



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

City Council

Tuesday, September 29, 2020

7:00 PM Zoom - Open agenda to see cable, phone & streaming
options

Workshop: Affordable Housing Recommendations

Due to the ongoing Coronavirus (COVID-19) pandemic, the September 29 City Council workshop will be conducted using Zoom Webinar technology.

TO WATCH OR LISTEN TO THE CITY COUNCIL WORKSHOP LIVE:

- Watch on WCNC GOVERNMENT ACCESS TELEVISION (Ch. 6-WOW, Ch. 10 - Comcast, Ch. 99 - AT&T)
- Watch online at <https://naperville.legistar.com>
- Listen by telephone (audio only) – registration to receive dial-in phone number required by calling the City Clerk's Office, (630) 305-5300, by 5 p.m. on September 29

TO SUBMIT PUBLIC COMMENT IN THE MEETING:

To address the City Council via Zoom and provide public comment, members of the public must register by 5 p.m. on September 29 at: www.naperville.il.us/speakersignup

The public may choose to provide public comment in any of the following ways:

1. Submit a written comment to the City in advance of the City Council workshop (by 5 p.m. on September 29) to be read into the public record during the City Council workshop by a member of staff.
2. Address the City Council live during the City Council workshop via spoken audio. Individuals who want to address the Council live must sign up to speak in advance of the City Council workshop (by 5 p.m. on September 29).

Once signed up, the individual will receive an email from the City Clerk's Office after the sign-up time ends with information about how to join the meeting.

- Online sign-up closes at 5 p.m. on September 29, at which time no other speakers or comments will be accepted.

A. CALL TO ORDER:

Chirico called the workshop to order at 7:00 p.m.

Present: 9 - Mayor Steve Chirico
Councilwoman Judith Brodhead
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman Patrick Kelly
Councilman John Krummen
Councilwoman Theresa Sullivan
Councilman Benjamin White

Also Present

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Director of Finance, Rachel Mayer; Director of IT, Jacqueline Nguyen; Director of TED, Bill Novack; Deputy Director of TED, Allison Laff; Communications Manager, Linda LaCloche

Daily Herald, Naperville Sun, NCTV-17

B. INTRODUCTION:

C. PUBLIC FORUM:

COMMENTS TO BE READ BY STAFF

Gary D. Smith - The Naperville Accessible Community Task Force
I am the Chair of the Accessible Community Task Force; the Task Force's mission is to enhance the lives of individuals with physical, cognitive, mental and/or developmental disabilities living, working in or visiting the City of Naperville. Being consistent with our mission, the Task Force strongly supports a meaningful and implementable affordable and accessible housing program for Naperville. The best way to achieve that is by implementing the eight action items extrapolated from the SB Friedman report and recommend by the Housing Advisory Commission that you will be discussing this evening. Recognizing that the eight items each stand on their own and deserve your serious and careful deliberations, we feel that number 8 involving the implementation of an inclusionary zoning ordinance is of utmost importance and that without that it would be extremely difficult to implement a meaningful affordable housing program. The Accessible Community Task Force encourages the council members to use this workshop as the beginning point of constructive and meaningful dialogue to create an affordable and accessible housing program for Naperville. This will lead to a more diverse, inclusive and sustainable community. Naperville is a beautiful city in which to live, visit or work; however, is it a welcoming community to those who want to live here who are seeking affordable housing? It is up to local government officials to ensure they implement programs such as affordable and accessible housing that will serve to create an inclusive, diverse and sustainable Naperville. Thank you.

SPEAKERS

Donielle Deering spoke in favor of responsible affordable housing.
Phil Meno spoke in favor of responsible affordable housing.
Jim Hill spoke in favor of responsible affordable housing.
Marilyn Schweitzer spoke in favor of responsible affordable housing.

D. PRESENTATION:

[Provide direction on the eight priority housing program recommendations submitted by the Housing Advisory Commission](#)

S.B. Friedman representatives, Lance Dorn and Fran Lefor Rood, presented the Naperville Housing Needs Assessment and reviewed the eight Housing Advisory Commission recommendations in the three broad categories of preserving existing housing, developing new housing, and financing/staffing infrastructure.

Council discussed naturally occurring affordable housing, how inclusionary zoning was implemented in other communities, recent townhome developments, fee-in-lieu, the impact of COVID on the market, and strategies to approve more dense developments.

Rood explained naturally occurring affordable housing as units from a previous generation or those not at the highest end of the market. She also discussed fee-in-lieu strategies to support naturally occurring affordable housing.

Rood continued and discussed public land strategy, said data needs to be monitored and tracked over time, that the goal is not to stop market rate development but instead achieve community goals, and stated S.B. Friedman will provide follow-up information regarding success stories.

Council discussed funding and efforts to incorporate affordable housing in the 5th Avenue project.

Rood outlined the strategy of building units, or affordable components, off-site from larger developments and cited Kansas City as an example.

Dorn explained loans and that administration may be done by the City or in conjunction with a partner agency.

Broder explained the Rehabilitation Loan Fund, that it is a common CDBG program used by many communities, the limited success of Naperville's past efforts, that \$42K has been allocated for a loan program and that an RFP was completed but not let due to COVID, and explained the cap for administration/salary.

Council discussed the census, attainable (workforce) and affordable (subsidized) data and parcels, money currently allocated to fee-in-lieu, how the City can be successful with the affordable housing initiative, the type of resources that are needed, a possible update to the AI report, laws related to IFFA, and the appropriateness of starting an initiative only to realize later that it cannot be accomplished.

Rood stated that having a workshop is a good first step and evaluating staff resources and capacity is critical.

Krieger suggested moving forward with the first three recommendations: 1) Develop a working relationship with affordable housing developers, 2) Develop a strategy to leverage publicly owned land to address housing challenges, and 3) Develop a specific plan to preserve naturally occurring affordable housing (NOAH). He also discussed staffing resources, complexity of the inclusionary zoning ordinance, and adjustments to adhere to the Council majority.

Council discussed the appropriateness of moving forward with the recommendations regarding the inclusionary zoning ordinance prior to soliciting stakeholder input and the staff position before the budget workshops are held.

Rood clarified that S.B. Friedman would not have a role in refining strategies of recommendations that are selected.

By consensus, Council directed staff to move forward with the three recommendations identified by Krieger, solicit input from stakeholders regarding the inclusionary zoning ordinance, and do homework on the remaining items.

Krieger explained that the Diversity, Equity, and Inclusion (DEI) manager will not be a part of this initiative, that a workshop debrief meeting will be scheduled with staff, that other recommendations will still be evaluated and researched, and that staff will bring information to a future Council meeting for formal approval.

E. ADJOURNMENT:

The City Council - Affordable Housing Recommendations Workshop adjourned at 9:42 p.m.

/S/ Pam Gallahue
Pam Gallahue, PhD
City Clerk