

City of Naperville

*400 S. Eagle Street
Naperville, IL 60540*



Naperville

Meeting Minutes

Monday, January 11, 2021

6:30 PM

On Zoom - Open agenda to see phone & streaming

Human Rights and Fair Housing 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 Human Rights and Fair Housing Commission meeting, should contact the City Clerk at (630) 305-5300 by Monday, January 11, 2021.

You are invited to a Zoom webinar.

When: Jan 11, 2021 06:30 PM Central Time (US and Canada)

Topic: Human Rights and Fair Housing Commission

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88530441143?pwd=THIxK3l3RGZHQ0t6U0tUZGhtcmdMdz09>

Passcode: 700521

Or iPhone one-tap :

US: +13126266799,,88530441143#,,,,*700521# or
+16465588656,,88530441143#,,,,*700521#

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: 885 3044 1143

Passcode: 700521

International numbers available: <https://us02web.zoom.us/j/88530441143?pwd=THIxK3l3RGZHQ0t6U0tUZGhtcmdMdz09>

A. CALL TO ORDER:

B. ROLL CALL:

Present 8 - James Bernicky, Linda Kuhn, Steve Lakner, Mark Rice, Shree Gurusamy, Patrick Kelly, Bradford Miller, and Brian Palm

Also Present: Ruth Broder, Community Grants Coordinator; Adam Aldaba, Student Representative; Emma Jakobowski; Student Representative, Grace Larsen, Student Representative; Shreya Joshi, Student Representative

C. PUBLIC FORUM:

There were no public comments.

D. OLD BUSINESS:

1. Approve the regular Housing Advisory Commission meeting minutes of December 7, 2020

Attachments: [Draft Minutes Dec 7 2020](#)

A motion was made by Commissioner Rice, seconded by Commissioner Lakner, to approve the regular Housing Advisory Commission meeting minutes of December 7, 2020. (As of December 15, 2020, the Housing Advisory Commission is now the Human Rights and Fair Housing Commission).

Aye: 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

2. Receive updates on the Affordable Housing Work Plan, AI Action Items, and the creation of the Human Rights and Fair Housing Commission

Attachments: [Legislation Text \(1\) Adopted 01.05.21](#)

[HAC Recommendations and Proposed Affordable Housing Work Plan \(12\)](#)
[AI Action Plan Progress Report January 2021](#)

Affordable Housing Work Plan: Councilman Kelly provided an update on the Affordable Housing Work Plan - City Council approved the Work Plan on January 5, 2021 and voted 9-0 to approve hiring a consultant to conduct an Inclusionary Zoning Ordinance (IZO) study. The TED Division will choose the consultant and may work with the affordable housing consultant, SB Friedman, or with another company. The full process, from hiring to completion of the study, is expected to take 6-9 months. The consultant will gather information and meet with stakeholders - real estate industry, financial institutions, affordable housing advocates, etc. The study must address stakeholder's concerns in order to achieve a workable ordinance that actually creates affordable housing. The consultant will review other community's experiences to determine what has worked and why. They will try to zero in on requirements and incentives that will encourage creation of affordable units without discouraging market-rate development. The commission will be involved in the process, the details of which will become more clear as the process moves forward.

Diversity, Equity and Inclusion (DEI) Manager: Chairman Bernicky discussed his experience interviewing candidates for the DEI Manager position, all of whom were extremely well-qualified. The new manager will be announced soon and should be able to attend the next commission meeting along with two new commissioners, who will replace Mercedes Haber-Kovach and Linda Wilhelm. The two new commissioners will be formally appointed at the January 19th City Council meeting. The new DEI Manager and Ruth Broder, Community Grants Coordinator,

will serve as co-liaisons to the commission, with the DEI Manager taking charge of the human rights element and the legal aspects of fair housing, including managing cases and bringing them before the commission, if necessary. Ms. Broder will handle the housing aspect, including implementation of those elements of the Work Plan assigned to the commission, such as the single-family rehabilitation program and working with the Chicago Metropolitan Agency for Planning (CMAP) on the Naturally Occurring Affordable Housing (NOAH) preservation study. When Council agreed to move forward with the IZO study, it was acknowledged that this would result in delaying some of the other Work Plan action items. However, Councilman Kelly emphasized that these elements will go forward as well, though perhaps at a different pace, more in conjunction with the IZO research. For example, interviews with affordable housing developers about the IZO will be a way to begin relationships that can be leveraged for future affordable housing development. Mapping of city-owned properties will also take place, though analysis may be postponed until the IZO study is completed.

E. NEW BUSINESS:

F. REPORTS:

1. Approve the proposed 2021 Human Rights and Fair Housing Commission meeting schedule

Attachments: [2021 Human Rights and Fair Housing Commission Meeting Calendar](#)

The 2021 Meeting Calendar was discussed at the December 7, 2020 meeting when the commission agreed to move the January 4, 2021 meeting to January 11, 2021. Once formally approved, the meeting schedule for the remainder of the year will be set, with the next meeting taking place on Monday, March 1, 2021.

A motion was made by Commissioner Palm, seconded by Commissioner Miller, to approve the 2021 Meeting Calendar. The motion carried by the following vote:

Aye: 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

G. ADJOURNMENT:

There being no other business, a motion was made to adjourn the meeting. The meeting was adjourned at 6:54 p.m.

A motion was made by Lakner, seconded by Bernicky, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Bernicky, Kuhn, Lakner, Rice, Gurusamy, Kelly, Miller, and Palm

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