

# City of Naperville

*400 S. Eagle Street  
Naperville, IL 60540*



## Naperville

### Meeting Minutes

**Monday, May 3, 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, May 3, 2021.

You are invited to a Zoom webinar.

When: May 3, 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/89664125413?pwd=Q3ZwYUJRdmJZdUV0MVIeUWwTE8zQT09>

Passcode: 346847

Or One tap mobile :

US: +13126266799,,89664125413#,,, \*346847# or  
+16465588656,,89664125413#,,, \*346847#

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 +1 669 900 9128 or +1  
253 215 8782 or +1 346 248 7799

Webinar ID: 896 6412 5413

Passcode: 346847

International numbers available: <https://us02web.zoom.us/j/89664125413?pwd=Q3ZwYUJRdmJZdUV0MVIeUWwTE8zQT09>

**A. CALL TO ORDER:**

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

**B. ROLL CALL:**

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

**Absent** 1 - Steve Lakner

Also Present: Ruth Broder - CDBG Administrator; Geneace Williams - Diversity,  
Equity and Inclusion Manager; Adam Aldaba - Student Representative; Shreya  
Joshi - Student Representative

Absent: Steve Lakner, Commissioner; Emma Jakobowski, Student  
Representative; Grace Larsen, Student Representative

In response to Chairman Bernicky's request, Commissioner Booker, who joined the Commission in March, briefly introduced herself. Chairman Bernicky also recognized Student Representative Adam Aldaba for his participation in the Commission over the past two years. He is graduating from High School and will be leaving to attend college.

### C. PUBLIC FORUM:

There were no speakers.

### D. OLD BUSINESS:

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

Attachments: [03.01.21\\_HRFHC Meeting Minutes](#)

**A motion was made by Palm, seconded by Rice, approved. The motion carried by the following vote:**

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

**Absent:** 3 - Bergeron, Kuhn, and Lakner

2. Receive the status report on the Affordable Housing Work Plan and direct staff accordingly

Ms. Broder reviewed the three priority recommendations included in the Affordable Housing Work Plan adopted by City Council in January: 1) **Inclusionary Zoning Ordinance (IZO) Study** - SB Friedman Development Advisors, consultant on the IZO study, held a kickoff meeting the TED Department on April 9, 2021. TED is spearheading the study because it involves zoning, a TED area of responsibility. Friedman is conducting research and interviewing developers and other stakeholders. A City Council Workshop on the IZO will take place in June. Friedman will complete additional work based on Council's recommendations following the Workshop, which will be open to the public, including any commissioners that wish to attend.

2) **NOAH (Naturally Occurring Affordable Housing) Study** - The City is working with the Chicago Metropolitan Agency for Planning (CMAP), Metropolitan Mayors Caucus (MMC) and Metropolitan Planning Council (MPC) on a pro-bono basis. A kickoff meeting was held with the Community Services Department on April 7, 2021. The study will include both owner-occupied and rental housing, but the initial focus will be on rental housing, identifying available incentives for preservation. A workshop-style meeting will be held the first week of June with representatives of the Illinois Housing Development Authority (IHDA), DuPage Housing Authority and Community Investment Corporation (CIC) to identify strategies specific to Naperville. The focus will be on strategies that can work in affluent communities with high land and housing values. Characteristics of properties to be targeted, strategies for different neighborhoods and incentives to encourage preservation will all be discussed. In accordance with Open Meetings Act requirements, two commissioners may

attend the meeting. Commissioner Palm stated that he would attend this meeting. Broder also met with a group interested in developing new affordable housing for people with autism and seniors. They are considering some available land on the south side of the City,

3) **Single-Family Rehabilitation Program** - This program has been delayed due to COVID-19, but it is hoped that continued progress in the Illinois reopening plan will allow for a Request For Proposals to be issued in the coming months.

