

Proposal for Human Rights and Fair Housing Commission Participation In City of Naperville Affordable Housing Development Process

BACKGROUND

The *Housing Needs Assessment/Housing Needs Report* approved by the Human Rights and Fair Housing Advisory Commission and endorsed by City Council in 2020, included an implementation action to develop a strategy to leverage publicly-owned land to address housing challenges. On August 20, 2021, City Council directed staff to prepare a Request for Proposals (RFP) document to solicit qualifications, concept ideas, and bids to purchase a portion of the city-owned property near 103rd and IL Route 59 for affordable senior and IDD housing development.

INFORMATION

The RFP process being recommended by staff to the City Council for review on September 21, 2021 includes several unique elements to add transparency and expertise to the process. It includes two opportunities for the Human Rights and Fair Housing Commission to be directly involved.

In the initial phase, it is proposed that a representative of the Human Rights and Fair Housing Commission participate on a committee to review, score, and select the best development teams among all responses received.

In the second phase of the process, the selected Development Teams will be invited to participate in a community meeting facilitated by the Human Rights and Fair Housing Commission. The meeting will allow each Development Team to present their concept proposal and provide opportunity for public and Commission questions. In addition, feedback from the Commission will be solicited and summarized for City Council consideration.

In the final phase of the selection process, the City Council will review the bids of the Development Teams that participated in the community meeting. City Council will be able to consider all input received to make a final determination as to which Development Team they would like to proceed with the entitlement (e.g. zoning approval) process and ultimately purchase the property.

NEXT STEPS

The RFP document will be on the September 21, 2021 City Council agenda. A draft is not available at this time as it is still being finalized. If approved, the RFP will be issued and developers will have a couple months to prepare responses. It is anticipated the top responses will be identified late in 2021 with the community meeting hosted by the Human Rights and Fair Housing Commission scheduled in early 2022.

While not required, should the Human Rights and Fair Housing Commission wish to share comments on this matter to City Council, it is suggested either:

- Vote on a motion to reflecting the willingness of the Human Rights and Fair Housing Commission to participate in the process.
- Representative(s) may attend the September 21, 2021 City Council meeting and speak during the agenda item to offer comments.

If the City Council authorizes release of the RFP, city staff can attend a future meeting of the Human Rights and Fair Housing Commission to answer additional questions about the process.