

# **City of Naperville**

*400 S. Eagle Street  
Naperville, IL 60540*



## **Naperville**

### **Meeting Minutes**

**Monday, May 6, 2019**

**6:30 PM**

**Meeting Room A**

### **Housing Advisory Commission**

**A. CALL TO ORDER:**

Chairwoman Michele Clemen called the meeting to order at 6:30 p.m.

**B. ROLL CALL:**

**Present** 7 - James Bernicky, Michele Clemen, Steve Lakner, Linda Wilhelm, Mark Rice, Shree Gurusamy, and Patrick Kelly  
**Absent** 2 - Mercedes Haber-Kovach, and Linda Kuhn

Others present: Ruth Broder, Community Grants Coordinator; Kristen Foley, Senior Assistant City Attorney; Scott Williams, Community Planner; Kyle Smith, Metropolitan Mayors Caucus; Nancy Firfer, Metropolitan Planning Council

**C. PUBLIC FORUM:**

Dee Huie, Naperville Housing Alliance, spoke in favor of the 20 percent affordable housing requirement adopted by the Housing Advisory Commission for the 5th Avenue Project and presented to the City Council on March 4, 2019.

Huie also thanked outgoing Chair Michele Clemen for her service and commended the Commission for adopting the 5th Avenue proposal, for their work on the Legal Source of Income Amendment to the City's Fair Housing Ordinance, and implementation of the Analysis of Impediments to Fair Housing Choice (AI) Action Items while Clemen was Chair. She stated that there is much more to be done and that the Naperville Housing Alliance will continue their efforts as friends and partners to the Commission.

**D. OLD BUSINESS:**

1. Review the presentation on the HOMES Technical Assistance Project and reach consensus on next steps

A PowerPoint presentation was given by Kyle Smith, Metropolitan Mayors Caucus, and Nancy Firfer, Metropolitan Planning Council, presenting key points from the HOMES Technical Assistance Project housing data analysis for Naperville. Smith and Firfer presented the Commission with several possible dates to conduct focus groups to discuss the data analysis in greater depth. The group preferred Monday, June 3, 2019. A final date will be chosen after consultation with staff. The commission will recommend other groups to be represented at the focus group. More than one focus group may be scheduled, if necessary. Recommendations will be sent to Ruth Broder, staff liaison to the commission.

2. Review housing-related topics from the April 3, 2019 City Council meeting

**Attachments:** [04.04.2019 Naperville Proclaims April Fair Housing Month.doc](#)

Brief discussion of the press release on Fair Housing Month done in conjunction with the Fair Housing Month Proclamation at the March 4 City Council Meeting. Recap by staff of the March 4th City Council Meeting discussion of housing-related topics and recap by Commissioner Rice of the April 24th HOPE Fair Housing Conference. PDF's of the HOPE Fair Housing Conference presentations are available on HOPE's website. Highlights were presentations on homelessness, especially programs for children and homeless persons with chronic illnesses and the healthcare system, as well as the keynote on racism and access to housing.

## E. NEW BUSINESS:

### 1. Recognition of newly appointed and outgoing Commission members

Chairwoman Clemen Introduced Patrick Kelly, new City Council Liaison, replacing Becky Anderson. Clemen also announced that Bradford Miller will be appointed to complete former Commissioner Laura Ellman's term.

Clemen, whose term on the Commission ends May 30th, reviewed the Commission's accomplishments over the last several years and thanked the commissioners for their assistance. Clemen received a standing ovation from those present.

## F. REPORTS:

### 1. Receive the staff report on Analysis of Impediments to Fair Housing Choice (AI) action items

**Attachments:** [AI Action Plan Progress Report 5.6.19.pdf](#)

**Action Item 1C - Fair Housing Education:** Mark Rice discussed his review of the Prairie State Legal Services (PSLS) fair housing presentation. He recommended identifying a target group and using the PSLS presentation as a resource to develop the Commission's own presentation. Staff will pursue the Police Department's idea of a survey monkey survey to property owners and landlords on their fair housing needs.

**Action Item 1E/1F - Fair Housing Complaint Procedures:** Kristen Foley, Senior Assistant City Attorney discussed fair housing complaint procedures. She recommended allowing complaints to be brought up to 180 days after the incident. One year is a little too long to file a complaint and 3 months is too short; 180 days is a good compromise. When a complaint is received Foley contacts the landlord to try and resolve the complaint before going to the commission. In many cases, poor

policies are based on inadequate information and can be resolved. The City has never had to have a full hearing - complaints usually are resolved or found to be unfounded. Naperville does not get repeat complaints. Foley and Chairwoman Clemen discussed the current complaint review process. They agreed that it is too lengthy and has too many steps - complainants would benefit from a quicker process that conforms to what is actually being done. The Commission must be careful to make sure the revised process does not result in violations of the Open Meetings Act. The City's best tool is the ability to take violators to court and obtain fines. This would only be utilized in a severe case. Foley is reviewing practices of other communities and will bring back a draft on how to tweak the ordinance and streamline the hearing process.

**Action Item 3A - Affordable Housing Plan:** A draft Housing Needs Assessment/Affordable Housing Plan Request for Proposals will be completed this month.

**Action Items 3B/3C/3D - Housing and City Planning Processes:** A contract has been awarded to a consultant for a Master Plan Update that will include a housing element.

**2. Approve the regular Housing Advisory Commission meeting minutes of March 4, 2019**

**Attachments:** [Draft HAC Minutes 03.04.19.pdf](#)

**A motion was made by Lakner, seconded by Rice, to approve the minutes of the March 4, 2019 Housing Advisory Commission meeting. The Motion carried by the following vote:**

**Aye:** 6 - Bernicky, Clemen, Lakner, Wilhelm, Rice, Gurusamy, and Kelly

**Absent:** 2 - Haber-Kovach, and Kuhn

**G. ADJOURNMENT:**

**A motion was made by Lakner, seconded by Rice, to adjourn the meeting. The motion carried by the following vote:**

**Aye:** 6 - Bernicky, Clemen, Lakner, Wilhelm, Rice, Gurusamy, and Kelly

**Absent:** 2 - Haber-Kovach, and Kuhn

The meeting was adjourned at 7:42 p.m.

/S/ Ruth Broder