

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, January 20, 2020

6:30 PM

Council Chambers

Housing Advisory Commission

A. CALL TO ORDER:

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

B. ROLL CALL:

Also Present: Lance Dorn, S. B. Friedman, Inc.; Fran Lefor Rood, S. B. Friedman, Inc.; Jonathan Burch, Chicago Metropolitan Agency for Planning (CMAP); Enrique Castillo, CMAP; Nancy Firfer, Metropolitan Planning Council; Ruth Broder, Community Planner/Community Grants Coordinator; Allison Laff, Deputy Director, TED; Scott Williams, Community Planner

Present 11 - James Bernicky, Mercedes Haber-Kovach, Linda Kuhn, Steve Lakner, Linda Wilhelm, Mark Rice, Shree Gurusamy, Patrick Kelly, Bradford Miller, Brian Palm, and Adam Aldaba

Absent 2 - Rushil Vellala, and Rahul Aggarwal

C. PUBLIC FORUM:

Chairman Bernicky thanked everyone for attending on the Martin Luther King, Jr. holiday and acknowledged the contribution Dr. King made to fair housing, including the passage of the 1968 Fair Housing Act.

Phil Meno, DuPage Housing Alliance: Mr. Meno complimented the S. B. Friedman report and expressed appreciation that the Commission will be providing input. He emphasized the Commission's importance and expressed concern about giving comprehensive feedback on the document within a short review timeframe. He encouraged the formation of special committees to follow up on the findings and said that DuPage Housing Alliance is ready to assist.

Mary Hamill, Accessible Community Task Force (ACTF): Ms. Hamill complimented the S. B. Friedman report for the information provided on housing needs of people with disabilities. ACTF supports affordable housing and wanted to insure that accessibility is also addressed.

D. OLD BUSINESS:

1. Approve the regular Housing Advisory Commission meeting minutes of November 4, 2019

Attachments: [MeetingMinutes14-Jan-2020-02-41-21.pdf](#)

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

Aye: 9 - Bernicky, Haber-Kovach, Kuhn, Lakner, Wilhelm, Rice, Gurusamy, Kelly, Miller, Palm, and Aldaba

2. Receive the draft Housing Needs Assessment from S. B. Friedman, Inc. and direct staff accordingly

Attachments: [Naperville - Housing Needs Assessment DRAFT - Jan 2020.pdf](#)

Fran Lefor Rood and Lance Dorn of S.B. Friedman presented the Housing Needs Assessment analysis and findings. Following the presentation, Rood and Dorn asked for questions and comments from the Commissioners.

Commissioner Haber-Kovach asked about education not being reflected in the workforce numbers and the lack of future growth for Education-related employment. Ms. Rood clarified that growth in that sector has been small compared to Professional & Business Services and Healthcare.

Commissioner Kuhn asked about population trends and the reduction in percentage of the ages 34-55 age cohort. Mr. Dorn stated the population is aging and shifting to older cohorts. A lack of affordable entry-level housing may also play a role by discouraging younger households from purchasing homes in Naperville.

Commissioner Wilhelm asked about the population trend compared with the overall State of Illinois and Commissioner Palm asked what is driving Naperville's continued population growth. Mr. Dorn stated that Naperville is continuing to grow slightly in comparison with other parts of the state where the population is declining or remaining the same. Naperville has a high quality of life, including status as a regional employment center and good transportation access.

Commissioner Rice asked about developer's matching and meeting housing needs. Mr. Dorn stated that Friedman's research showed that approximately 510-565 units per year would be needed to keep up with demand. Actual construction has been around 200-300 units per year. Challenges include a lack of developable land resulting in higher land values. Groups particularly effected are low/moderate income households, households seeking entry-level housing and workforce housing, seniors, people with special needs and extremely low-income households at-risk or experiencing homelessness.

Councilman Kelly inquired about mitigating existing housing burdens. Ms. Rood emphasized that without the opportunity to build new housing, strategies to preserve existing affordable housing are necessary. Additional discussion followed on future housing supply versus demand, and housing needs forecasting. Topics included changes in housing types and densities, strategies for preserving existing affordable housing, converting underutilized commercial areas to residential use and encouraging affordable rental housing.

Commissioner Haber-Kovach asked about the possibility of successfully addressing all the identified challenges. Dorn and Rood emphasized that it is important to try to implement solutions;

if action is not taken, housing issues will not get any better and will probably get worse.

