



**DRAFT MINUTES
HOUSING ADVISORY COMMISSION
NAPERVILLE MUNICIPAL CENTER, MEETING ROOM A
MONDAY, DECEMBER 3, 2018 – 6:30 PM**

A. CALL TO ORDER: 6:31 p.m.

B. ROLL CALL

Commissioners Present: James Bernicky, Michele Clemen, Laura Ellman, Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm

Others Present: Shebnem Ozkaptan

C. PUBLIC FORUM

Speakers:

1. Mike Ryder – Homeless Alliance:

- City Council is to receive S.B. Friedman's report on 5th Avenue. Council is to provide policy direction, including whether to include 10% attainable housing in the residential component.
- Homeless Alliance and 5th Ave Steering Committee are also calling for 10% for attainable housing. They are asking the Housing Advisory Commission to support this as well.
- Friedman seemed to define workforce and senior attainable income as 100% of AMI. Questions for Friedman: why workforce and senior and not disability? Where does the 100% AMI come from? What area of AMI are they using?
- Assuming the IHDA AMI, 100% for a family of 4 would require a salary of \$84,000/year, making the monthly rent \$2,100.00 at 30% of income, which is not attainable as workforce or senior housing.
- The Homeless Alliance believes that AMI should be 60%, which would be an income of \$51,000/year and monthly rent of \$1,270.00 at 30% of income, which is attainable. That would correspond to IHDA's definition of affordable housing, which would increase the percentage of affordable housing in Naperville. Naperville is currently well below minimum percentages defined by IHDA.
- The AI states that the City should affirmatively further the creation of fair and attainable housing, specifically housing near public transportation. The 5th Avenue Development is an opportunity for the City to take steps in that direction; the City Council needs to make the creation of attainable housing a priority.
- The Housing Advisory Commission should actively advocate for the inclusion of properly defined attainable housing in the 5th Avenue development.
- The Homeless Alliance is here to ask for HAC's help in affirmatively furthering fair housing in Naperville. They are requesting a shared copy of data on the residence of municipal workers, as they believe most city employees are priced out of Naperville due to housing costs, which further supports the need for attainable housing.

- Second, they are asking the HAC to make a statement at the City Council meeting supporting the inclusion of at least 10% attainable housing in the 5th Avenue development, with attainable housing being defined as 60% of AML.
- The Homeless Alliance will also make a statement.
- A written copy of the Homeless Alliance statement is attached.

2. Dr. Bob Buckman

- Wanted to back up Mike Ryder and ask that the Commission include the Homeless Alliance Statement in the record.

D. OLD BUSINESS

1. 18-1035 Receive response to the Homeless Alliance request for information on the residency of City employees.

Human Resources Department reported that 94 out of 960 employees are Naperville residents, including full-time and temporary employees, interns and employees of Naper Settlement. More information may be available from the Human Resources Department. They can work with Ruth Broder, Staff Liaison, on this request.

2. 18-1040 Discuss Fair Housing Education Training.

All commissioners attended. Debriefing included the following:

- Three City Council members attended. There was a low level of staff and city council attendance. It was not mandatory. It was disappointing that more did not attend.
- The meetings were very long and a lot of information was not covered.
- One person strongly was against how the person read off the power point verbatim and it made it difficult to stay interested. People who were at the RFP reviews were not at the debrief and should have been included.
- Dr. Bob asked if the RFP provided an outline of what the presentation was going to be, because it may have been too broad.
- The commission should be involved in all steps and in the future, should have more continuity along with verifying materials being provided. Disconnect between RFP review and review of presentation.
- Presentation can be tailored to other audiences, as discussed in the AI recommendation.
- Would like to see more city staff and council members because the topic is so important.
- Would like to have new incoming council members provided with training on this topic during their orientation training.

E. NEW BUSINESS

1. 18-036 Discuss current and pending vacancies on the Housing Advisory Commission.

Bob Fischer's term ended, Edwin Hojnacki resigned and Michele Clemen's term will end in May, 2019. Laura Ellman was elected State Senator and has not determined whether or not she will stay on the commission. Mark Rice will be filling in for the remainder of Edwin's term and will be appointed on 12/18/18. Mr. Rice spoke briefly about his background and experience.

F. REPORTS

1. 18-1038 Receive the updated report regarding progress on the Analysis of Impediments to Fair Housing Choice (AI) Action Items.

