

# **City of Naperville**

*400 S. Eagle Street  
Naperville, IL 60540*



## **Naperville**

### **Meeting Minutes**

**Monday, September 14, 2020**

**6:30 PM**

**Meeting Room A**

**Housing Advisory 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 Housing Advisory Commission meeting, should contact the City Clerk at (630) 305-5300 by Monday, September 14, 2020.

Here is the Zoom Login information for the 9/14 HAC meeting:

You are invited to a Zoom webinar.

When: Sep 14, 2020 06:30 PM Central Time (US and Canada)

Topic: Housing Advisory Commission

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81873502265?pwd=eXphWEE3c2ZOT0Z5a09KaGJxM1NDQT09>

Passcode: 016395

Or iPhone one-tap :

US: +13126266799,,81873502265#,,,,,0#,,016395# or  
+16465588656,,81873502265#,,,,,0#,,016395#

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

Webinar ID: 818 7350 2265

Passcode: 016395

International numbers available: <https://us02web.zoom.us/j/81873502265?pwd=eXphWEE3c2ZOT0Z5a09KaGJxM1NDQT09>

**A. CALL TO ORDER:**

Chairman Bernicky called the meeting to order at 6:32 p.m.

**B. ROLL CALL:**

**Present** 8 - James Bernicky, Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm, Mark Rice, Patrick Kelly, and Brian Palm  
**Absent** 2 - Shree Gurusamy, and Bradford Miller

Also Present: Ruth Broder, Community Grants Coordinator; Gina Nelson, Records Clerk; Scott Williams, Community Planner

Absent: Adam Aldaba, Student Representative

**C. PUBLIC FORUM:**

Marilyn Schweitzer had comments about the Comprehensive Plan, February and March Updates and the House Needs Assessment Recommendations. She referenced the teardown tax which she believes is crucial and should be included in the recommendations. She expressed concern with the rankings and lack of public input. She reviewed a variety of strategies and wants affordable housing to exist. She reiterated her concern with not including the teardown tax.

**D. OLD BUSINESS:**

1. Approve the regular Housing Advisory Commission meeting minutes of July 13, 2020

**Attachments:** [Draft Minutes July 13 2020](#)

**A motion was made by Commissioner Rice, seconded by Commissioner Lakner, to approve the regular Housing Advisory Commission meeting minutes of July 13, 2020. The motion carried by the following vote:**

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

**Absent:** 2 - Gurusamy, and Miller

2. Review actions taken by the City Council regarding the Housing Advisory Commission's recommendations on Action Items from the Housing Needs Assessment Toolkit; discuss the planned September 29, 2020 Workshop and direct staff accordingly

Councilman Kelly provided an update and summary of the City Council meeting. Due to the lateness of the agenda item being considered, City Council decided, based on the mix opinions and lack of consensus, to set a workshop for September 29, 2020. No line items were discussed. Councilman Kelly clarified with staff regarding the involvement of the consultant, SB Friedman and Company. Ms. Broder provided background and confirmed their attendance at the September 29, 2020 City Council Workshop. Councilman Kelly stated that all recommendations from SB Friedman will be on the table but will generally follow the Commission's recommendations.

Gary Smith of the Accessible Community Task Force (ACTF) was recognized from the audience. Mr. Smith asked if the workshop is accessible to the public. Councilman Kelly stated it would be conducted in the same manner as the current meeting.

3. Discuss next steps for the Analysis of Impediments to Fair Housing Choice (AI) Action Plan subcommittees and direct staff accordingly

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

Chairman Bernicky asked each subcommittee to provide a summary of their work to date. Commissioner Rice provided an update on Action Item 1D-Homebuyer Counseling. He stated that next steps are to meet with the City Clerk's office and develop partnerships with HUD homebuyer counseling organizations and other outside agencies.

Chairman Bernicky reminded the commission to keep funding in mind when considering next steps.

