

# **City of Naperville**

*400 S. Eagle Street  
Naperville, IL 60540*



## **Naperville**

### **Meeting Minutes**

**Monday, March 2, 2020**

**6:30 PM**

**Council Chambers**

### **Housing Advisory Commission**

**A. CALL TO ORDER:**

Chairman Bernicky called the meeting to order at 6:34 p.m.

**B. ROLL CALL:**

**Present** 11 - James Bernicky, Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm, Mark Rice, Shree Gurusamy, Patrick Kelly, Bradford Miller, Brian Palm, and Adam Aldaba

**Absent** 2 - Rushil Vellala, and Rahul Aggarwal

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

**C. PUBLIC FORUM:**

George Howard commented on Section 1.4 of the Housing Needs Assessment and associated housing affordability challenges in relation to the recent Polo Club project and the importance of transportation access and developer incentives for affordable housing, such as rezoning of underutilized commercial properties.

Gary Smith, Chair of the Accessible Community Task Force (ACTF), emphasized the importance of including people with disabilities in housing affordability policies and addressing long-term needs, including visitability and appropriate design, such as no-step entry.

**D. OLD BUSINESS:**

1. Approve the Regular Housing Advisory Commission meeting minutes of January 20, 2020

**Attachments:** [MeetingMinutes20-Jan-20.pdf](#)

**Commissioner Palm made a motion, seconded by Commissioner Haber-Kovach, to approve the minutes of the January 20, 2020 Housing Advisory Commission meeting. The motion carried by the following vote:**

**Aye:** 9 - Bernicky, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Gurusamy, Kelly, Miller, Palm, and Aldaba

2. Receive the updated draft Housing Needs Assessment from S.B. Friedman, Inc. and direct staff accordingly

**Attachments:** [Naperville - 20200221 - Housing Needs Assessment DRAFT.pdf](#)

**Commissioner Palm made a motion, seconded by Commissioner Kuhn, to hold a workshop meeting in April, subject to coordination on timing with staff. The motion carried by the following vote:**

**Aye:** 9 - Bernicky, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Gurusamy, Kelly, Miller, Palm, and Aldaba

Lance Dorn reviewed the housing assessment key conclusions presented at the January 20th meeting: The key findings are that a lack of land for residential development, combined with the desirability of the community have led to high land values and corresponding high housing prices. Housing costs negatively impact low and moderate-income residents, entry-level homebuyers, seniors and availability of workforce housing. Other groups negatively impacted include people needing accessible housing, and people needing transitional housing, including veterans.

In the future, the lack of available residential land will affect the type of housing that will be built, resulting in demand for land use changes, redevelopment, demand for higher density housing and more rental housing.

Mr. Dorn described the Toolkit of recommendations to address unmet housing needs. The Toolkit includes four categories of programs: Housing, Regulatory, Financing and Strategic Planning. The 22 programs are also categorized into three levels of complexity based on the amount of time and effort needed to implement them: Near-Term (within 6 months), Intermediate and Complex or long-term.

Mr. Dorn and Fran Lefor Rood took turns presenting the programs included in each of the four categories. In conclusion, Mr. Dorn emphasized that the Commission's next step should be to use the Toolkit to develop a housing policy. He concluded with a recommendation to consider the experience of other communities and to develop annual goals to measure performance.

Chairman Bernicky opened the floor to questions. Commissioner Haber-Kovach asked about the role of financial institutions associated with the allocation of funds for affordable housing. Mr. Dorn and Ms. Rood cited the Community Investment Corporation (CIC) and Illinois Facilities Fund (IFF) as examples of nonprofits providing affordable housing financing.

Commissioner Palm asked for examples of successful deed-restricted housing programs. Ms. LeFor provided examples from the City of Chicago and acknowledged that these programs require a trade-off between access to homeownership and long-term affordability in return for a lower level of appreciation and growth in equity. Commissioner Palm asked how Naperville's built-out status would affect the choice between a fee-in-lieu and on-site construction in developing an inclusionary zoning ordinance. Mr. Dorn reviewed different strategies to encourage on-site construction, including offering density bonuses in return for affordable unit. Commissioner Palm also asked how City-owned land could be used to promote affordable housing development while working with private developers. Mr. Dorn reviewed different potential alternatives, including ground leases, contributions of land in return for affordable units and land sales to raise funds for affordable housing.

Commissioner Gurusamy asked for an example of a resource packet for developers and an understanding of City-owned land. Mr. Dorn stated that ideas for a packet could be developed, including the locations of City-owned land.

Councilman Kelly asked about next steps to develop recommendations to bring to Council. Ms. Broder pointed out that with the current report and the Homes Report, the commission now had a

set of recommendations that could be prioritized and sent to City Council. Council could then provide direction to staff as to which recommendations for further work. Councilman Kelly expressed concerns with a lengthy process for determining the next steps. Ms. Broder stated that the commission could develop priorities for short-term recommendations and move forward with the intermediate and long-term recommendations, which will require additional time for implementation.

A meeting could be dedicated to review the Toolkit recommendations and determine which options should be recommended to Council. Commissioner Kovach asked for a workshop to review the recommendations.

Chairman Bernicky suggested that each commissioner should prioritize the recommendations on their own, followed by a meeting in April with this item being the only item on the agenda. The goal would be for the commissioners to reach consensus on which recommendations to present to City Council.

In response to a question from Dr. Bob Buckman, Chairman Bernicky clarified that all policy categories would be discussed.

## **E. NEW BUSINESS:**

There being no new business, Chairman Bernicky asked for reports.

## **F. REPORTS:**

### **1. Receive reports regarding ongoing housing-related plans**

Councilman Kelly provided an update on the 5th Avenue Project and latest baseline proposal. He mentioned that density and height had shrunk but the number of affordable units remained the same at approximately 70 units. Financials were to be revised by Ryan Companies before being released for public review. April 6th is most likely the next 5th Avenue Workshop. Limited questioning followed on 5th Avenue.

Mr. Williams provided an update on the Comprehensive Plan Update, which is to be presented at the next Planning and Zoning Commission hearing.

Ms. Broder explained the Community Development Block Grant (CDBG) Consolidated Plan process which includes an assessment of housing needs.

Concluding discussion followed on preparations for the April meeting.

## **G. ADJOURNMENT:**

**Commissioner Haber-Kovach made a motion, seconded by Commissioner Lakner, to adjourn the regular Housing Advisory Commission Meeting of March 2, 2020. The motion was approved.**

**Aye:** 9 - Bernicky, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Gurusamy, Kelly, Miller, Palm, and Aldaba

Chairman Bernicky adjourned the meeting at 8:15 p.m.