Fair Housing Education is still underway, pending editing PowerPoint slides. IE and 1F will be done in 2019.

2. 18-1037 Approve the minutes of the September 10, 2018 HAC meeting.

Motion to approve minutes by Lakner/Ellman (7-0).

3. 18-1039 Receive the 2019 HAC calendar.

First meeting would be January 7 and bimonthly thereafter. Motion to accept calendar by Ellman/Lakner (7-0).

G. DISCUSSION OF FIFTH AVENUE WORKSHOP

The Council is split on the topic of what the definition of affordable housing is and what it covers. Friedman has just been hired and has a different definition. Dr. Bob indicated that he felt it was critical that the commission members are present at the council meeting and speak regarding affordable housing. A Straw Poll has been discussed and Council should not bypass the Children's Museum and parking discussion. The straw poll, if passed, would allow Ryan to continue to move forward with Phase 2 before Children's Museum and parking issues are addressed. There are some errors in the consultant's report and Council members are reviewing it closely. It will be helpful for commissioners to be present to comment, if necessary. The Steering Committee considered 10% to be a reasonable goal for attainable housing, but the standard set by the consultant is too high and not truly affordable or attainable.

Regarding the Metra platforms, concern was expressed that the existing platforms are too small for a significant number of additional people. Dr. Bob stated that Metra does not have the funds to build new platforms or add new train cars. In the a.m. trains are packed, but there is no money to expand platforms or add train cars.

A question was asked about whether the Impediments Study defined what attainable housing is for Naperville. The study did not, because that was not the objective.

Several commissioners committed to attending the 5th Avenue Workshop. A suggestion was made that the commission reevaluate its mission after the New Year.

H. ADJOURNMENT

Motion to adjourn by Commissioner Lakner, seconded by Commissioner Haber-Kovach; meeting adjourned at 6:56 p.m.

DuPage Homeless Alliance – Statement to Housing Advisory Commission – 12/3/18
Re: Commission Support on Inclusion of 10% Attainable Housing in 5th Avenue Station Project

My name is Mike Ryder, a member of St. Thomas Church and of the Homeless Alliance.

Tomorrow the City Council will receive the report from City's 5th Ave Development Advocate, S.B. Friedman. The Council is to provide some policy direction on key topics, including whether or not to include of 10% "attainable" housing in the residential component.

- The Homeless Alliance has advocated for at least 10% attainable housing
- The 5th Ave Development Steering Committee has called for 10% attainable housing.
- We have discussed that proposal with the Housing Advisory Commission in the past and are asking the Commission to actively support that objective.

The Friedman policy question would seem to define workforce and senior "attainable" income as 100% of Area Median Income or AMI. The questions for Friedman are:

- How come workforce and senior segments ... and not people with disabilities?
- Where did the 100% of AMI come from?
- What area AMI are they using?

Assuming the Illinois Housing Development Authority or (IHDA) AMI, 100% for a family of 4 would be \$84K income ... which would calculate to a monthly rent of \$2,115. That is based on 30% of income for rent. That would definitely not be attainable for the workforce or senior segments.

We believe that "attainable" should be defined as 60% of the AMI ... an income of 51K for a family of 4 ... that calculates to a monthly rent of \$1,270 per month.

That would correspond to the IHDA definition of affordable housing and would therefore improve the % of affordable housing in Naperville. Naperville is currently well below the IHDA requirement, and subject to litigation.

According to the Analysis of Impediments, the City needs to be affirmatively furthering the creation of fair and attainable housing ... and specifically housing near public transportation. The 5th Ave Development is an opportunity under the city's control to take a step in that direction. The Council needs make the creation of attainable housing a priority in this development.

The Housing Advisory Commission, having responsibility for the implementation the AI recommendations, needs to actively advocate for the inclusion of properly defined "attainable" housing in the 5th Ave Project.

As community partners with the Housing Advisory Committee, we are here tonight to ask for your help to affirmatively further the development of fair and attainable housing in Naperville.

First: We are asking that you share a copy of the data on municipal workers with us. Our concern is that many municipal workers have been priced out of Naperville ... if true, that further supports the need for attainable housing.

We are asking that the Housing Advisory Commission make a statement at tomorrow's City Council meeting supporting the inclusion of a minimum of 10% attainable housing in the 5th Ave Development Project ... with attainable income being defined as 60% of the IHDA AMI. The Homeless Alliance will also make a supporting statement.