Marilyn Schweitzer was recognized from the audience. She brought up AI Action Item 3C, which recommends rezoning specific parcels for multi-family housing and affordable housing. She believes that these should be considered two separate items and a multi-family zoning district does not necessarily translate to affordable housing. She addressed concerns with landscaping. She asked that affordable housing be balanced with the environment and open space.

Commissioner Kuhn addressed Action Item 3C and stated her agreement that density being is an issue. Ms. Schweitzer added expressed concern that increased lot coverage increasing might not lead to more units but to larger units instead. She also discussed parking donations versus cash-in-lieu payments in an inclusionary zoning ordinance.

Commissioner Palm agreed that greater density does not necessarily result in more affordable housing.

Chairman Bernicky opened the floor to any other subcommittee updates. He encouraged the members to meet separately on the plan and then provide updates to the public with an official item placed on the agenda at a future meeting.

Commissioner Rice stated that his report can be used as a template going forward. Commissioner Wilhelm provided an update on transportation and expressed concerns that lack of feasibility, funding obstacles, and the inability to change existing transportation routes, will hinder efforts to expand transportation options.

Gary Smith of the ACTF stated that the Task Force has not been contacted on Action Items 4a, 4b, and 4c that involve transportation planning and protected classes, including people with disabilities. Ms. Broder provided context and stated they could be contacted on relevant agenda items. Mr. Smith volunteered his personal contact information.

**4. Receive an update on the plans for the Human Rights Commission as they pertain to the Housing Advisory Commission**

Councilman Kelly provided an update on the expanded responsibilities of the proposed Human Rights Commission. A Diversity, Equity and Inclusion (DEI) Manager would be the new staff position and the point of contact for the commission. The name of the commission was also discussed along with suggestions to add "housing" to the name. The new proposal is to

name the commission the Human Rights and Fair Housing Commission. Councilman Kelly stated that it will take approximately two months to codify the new commission and the expanded responsibilities.

Ms. Broder asked about new commission appointments following the end of Commissioner Haber-Kovach and Wilhelm's appointment extensions on November 30. Councilman Kelly stated that new appointments will be not be made until the new commission is codified. He encouraged the two commissioners to stay on as long as possible as the City works through the process.

## **E. NEW BUSINESS:**

There was no new business.

## **F. REPORTS:**

### **1. Presentation by Paul DeKruiff on affordable housing and development**

Commissioner Rice provided an introduction for the speaker. Mr. DeKruiff thanked the Chairman. He stated he asset-managed affordable housing developments. He cautioned against limiting affordable housing development solely to affordable housing developers; all developers should be included and addressed various financing mechanisms for affordable housing.

He brought up other items to consider, stating that defining goals should be step one. He discussed the Affordable Housing recommendations, including:

- Develop a strategy for public owned lands: Mr. DeKruiff stated that the market should guide how properties are developed.
- Develop a plan to preserve naturally occurring affordable housing: He warned against inadvertently creating blighted properties, follow the market trends instead. He referenced an article and the potential for legal liability for the City under some circumstances.
- Establish additional housing programs for special needs population: He stated that real estate used for social needs results in capital losses and cannot be treated as real estate.
- Creating a housing-specific staff position: He stated that the City should avoid duplicating existing staff.
- Investing in rehabilitation of existing homes: He asked how the City investment would be recouped from the home when it is sold. Finally, he addressed concerns with subsidizing rental housing rehabilitation. Mr. DeKruiff compared the cost of affordable housing with the cost of living. He stated that the cost of living has grown the least. Mandating a cap on construction is already a subsidy. More discussion is required to reduce

the permit process.

- Establish a housing trust fund for special needs groups: According to DeKruiff, this may be recreating the wheel.

Mr. DeKruiff ended his presentation by stating he will participate in the September 29th City Council Workshop.

## **G. ADJOURNMENT:**

**A motion was made by Commissioner Lakner, seconded by Commissioner Palm, to adjourn the regular Housing Advisory Commission meeting of September 14, 2020 at 7:34 p.m. The motion carried by the following vote:**

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

**Absent:** 2 - Gurusamy, and Miller

/S/ Ruth Broder  
Ruth Broder, AICP  
Community Grants Coordinator