

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, November 4, 2019

6:30 PM

Meeting Room A

Housing Advisory Commission

A. CALL TO ORDER:

Chairman Bernicky called the meeting to order at 6:31 p.m.

B. ROLL CALL:

Also Present: Lance Dorn, S. B. Friedman, Inc.; Fran Lefor Rood, S. B. Friedman, Inc.; Ruth Broder, Community Planner/Community Grants Coordinator; Scott Williams, Community Planner

Present 9 - James Bernicky, Mercedes Haber-Kovach, Linda Kuhn, Linda Wilhelm, Shree Gurusamy, Patrick Kelly, Bradford Miller, Brian Palm, and Adam Aldaba

Absent 4 - Steve Lakner, Mark Rice, Rushil Vellala, and Rahul Aggarwal

C. PUBLIC FORUM:

Michael Brown discussed his discrimination complaint against Quail Ridge Condominium. This complaint is being investigated by staff.

Mike Ryder, DuPage Housing Alliance, spoke in favor of the adoption of an inclusionary zoning ordinance. Mr. Ryder provided a handout with definitions of inclusionary zoning and key components of an ordinance. Mr. Ryder stated that the DuPage Housing Alliance would be willing to assist with research.

Anne Schultz, DuPage Housing Alliance, also spoke in favor of adopting an inclusionary zoning ordinance. She spoke about the components of an ordinance and the income ranges used by other communities that have adopted these ordinances.

Jay Mitchell, DuPage Housing Alliance, discussed the recommendations included in the Analysis of Impediments to Fair Housing Choice (AI) and encouraged the City to complete an affordable housing plan.

D. OLD BUSINESS:

1. Approve the regular Housing Advisory Commission meeting minutes of September 9, 2019

Attachments: [Draft Minutes of September 9 2019](#)

A motion was made by Commissioner Miller, seconded by Commissioner Palm, to approve the minutes of the September 9, 2019 Housing Advisory Commission Meeting.

This Minutes was approved.

Aye: 7 - Bernicky, Haber-Kovach, Kuhn, Wilhelm, Gurusamy, Kelly, Miller, and Palm

Absent: 2 - Lakner, and Rice

2. Presentation by S. B. Friedman staff on the Housing Needs Assessment/Affordable Housing Plan

Housing Needs Assessment: Fran Lefor Rood and Lance Dorn of S.B. Friedman, Inc., described the contents of the Housing Needs Assessment/Affordable Housing Plan. The report will include a description of the current housing mix and projections into the future.

The report will consist of three "buckets" or sections:

- 1) Detailed Analysis of Housing Data - How will changes in demographics affect housing demand over five and 20 years? Unmet housing needs will be quantified and the gap between the number of units projected and the number of units needed to meet demand at various income levels will be identified.
- 2) Stakeholder and Key Informant Focus Groups and Interviews - These will be combined with the quantitative analysis to develop recommendations.
- 3) Toolkit - Will consist of suggested policies, programs and best practices the City may adopt.

The report will analyze housing in various subareas with policies adapted to different areas.

The goal is to complete the report by the end of the year. The consultants will meet with the Housing Advisory Commission to seek direction prior to developing final recommendations.

In response to questions, Rood and Dorn stated that the time necessary to implement policies and programs is difficult to predict; there is no straightforward answer.

3. Receive updates on the HOMES Technical Assistance Report and the Comprehensive Plan

HOMES Report and Comprehensive Plan Update: The HOMES report is being reviewed by staff. It is hoped that the review will be completed by the end of the year. The Comprehensive Plan is expected early next year.

E. NEW BUSINESS:

1. Introduce new and returning Housing Advisory Commission Student Representatives

New Student Representative Adam Aldaba was introduced. Adam's interests include urban design and planning and government working process.

F. REPORTS:

1. Receive the updated progress report on the Analysis of Impediments to Fair Housing Choice (AI) and direct staff accordingly

Attachments: [AI Action Plan Progress Report Nov 2019.pdf](#)

Commissioner Palm attended the Naperville Police Department's Crime-Free

Multi-Family Housing class and discussed developing an annual fair housing component specific to Naperville.

Chairman Bernicky emphasized that Commission communications need to be kept confidential and should not be shared with non-members.

The Commission will conduct its annual review of progress on AI implementation in May, 2020.

Councilman Kelly discussed the current status of the 5th Avenue Project: 7 options will be presented to Council for moving forward with the process, ranging from ending the project to conducting a workshop or moving forward with changes to address neighborhood concerns.

G. ADJOURNMENT:

Commissioner Kuhn made a motion, seconded by Commissioner Haber-Kovach, to adjourn the Regular Housing Advisory Commission Meeting of November 4, 2019. The motion carried unanimously.

Chairman Bernicky adjourned the meeting at 7:40 p.m.

This motion was to adjourn the Regular Meeting of the Housing Advisory Commission of November 4, 2019.

/S/ Ruth Broder
Ruth Broder, AICP
Community Planner/Community Grants Coordinator