

Human Rights and Fair Housing Commission Meeting Summary
Monday March 7, 2022
6:30 PM

The meeting began with routine business. A quorum was confirmed, public forum was held (no speakers) and the minutes from the prior meeting were approved. Staff estimates more than 100 individuals were in attendance for the meeting. 83 individuals provided their name on the sign-in sheet.

At this point, Acting Chairman Mark Rice, moved to Old Business on the agenda where the presentations by Gorman & Company LLC and Mercy Housing Lakefront were scheduled. Amy Emery, of city staff, provided a brief overview of the city's efforts to date, the format of the meeting, and anticipated next steps in the process.

Gorman & Company LLC started their proposal at 6:40 PM. The team of presenters included:

- Ron Clewer – IL Market President of Gorman & Company LLC
- Kim Zoeller – President and CEO of Ray Graham
- Ron Swiggim – Vice President of Construction for Gorman & Company LLC
- Lauran Narduzzi - Property Management Oversight for Gorman & Company LLC
- Colin Malin– Development Project Manager for Gorman & Company LLC

The Gorman Team emphasized the importance of partnering with the right service provider who will manage the property over time. Ray Graham Associates, as the local service partner, shared their person-centered approach.

Following the remarks from Ray Graham, representatives from Gorman & Company, led by Ron Clewer discussed:

- Gorman's core purpose & values; 35 years of experience and portfolio
- The importance of building a relationship with Naperville
- The unique approach they take with each property – no two sites have the same design
- The concept rendering in the written proposal should be understood as an initial idea. The final concept will be developed as meet with more with families in need and neighbors through community planning process.
- They fact that they are willing to develop up to 12 acres. The Gorman Team is open to the opportunity, but if the adjacent sites are to be developed with commercial uses, they see opportunity in that as well by becoming easily accessible employment choices for residents
- The integrated, comprehensive approach of the Gorman team (with its development, general contracting, architecture and property management) all part of Gorman & Company LLC

The Gorman Team invited many Naperville families who had previously reached out seeking IDD housing choices in Naperville to attend the meeting.

Following the presentation, three members of the audience asked questions about (1) research done before initiating a project to understand community need, (2) the property area location, project timeline, and unit breakdown, and (3) plans to integrate indoor and outdoor spaces.

Acting Chairman Rice asked if the HRFHC members had any questions of the Gorman Team. They had none.

A 10-minute recess was called to allow the Mercy Housing Lakefront team to set-up for their presentation.

Acting Chairman Mark Rice resumed the meeting. Amy Emery was asked to provide similar introductory remarks regarding the process up to this point and format of the discussion.

The Mercy Housing Lakefront Team began their presentation at 7:35pm. The presentation team included:

- Mark Angelini – President/Owner Mercy Housing Lakefront
- Edgar Flagg – Regional Director of Real Estate Development for Mercy Housing Lakefront
- Felix Matlock – Oversees Service Programming – Local Resident
- Jaime Torres Carmona - Canopy Design – Project Architect
- Laurie Baker – President for AID (IDD Services Provider)
- Kathy Langdon and Bill Hassert of Catholic Charities (Senior Services Provider)

The Mercy Housing Lakefront Team discussed their:

- Experience with a variety of scales and housing needs
- Mission driven focus – viewing housing as a means to transform lives
- Unique design approach to each project developed in partnership with local stakeholders and dialog with the community
- Appreciation for Naperville’s desire to address senior and IDD housing in one project
- The fact that the design concept is still evolving. They noted the written proposal included one idea, they now have three different iterations. The Mercy Housing Lakefront Team is willing to modify design and concept based on community feedback.
 - Initial Concept (in written proposal) – single building – 92 units
 - Alternative Plan 1 – 5 Story Senior (560 unit) + Duplex and Townhomes (92 units total)
 - Alternative Plan 2 – Larger Community Space (10,000 square feet); 76 units
- Architectural vision to include emphasis on sustainability (net zero concept, electric vehicle charging stations, bicycle paths, renewable energy, wildlife protection) and universal design
- Site features to include walking trails, herb gardens, resident picnic and grilling areas; use of outdoor fitness equipment; healing and sensory gardens

Following this 30-minute presentation, Acting Chairman Rice once again asked for questions from those in attendance. Five attendees asked questions and shared comments about 1) Mercy Housing Lakefront specific experience providing services for those with physical challenges, 2) need for IDD housing (confirmed 5 year waiting list with 14,000 names on it), 3) research done by Mercy Team before initiating the project, and 4) specific projects completed by Mercy Housing Lakefront that combine senior and IDD housing (example given was Saxony Manor in WI).

At this point, Acting Chairman Rice asked if the members of the HRFHC had any questions for the Mercy Housing Lakefront Team.

Q: Brian Palm – If selected, who holding the property?

A: The owning entity will be an LLC and Mercy Housing Lakefront will be the managing partner.

Q: Brian Palm – What is typical hold period?

A: Restrictions recorded by covenant will be in place that last 30 years; Mercy Housing Lakefront typically holds its developments indefinitely; They very much see themselves a local entity. Mercy wants to be a local stakeholder and their intention is to stay.

Q: James Bergeron – It appears in some of the concept images a number of parking areas are remote to building, how does that make sense for seniors?

A: Parking is intended to provide immediate access to the buildings, but be strategic for the entire parking mix (e.g. employees, visitors, etc.).

Q: Diana Hawken - Anticipate issues maintaining affordability overtime should you get this job?

A: No concerns. Will use HUD standard and make that commitment for at least 30 years.

Mercy practice is to model the project proforma so all units are to be affordable (60% AMI and many units less).

Q: Nathan Wilson- Did the Mercy Housing Lakefront Team have the opportunity to conduct field visit/windshield survey to look at existing community architecture in the vicinity?

A: If you have seen one Mercy Housing Lakefront, you have seen one. The team does not have use a cookie cutter approach. The goal is to understand design pallet and engage community. Believe great design is possible at ANY price point. Believe housing at lower incomes or other needs can be great places and is committed to that with final design.

Acting Chairman Hill asked if any of the members of the HRFHC had any final concluding thoughts to share about either presentation or the ideas discussed. It was suggested, given the need and level of effort it will take to reach construction that the city should consider now using more than 6 acres.

The meeting was adjourned at 8:35 PM