Commissioner Palm asked about the fragility of the housing stock and how rental costs were factored in. Discussion ensued on general trends and data collection methods. Mr. Dorn stated that the consultants strived for maximum accuracy, but it is difficult to predict the impact of unknowns, like a recession.

Student member Aldaba asked about the projected need for new units by 2040 and if greenfield development could provide that supply. Mr. Dorn stated that redevelopment could be undertaken in some areas and referenced the proposed Comprehensive Master Plan Update.

Commissioner Miller asked if autism is reflected in housing for people with special needs and Mr. Dorn confirmed that both mental and physical disabilities were taken into account.

Chairman Bernicky asked for questions from the audience:

Dr. Bob Buckman asked a question regarding future Naperville population projections.

Councilman Kelly asked about the scope of the study for the next steps. Ms. Broder mentioned this is the conclusion the of the first phase of data analysis; S.B. Friedman will use the information developed and feedback from the Commission to determine strategies and make recommendations.

Ms. Rood provided additional examples and clarified the scope of work. S. B. Friedman will provide a toolkit of options, though more extensive and specific research would require an additional study. The Commission can determine what parts of the toolkit to prioritize and pursue additional research.

Commissioner Miller asked about the inclusion of data for veterans housing. Ms. Rood stated that although veterans were not included as a separate category, they could attempt to find some information specific to this group.

Commissioner Palm asked additional questions on data collection and the impact of the new census. Ms. Rood stated that the data is based on 2017 census data. 2020 Census data will come out after this year and recommended a future update.

Commissioner Rice had additional questions about the next steps. Ms. Rood reviewed the questions that arose during the hearing and encouraged the Commission to provide additional feedback on what direction to take.

Commissioner Lakner asked that recommendation be focussed on affordable housing.

Commissioner Gurusamy inquired about housing challenges specific to seniors, particularly low-English speaking seniors. Ms. Rood confirmed LES seniors were not a specific category analyzed, though further research could also be done on this group.

Commissioner Haber-Kovach asked about when the future plan will be finalized. The presenters mentioned they will work with staff. Ms. Broder confirmed that the plan is within scope and budget, but additional analysis might be out of scope. Commissioner Haber-Kovach encouraged the commission to move forward. Discussion followed on the process, schedule of future meetings, and when the full report will be completed. The full Housing Needs Assessment will be presented at the meeting on March 2nd.

This Presentation was received.

3. Receive the report of the Naperville Housing Action Plan and direct staff accordingly

Attachments: [Naperville Housing Action Plan final.pdf](#)

Jonathan Burch of the Chicago Metropolitan Agency for Planning (CMAP), presented the Homes for a Changing Region Action Plan for Naperville and focused on the four recommendation that are included in the Action Plan:

- Housing Trust Fund
- Land Trust
- Inclusionary Zoning
- Accessory Dwelling Units (ADU's)

Mr. Burch gave examples from other communities (Highland Park, Evanston, Oak Park) of how these strategies have been developed and used, including size of demolition fees, seed funding of a housing trust fund, amount of funding needed to get started, use of on-site versus in-lieu fees and types of projects funded.

In response to a question from Commissioner Kuhn, Mr. Burch clarified that the demolition tax and in-lieu fee are essentially different terms for the same thing and that both can be used to fund a trust fund.

Commissioner Kuhn asked about the staffing of the non-profit and Mr. Burch confirmed that salaried staff would be necessary.

Commissioner Palm asked about the relationship and level of control over the trust fund by the municipality. Mr. Burch stated initially it was established through the local government, but will connect with relevant parties for guidance.

Commissioner Miller asked about the importance of public transportation, and Mr. Burch confirmed its importance for accessibility.

Councilman Kelly clarified which items the Commission should be working on and discussion followed.

Nancy Firfer of the HOMES team, suggested that the Commission could form sub-committees to look at specific strategies once priorities have been established. This can be discussed after the final draft of the S. B.

Friedman report is received.

This Presentation was received.

E. NEW BUSINESS:

F. REPORTS:

G. ADJOURNMENT:

There being no new business or additional reports at this time, Chairman Bernicky asked for a Motion to Adjourn.

A motion was made by Lakner, seconded by Kuhn to adjourn the Regular Housing Advisory Commission Meeting of January 20, 2020 at 8:39 p.m.. The motion carried by the following vote:

Aye: 10 - HAC Bernicky, HAC Haber-Kovach, HAC Gurusamy, HAC Kelly, HAC Kuhn, HAC Lakner, HAC Miller, HAC Palm, HAC Rice, and HAC Wilhelm

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