

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, March 1, 2021

6:30 PM

On Zoom - Open agenda to see phone & streaming

Human Rights and Fair Housing Commission

CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:

On Friday, June 12, 2020, an amendment to the Open Meetings Act was signed into law. This new law replaces the gubernatorial executive order concerning the Open Meetings Act and allows public bodies to temporarily conduct meetings remotely during a state of emergency, subject to certain requirements, including a determination by the head of the public body that an in-person meeting is not practical or prudent.

On Tuesday, June 16, 2020, Mayor Chirico issued an executive order determining that in-person meetings of the City Council and the City's boards and commissions are not currently practical or prudent due to the COVID-19 pandemic.

The means by which the public may watch, listen, and/or participate in the meeting are described below.

TO JOIN A MEETING:

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar [and password if required] provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID [and password if required] provided on this agenda.

Once connected to the meeting, press *9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

PARTICIPATION GUIDELINES:

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at Commissioners, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

PUBLIC ACCOMMODATION:

Any individual who may require an accommodation to participate in the meeting or to view materials for the Human Rights and Fair Housing Commission meeting, should contact the City Clerk at (630) 305-5300 by Monday, March 1, 2021.

You are invited to a Zoom webinar.

When: Mar 1, 2021 06:30 PM Central Time (US and Canada)

Topic: Human Rights and Fair Housing Commission

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83451356235?pwd=MWF5SUZFMUNoeVJBM0JsdmRaU3A5QT09>

Passcode: 346481

Or iPhone one-tap :

US: +13126266799,,83451356235#,,,,*346481# or
+16465588656,,83451356235#,,,,*346481#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1
346 248 7799 or +1 669 900 9128

Webinar ID: 834 5135 6235

Passcode: 346481

International numbers available: <https://us02web.zoom.us/j/83451356235?pwd=MWF5SUZFMUNoeVJBM0JsdmRaU3A5QT09>

A. CALL TO ORDER:

Chairman Bernicky called the meeting to order at 6:30 p.m.

B. ROLL CALL:

Present 9 - James Bernicky, Steve Lakner, Mark Rice, Shree Gurusamy, Patrick Kelly,
Bradford Miller, Brian Palm, Jim Bergeron, and Sha'Ron Booker

Excused 1 - Linda Kuhn

Also Present: Ruth Broder, CDBG Coordinator/Co-Liaison; Geneace Williams,
DEI Manager/Co-Liaison; Adam Aldaba, Student Representative; Shreya Joshi,
Student Representative; Emma Jakobowski, Student Representative

Absent: Linda Kuhn, Commissioner; Grace Larsen, Student Representative

Ms. Broder noted that Commissioner Kuhn was unable to attend due to a previously scheduled work meeting.

Present 8 - James Bernicky, Steve Lakner, Mark Rice, Shree Gurusamy, Patrick Kelly, Bradford Miller, Brian Palm, and Jim Bergeron

Absent 1 - Linda Kuhn

C. PUBLIC FORUM:

There was one speaker for Public Forum:

Jay Mitchell asked to introduce himself to the Commission. Mr. Mitchell stated that he had served as a Commissioner in the early 2000's and was familiar with the Commission's work. He is now with the DuPage Housing Alliance, working on affordable housing in Naperville, and is also President of the Board of Directors of the HOPE Fair Housing Center, working on fair housing education and enforcement. Both organizations have worked successfully in partnership with the Commission in recent years and Mr. Mitchell hopes to be of service going forward.

D. OLD BUSINESS:

1. Approve the regular Human Rights and Fair Housing Commission meeting minutes of January 11, 2021

Attachments: [11-Jan-2021 HRFH MeetingMinutes](#)

A motion was made by Palm, seconded by Bernicky to approve the regular Human Rights and Fair Housing Commission meeting minutes of March 1, 2021. The motion carried by the following vote:

Aye: 6 - Bernicky, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

Absent: 1 - Kuhn

Abstain: 2 - Bergeron, and Booker

E. NEW BUSINESS:

1. Introduce Commissioners James Bergeron and Sha'Ron Booker and staff co-liaison Geneace Williams, Diversity, Equity and Inclusion (DEI) Manager

Chairman Bernicky introduced Geneace Williams, DEI Manager and co-liaison. Ms. Williams gave a brief summary of her background as an attorney and consultant on diversity issues. She noted that she views diversity, equity and inclusion as a journey, not a destination. She is looking forward to working with the Commission and all stakeholders to move forward for the good of Naperville.

