

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, March 4, 2019

6:30 PM

Meeting Room A

Housing Advisory Commission

A. CALL TO ORDER:

Meeting called to order at 6:30 p.m. by Chairwoman Michele Clemen.

B. ROLL CALL:

Also Present: Ruth Broder, Community Planner/Community Grants Coordinator and Scott Williams, Community Planner

Present 9 - Becky Anderson, James Bernicky, Michele Clemen, Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm, Mark Rice, and Shree Gurusamy

C. PUBLIC FORUM:

Anne Schultz of the DuPage Homeless Alliance gave a brief statement in support of the draft Housing Advisory Commission position paper on affordable housing in the 5th Avenue Development. The Homeless Alliance looks forward to continuing to partner with and assist the Commission.

D. OLD BUSINESS:

1. Review and approve the Housing Advisory Commission recommendation regarding affordable housing at the 5th Avenue development

Attachments: [Housing Advisory Commission Position Paper on Affordable Housing for the Proposed 5th Avenue Development \(003\).docx](#)

Draft Housing Advisory Commission Position Paper on Affordable Housing Component of the 5th Avenue Development: *Discussion of Draft Housing Advisory Commission Position Paper on 5th Avenue Development Recommendation. [Draft attached]*

Commissioner Haber-Kovach and Commissioner Kuhn summarized the draft position paper. They emphasized that the recommendation for 20 percent affordable units should apply to both owner-occupied and rental units. They asked for comments from other commissioners.

Chairwoman Clemen thanked Haber-Kovach and Kuhn for their work on the position paper. Clemen said she had received some emails from people who seemed to misunderstand the purpose of the recommendation for 20 percent affordable units. The commissioners offered comments clarifying that the recommendation is a target rather than a mandate. They reiterated that the property represents a unique opportunity because it is city-owned. The HUD and state fair housing and affordable housing laws provide additional justification for the recommendation.

Motion by Commissioner Lakner to approve the position paper. Seconded by Commissioner Rice. Motion approved unanimously by a roll call vote (8-0).

Clemen asked staff to determine next steps, including presentation of the position paper to City Council. Staff will check the date. Commissioners should attend the

City Council meeting, if possible.

Commissioner Lakner made a motion, seconded by Commissioner Rice, to approve the Position Paper. The motion carried unanimously.

Aye: 9 - Anderson, Bernicky, Clemen, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, and Gurusamy

2. Review and approve the Metropolitan Mayors Caucus (MMC) Technical Assistance Plan process

Attachments: [Homes Technical Assistance Process.pdf](#)

Housing Needs Analysis and Technical Assistance: *Explanation of Metropolitan Mayors Caucus Technical Assistance Process and Housing Needs Analysis Status.* Staff Liaison Broder gave a brief overview of the technical assistance process, which will begin with a kickoff meeting with staff from the Metropolitan Mayors Caucus (MMC) and the Chicago Metropolitan Agency for Planning (CMAP) and the Mayor, City Manager and other key officials, including Housing Advisory Commission members. The meeting will probably take place during business hours. Clemen stated that she would not be able to attend, but asked for one or two volunteers. Broder will obtain possible dates and times from the Mayor's assistant and provide these to the commissioners.

Commissioner Rice made a motion, seconded by Commissioner Lakner, for the Commission to agree to participate in the MMC technical assistance process. The motion was approved unanimously by a roll call vote.

Aye: 9 - Anderson, Bernicky, Clemen, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, and Gurusamy

E. NEW BUSINESS:

1. Select members of the Housing Advisory Commission to attend the April 3, 2019 City Council meeting to accept the Fair Housing Month Proclamation

Attachments: [Fair Housing Month 2019 Proclamation.pdf](#)

Fair Housing Month: *April is Fair Housing Month. Staff has arranged for 8 banners to be displayed on Washington Street and 2 banners to be displayed on Aurora Avenue. A proclamation will be signed by the Mayor and presented at the April 3rd City Council meeting. Commission members will attend the meeting and receive the proclamation [Proclamation attached].*

Broder provided information on the banners and proclamation. Volunteers will be needed to attend the April 3rd City Council meeting to accept the proclamation. All the commissioners indicated that they would attend, except one due to a prior commitment.

Councilwoman Anderson suggested that a press release be prepared, including the commission's accomplishments over the past year. Broder will work with the Communications staff.

F. REPORTS:

1. Approve the minutes of the February 4, 2019 Housing Advisory Commission meeting

Attachments: [DRAFT HAC Meeting Minutes 02.04.19.pdf](#)

Commissioner Rice made a motion, seconded by Commissioner Wilhelm, to approve the minutes of the February 4, 2019 Housing Advisory Commission Meeting. The minutes were approved unanimously by a roll call vote.

Aye: 9 - Anderson, Bernicky, Clemen, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, and Gurusamy

2. Receive the status report on the Analysis of Impediments to Fair Housing Choice (AI) Action Items and direct staff accordingly

Attachments: [AI Action Plan Progress Report.pdf](#)
[2-4-19 HAC Meeting Follow Ups.pdf](#)
[Memo to HAC Planning Team Workload.pdf](#)

Broder reviewed updates to the AI Action Items:

- 1C. Broder met with Rice and discussed revising the Prairie State Legal Services presentation for other target audiences such as landlords, property managers, etc. Other options to consider are partnering with the Naperville Police Department, which does fair housing training as part of their Crime-Free Multi-Housing Program. Commissioners agreed it would be worthwhile to see if this could be done.
The commission also discussed updating the videos and powerpoint slides on the HAC webpage. Agreed that this is something the commission should plan on in the future.
- 1E/1F. Senior City Attorney Kristen Foley has agreed to work with Clemen on these items, to be completed by May, 2019. Clemen will contact Foley to set up a time to meet. Clemen also asked Commissioner Bernicky to participate, due to his experience on the commission and as a practicing attorney.
- 3A. A draft of the Housing Needs Assessment RFP will be reviewed this month and should go out in April. Commissioners should send any suggestions for topics or data to be included to Broder.
- 3B/3C/3D. TED published an RFP for an update to the city's Comprehensive Plan and has received two proposals. The update will include a review of the AI and a housing element.

The commission discussed setting aside 15 minutes each meeting to discuss a current topic of interest pertaining to fair and affordable housing. Commissioner were favorable to this idea.

Announcements:

- Naper Settlement is conducting focus groups to obtain ideas from the community on their planned fair housing exhibit. The HAC commissioners were invited and are encouraged to sign up for one of the groups if they have not done so already.
- HOPE Fair Housing is sponsoring a fair housing conference on April 24, 2019.

G. ADJOURNMENT:

Commissioner Lakner made a motion, seconded by Commissioner Haber-Kovach, to adjourn the Housing Advisory Commission Meeting of March 4, 2019 at 7:06 p.m. The motion carried unanimously by a voice vote.