Commissioner Gurusamy asked about the NOAH initials and neighborhoods and the name of the other group. Broder responded that these are neighborhoods where housing prices are lower than city averages. Affordable rental housing tends to be found in older areas of the City, especially on the north side and some areas near downtown. Donielle Deering, a representative of the other affordable housing group was in attendance and replied that the group is working with A Special Place, a nonprofit housing organization and with the Ray Graham Association, a nonprofit providing housing and services to people with disabilities. They have also been in touch with the Senior Task Force and will contact DuPage County. Ms. Gurusamy offered to provide assistance to the group.

## E. NEW BUSINESS:

1. Receive report on the new Human Rights and Fair Housing ordinance and website and direct staff accordingly

Attachments: [Ordinance 20-143 HRFHC.pdf](#)

Geneace Williams, staff co-liaison to the Commission, introduced herself and discussed the Human Rights and Fair Housing Ordinance and her role as Diversity, Equity and Inclusion (DEI) Manager. She stated that the Commission's responsibilities fall into two areas:

- 1) Serve in an advisory role to the City Council on human rights and fair housing policies and programs.
- 2) Serve as a single point of intake for discrimination complaints involving public accommodation and fair housing.

Ms. Williams defined human rights as rights to which all people are entitled without discrimination based on membership in a protected class. Protected classes are listed in the ordinance and include race, religion, sex, national origin, age, marital status, disability, sexual orientation and legal source of income. The law follows state law and includes definitions. Ms. Williams also mentioned the expansion of the commission to 11 members, which will allow for inclusion of commissioners with backgrounds in both human rights and fair housing. The commission will eventually return to 9 members.

Commissioner Palm asked how the Commission's mission would be publicized to the Naperville community? Ms. Williams stated that the Commission's website would be updated to include new information and that she had written an article on the Commission for the February/March issue of Connected, a newsletter included in resident's utility bills. She will continue to reach out to the community in other ways, as well.

Ms. Williams discussed her roles as staff co-liaison and DEI Manager:

- 1) She will partner with staff and the Commission to develop policy recommendations to bring to City Council and to educate the public on fair housing and human rights. The website revision will provide updated links to resources in a user-friendly format.
- 2) Follow up on formal and informal discrimination complaints. Informal complaints may be resolved through mediation and discussion; formal complaints will be brought to the Commission to determine how to proceed, working with the Legal Department and outside investigators, where appropriate.

Ms. Williams stated that the July meeting would provide a more thorough introduction to the complaint and hearing process.

## F. REPORTS:

1. Receive report on Analysis of Impediments to Fair Housing Choice (AI) Action Items and Committees and direct staff accordingly

Attachments: [AI Action Plan - 2020-2021 Priority Committees](#)

Commissioner Rice noted he and Commissioner Rice had contacted organizations providing homebuyer education and financial management training. They encouraged the Community Service Council of Northern Will County and the HOME Organization to apply for Community Development Block Grant (CDBG) and Social Services Grant (SSG) funding, but that only the Will County group had applied and received a \$5,000 grant for housing counseling. HOPE Fair Housing Center received \$1,100 for outreach/education. Rice recommended that the Commission seek out organizations to submit funding applications to get a larger share of funds for fair and affordable housing. Ms. Broder noted that \$5,000 in 2021 CDBG funds has been allocated a paired housing study recommended in the Analysis of Impediments to Fair Housing choice. Commissioner Rice asked how organizations could be encouraged to apply for grants and submit successful applications? Ms. Broder suggested reconsidering the criteria for grants, possibly setting aside funds for specific types of programs or giving extra points to programs addressing housing issues.

Councilman Kelly noted that two large housing developments are being considered by City Council: Naper Commons was approved without affordable housing, but with some attainable housing. CityGate West may be considered on May 18 and may include micro-units. The micro-units on Ogden Avenue have generated high demand and are leasing quickly, showing a need for this housing. He also noted that commission liaisons may change and he has enjoyed working with the Commission.

## G. ADJOURNMENT:

A motion was made by Palm, seconded by Rice, to adjourn the regular Human Rights and Fair Housing Commission Meeting of May 3, 2021. The motion carried by the following vote:

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

**Absent:** 1 - Lakner

/S/ Ruth Broder  
Ruth Broder, AICP  
CDBG Administrator