Next, new Commissioner Jim Bergeron gave a brief overview of his background. He is a longtime resident of Naperville who previously owned Jimmy's Grill. He has been a member and Chairman of the Downtown Naperville Alliance and member of the Chamber Board of Directors. He is

currently a realtor and Assistant Managing Broker for Baird & Warner.

Commissioner Booker was unable to introduce herself due to technical issues, but Chairman Bernicky invited her to do so at the next meeting.

F. REPORTS:

1. Receive updates on the Affordable Housing Work Plan and Analysis of Impediments to Fair Housing Choice (AI) Action Items and direct staff accordingly

Attachments: [AI Action Items Council Memo 01.05.21](#)
[AI Action Plan Progress Report January 2021](#)
[AI Action Plan - 2020-2021 Priority Committees](#)

Chairman Bernicky noted that the Commission has participated in the Affordable Housing Work Plan and is working on completing the Analysis of Impediments to Fair Housing Choice (AI) Action Items. Two commissioners who were represented on the breakout committees for the AI Action Items recently left and will need to be replaced on their respective committees. Chairman Bernicky invited new commissioners Bergeron and Booker to review the Action Items and volunteer for committees they are interested in. Chairman Bernicky also asked for updates from committee members present, but none had any new information to provide at the time. Commissioner Palm noted that the student members are also invited to work with the committees if they wished to do so.

Chairman Bernicky asked if there was any process to be followed for members to join a committee. Ms. Broder responded that the process is informal and that members can just make their desire to volunteer for a particular committee known to the Commission. She noted that there is a need for someone to volunteer for Action Item 2A: Development of a Language Access Plan. Commissioner Gurusamy is currently the only member of that committee. Commissioner Gurusamy stated that there is an organization called the Language Access Resource Center in DuPage County, managed by the DuPage Federation of Human Services. They provide extensive translation services that can be utilized by Naperville residents for a fee that can be paid by the City of Naperville. She recommended the service and will provide a link to contact them.

Chairman Bernicky asked Councilman Kelly to provide an update on the Inclusionary Zoning Ordinance (IZO) study approved by City Council in January. Councilman Kelly stated that Council has approved the SB Friedman Company as the IZO study consultant. SB Friedman is the same consultant that prepared the Housing Needs Assessment/Affordable Housing Plan. They are expected to start the work soon and to complete the study in approximately 3 months.

Commissioner Rice noted that he and Commissioner Palm had met with several organizations involved in affordable homeownership. He asked about how the Commission could obtain funding if necessary to complete a project. Ms. Broder noted that one of the organizations contacted by Commissioners

Rice and Palm had applied for and been approved for Social Service Grant (SSG) funding. The Community Service Council of Northern Will County received \$5,000 to provide eviction prevention services and landlord-tenant mediation for Naperville residents. The Commission may want to consider whether and what types of homeowner assistance to recommend for CDBG funding next year.

In addition, approximately \$70,000 in CDBG funds has been budgeted for a Single-Family Homeowner Rehabilitation Program. The City plans to move forward with an RFP for a consultant to manage this program. Although this process will be dependent on the course of the COVID-19 pandemic, late summer is being targeted as the start date for this program. The City is also moving forward with the NOAH (Naturally Occurring Affordable Housing) study. Staff will work with the HOMES Team (CMAP, Metropolitan Mayors Caucus and Metropolitan Planning Council) on a pro-bono basis to develop this report. The first task will be to identify programs and incentives that are available at both the federal and state level to promote preservation of existing rental and owner-occupied housing. Ms. Broder will arrange a meeting with the HOMES Team to discuss this and report back at the next Commission meeting. Commissioner Rice would like to further link the Commission's work to the CDBG funding process. Commissioner Rice offered to assist with providing information on the funding process and linkage with AI Action Items. Information on subcommittees and AI Action Plan and Affordable Housing Plan have been provided to the new members.

Commissioner Rice asked if two new members would be added to bring the Commission up to 11 members. Ms. Broder confirmed that this is correct and that the Mayor is currently reviewing applications.

The next Commission meeting will take place at 6:30 p.m. on Monday, May 3, 2021. At this time, the meeting is expected to take place virtually, via Zoom.

G. ADJOURNMENT:

A motion was made by Lakner, seconded by Palm, to adjourn the regular Human Rights and Fair Housing Commission Meeting of March 1, 2021 at 7:01 p.m. The motion carried by the following vote:

Aye: 8 - Bernicky, Lakner, Rice, Gurusamy, Kelly, Miller, Palm, Bergeron, and Booker

Absent: 1 - Kuhn

/S/ Ruth Broder
Ruth Broder, AICP
CDBG Coordinator