grant funding would allow the land bank to build its capacity to operate programs that will potentially generate ongoing financial resources to support the programs of the land bank. Foundation grants can also serve as a long-term revenue source to fund certain land bank programs and projects on an ongoing basis.

Program Related Investments (PRI) might also be a viable option for potential foundation partners looking to leverage a greater return on their philanthropic resources. The approach of leveraging philanthropic resources and technical assistance to achieve regionally significant community development goals has been successfully applied in examples like the West Cook County Housing Collaborative, a joint effort between Bellwood, Berwyn, Forest Park, Maywood, and Oak Park working to keep quality affordable housing available in the western suburbs. The communities worked with IFF, a community development financial institution to secure NSP funding to renovate a foreclosed property and return it to productive use. In the south suburbs, the South Suburban Mayors and Managers Association (SSMMA) is leveraging a \$2 million Sustainable Communities grant to attract PRI and other private investment in a fund to catalyze economic and housing development in distressed areas.

In-kind support – is often essential for the initial formation and start-up phase of any land bank organization. Possible stakeholder partners may include Cook County, local governments, regional civic organizations, community development corporations, neighborhood associations and others.

Illinois' portion of the National Attorneys General Mortgage Settlement – Attorney General Lisa Madigan will oversee the distribution of the \$1 million share that Illinois received as a result of the robo-signing settlement negotiated with the nation's five largest banks. An allocation from this source could help cover a land bank's start-up

phase and provide the land bank with the initial capital and time to build programs that produce a sustainable revenue stream.

Local government general revenue funds – Funding from the general revenue of units of local government is permitted by law but may not be practical in communities already struggling to cover the costs of delivering basic government services.

Tax Increment Financing Districts (TIFs) – TIF districts allow municipalities to capture the additional property tax revenue generated by redeveloping a specific area over a 23-year period and devote that revenue to certain activities. Assuming the TIF district meets the blighting requirements under Illinois law, one of the permitted uses of such TIF funds is the acquisition and redevelopment of property.

Long term revenue:

While initial revenue may be in the form of non-recurring grants, the model for a land bank or redevelopment corporation is to become self sustaining with dedicated and predictable revenue sources. Potential long-term revenue sources include:

Built In Cook – HUD Section 108 Loan Guarantee Program -- The County will use the Section 108 Loan Pool, to fund projects located within suburban Cook County that provide clear economic and community development benefits to low- and moderate-income persons and their communities. The Section 108 Loan Pool will represent a new tool that the County can use to support economic development efforts in targeted slow growth areas with market potential as well as in stronger market areas where new jobs will be made available to low- and moderate-income residents. Funds will be utilized to support a wide range of CDBG eligible activities contingent upon evolving local needs, and available resources.

Bonding –Illinois law permits both counties and municipalities to borrow funds under certain circumstances. Borrowing of such funds includes both typical indebtedness and issuing bonds. Home rule units may enter into typical indebtedness, such as secured and unsecured loans, under their grant of authority under the Illinois Constitution. The Illinois Constitution, however, does contemplate potential limitations on home rule local government units’ authority to issue bonds. To date, however, the Illinois General Assembly has not enacted any such limitations. The law surrounding the ability of non home rule units of local government to borrow funds is significantly more complicated. Non home rule municipalities are expressly allowed to “borrow money from any bank or financial institution.” Such authority is limited, however, by the requirement that such indebtedness be repaid within 10 years and authorized by ordinance.

Delinquent tax revolving funds as a source of financing for land banking activities is another land banking revenue generation strategy that may be possible in Illinois. The property tax sale system in Illinois allows local governments to acquire property taxes at property tax sales. Assuming local governments could borrow at cheap enough rates, Illinois law would permit local governments to use those funds to purchase the taxes on properties within their jurisdictions. Further, local governments would actually be able to acquire such property taxes through a no cash bid procedure requiring even fewer resources to be expended in the tax acquisition process.

Inventory cross-subsidization, an approach discussed in land banking literature, requires that all properties which flow through the tax foreclosure system end up in the hands of a

land bank. This approach is not available in Illinois because the Illinois Property Tax Code allows for the purchase of taxes by private individuals.

Land bank participation as a developer or co-developer in real estate development projects in target redevelopment areas can generate a developer's fee ranging from 7% to 20% of project costs. In cases where the Land Bank determines it will remain involved in a project as an equity partner, it may receive a reasonable rate of return in the form of cash flow and/or eventual buy-out.

Land sales proceeds – When land banks are able to sell properties for greater than their acquisition cost, they can generate program income to support other activities. The acquisition of property at below market value or at no cost through the Scavenger Sale or via donation can facilitate the generation of land sales revenue.

New Market Tax Credits (NMTC) The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.

Private Activity Bond (PAB) – A municipal security, the proceeds of which are used by one or more private entities.

Rental income from commercial and residential tenants – A rental program is both necessary and desirable in an economy such as ours with severe credit constraints. Further, the provision of quality rental properties to the market is vital to any stable real estate market, and it fits with the overall mission of the land bank.

Tax increment revenue for land bank properties that are transferred to new owners – Under Michigan law land banks receive 50% of the specific tax generated on all properties that are sold by the land bank for five (5) years succeeding the transfer of the property. In Ohio, county treasurers have the authority to assess up to 5% as an additional fee on tax delinquent properties to fund land banks. Illinois may choose to consider a similar type of legislation to help create a sustainable revenue source for its activities.

Tax Recapture, another land banking revenue generating innovation provides that a certain percentage of property tax revenue generated by a property after the land bank sells the property be remitted to the land bank. While this process is not expressly required by Illinois law, it may be possible to achieve similar results in Illinois. Currently, no state law prohibits a unit of local government from either itself or by intergovernmental agreement dedicating a portion of tax revenue generated by a property redeveloped through land banking to future land banking activities.