

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, September 9, 2019

6:30 PM

Meeting Room A

Housing Advisory Commission

A. CALL TO ORDER:

Commissioner Mark Rice served as interim chairman and called the meeting to order at 6:37 p.m.

B. ROLL CALL:

- Present** 8 - Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm, Mark Rice, Patrick Kelly, Bradford Miller, and Brian Palm
- Excused** 1 - James Bernicky
- Absent** 1 - Shree Gurusamy

Also Present: Ruth Broder, Community Grants Coordinator/Community Planner and Scott Williams, Community Planner

C. PUBLIC FORUM:

Affordable Housing Donation

Phil Meno, DuPage Housing Alliance, spoke in support of the Commission's efforts on behalf of affordable housing and supported the donation by CityGate LLC to provide funding for affordable housing.

Affordable Housing

Mary Hamill, Accessible Community Task Force (ACTF), addressed the importance of affordable units being accessible to disabled people.

Affordable Housing Donation

Bob Buckman, DuPage Housing Alliance, encouraged the City to move quickly to get developers to contribute affordable units and to draft an inclusionary ordinance.

Affordable Housing Donation

Gary Smith, ACTF, said that accessible housing should not compete with senior housing, but that accessibility is also important. The ordinance accepting the CityGate LLC contribution does not specify that the dollars be used for affordable housing. An inclusionary housing ordinance should be a City priority. Developers can afford to make these contributions.

D. OLD BUSINESS:

1. Approve the regular Housing Advisory Commission meeting minutes of July 8, 2019

Attachments: [MeetingMinutes09-Jul-2019-03-35-16.pdf](#)

A motion was made by Commissioner Miller, seconded by Commissioner Lakner, to approve the minutes of the July 8, 2019 Housing Advisory Commission Meeting.

The motion carried by the following vote:

Aye: 7 - Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Kelly, Miller, and Palm

Excused: 1 - Bernicky

Absent: 1 - Gurusamy

2. Review the August 22, 2019 HOMES Technical Assistance panel discussion and direct staff accordingly

Attachments: [Naperville HOMES Agenda.pdf](#)

Broder provided a brief introduction describing the attendees and topics discussed at the panel.

Commissioner Rice discussed his take-aways: the meeting was very educational and that the inclusionary zoning ordinance and teardown tax were the most interesting proposals.

Commissioner Lakner requested additional information on the process of completing an inclusionary zoning ordinance, what it would take to get an ordinance adopted, and incentives for including affordable housing.

Councilman Kelly stated that proposals and text amendments will require research to determine what will work for Naperville and the TED Department has advised it could take as long as one year to complete a full ordinance.

The Commission discussed that recommendations being drafted by the HOMES Technical Assistance Group will provide action steps, that the City Council should accept the CityGate LLC funds as a place to start, and the appropriateness of having the Commission begin drafting an ordinance.

Broder stated that staff can only draft an ordinance at the direction of Council and the Commission can advise Council on priorities.

The Commission discussed inclusionary zoning ordinances and issues the to be addressed would include when and whether to accept funding in lieu of affordable units, how to define affordability, how to provide flexibility to allow developers to make a profit. The Commission also stated that developers need clear standards and requirements and suggested included using the State of Illinois definition as determined by the Illinois Housing Development Authority (IHDA).

Councilman Kelly stated that three Councilmembers can propose an item to be on a City Council agenda, public comment from commissioners and others would be appropriate, explained how the \$200,000 donation from CityGate LLC was determined.

Consensus was that in the short-term, commissioners should speak at Council meetings and give their opinion on affordable units included in developments and how funds obtained should be used. Commissioners should try to attend the next City Council meeting on September 17, if possible, and confer with Councilmen Kelly. Chairman Bernicky should represent the Commission.

A motion was made by Commissioner Haber-Kovach, seconded by Commissioner Kuhn, to hold a Housing Advisory Commission meeting in October for further discussion of the topics addressed. The motion carried by the following vote:

Aye: 7 - Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Kelly, Miller, and Palm

Excused: 1 - Bernicky

Absent: 1 - Gurusamy

E. NEW BUSINESS:

1. Review and approve the proposed Housing Advisory Commission meeting schedule for calendar year 2020

Attachments: [2020 HAC Meeting Schedule.pdf](#)

A motion was made by Commissioner Haber-Kovach, seconded by Commissioner Kuhn, to approve the proposed Housing Advisory Commission meeting schedule for Calendar Year 2020. The motion carried by the following vote:

Aye: 7 - Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Kelly, Miller, and Palm

Excused: 1 - Bernicky

Absent: 1 - Gurusamy

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, Sept 2019.pdf](#)

Action Item 3A: The City received two proposals for the Housing Needs Assessment/Affordable Housing Study. Both consultants were interviewed and the proposals were scored both before and after the interviews. The higher scoring consultant was invited to a scoping meeting and came to agreement on a fee. A Consultant Agreement was agreed to by both parties. We are now waiting for the signed agreement to be returned by the consultant for CMO approval. It is expected that this will take place by the end of this week. Haber-Kovach, Miller and Williams were thanked for their participation on the review team.

Action Items 3B/3C/3D: Broder explained that it was not possible to have the comprehensive plan consultant attend the meeting due to costs. Williams briefly discussed the public meeting schedule for the comprehensive plan update and the Planning Commission process.

The report was received.

2. Discuss the contribution from CityGate Center II, LLC to promote affordable/attainable housing

Attachments: [CityGate LLC Ordinance](#)

This item was discussed under Item D-2.

G. ADJOURNMENT:

A motion was made by Commissioner Lakner, seconded by Commissioner Palm, to adjourn the regular Housing Advisory Commission meeting of September 9, 2019 at 7:46 p.m. The motion carried by the following vote:

Aye: 7 - Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Kelly, Miller, and Palm

Excused: 1 - Bernicky

Absent: 1 - Gurusamy

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