



Housing Working Committee Meeting Minutes

November 20th, 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP)
Cook County Conference Room
Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Nora Boyer, Paul Colgan, Adam Dontz, Adam Gross, Lee Smith, Adam Gross, Nancy Firfer, Andrea Traudt, Joanna Trotter, Judith Levey (for Curt Wiley)

Staff Present: Lee Deuben, Annie Byrne, Stephen Ostrander

Others Present: Nicole Nutter, Regional Transportation Authority

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Chair, Adam Gross

2.0 Agenda Changes and Announcements

Agenda Item 4.0 was postponed until the January, 2009 Housing Committee meeting.

3.0 Approval of Minutes – October 16th 2008 Housing Committee Meeting

A call for a motion to approve the minutes of the August housing committee, as presented, and a motion was made by Joanna Trotter and seconded Lee Smith. All in favor the motion carried.

4.0 **GO TO 2040 Strategy Panel Discussion.** This agenda item was postponed until the January 2009 Housing Committee meeting

5.0 GO TO 2040 Design Workshops: Stephen Ostrander

CMAP staff member Stephen Ostrander provided the housing committee a presentation on CMAP's upcoming scenario design workshops. Mr. Ostrander explained that CMAP will be working with a diversity of communities across the region on an interactive design program in which the four scenarios for *the GO TO 2040* plan will be applied locally to visual what the various scenarios would look like. He explained that CMAP will be selecting specific municipalities and that a municipal advisory committee would be developed to help advise the design teams. He explained that these workshops are not intended to

develop solutions to current problems but rather, they are intended to visualize different futures based on varying courses of action in the future. He indicated that CMAP will be work with twelve to fifteen communities that represent a diversity of communities and that the process will take place in the spring of 2009. He also indicated that the selection criteria will be based on both municipal commitment as well as CMAP's ability to get a broad cross-section of communities throughout the region. Paul Colgan suggested that CMAP engage community residents at the very start of the planning process and not just at the workshops further along in the process. He stressed that this process should be informed by the community perspective and not just municipal advisors. Mr. Ostrander responded that the preparation of the designs might require more expertise and reiterated that it is not a solutions-based process that is more about how scenarios could play out in the future. Again, Mr. Colgan and Adam Dontz stressed the value having residents engaged from the beginning. Lee Deuben responded that she would find more out about the process and respond to the committee with more details.

6.0 Return on Investment Tool Overview: Stephen Ostrander

CMAP staff member Stephen Ostrander then provided the housing committee with an overview of CMAP's new Return on Investment Tool. Mr. Ostrander described the ROI tool as a mechanism for municipal planners to develop and understand the financial feasibility of development. Adam Dontz commended CMAP for developing tools that actual relate to financial realities. He also stressed that it is an important tool for planners to understand the financial implications of land use regulation but that it should not be used as a negotiating tool with developers since there will likely be many assumptions within the tool. Mr. Ostrander also invited housing committee members to upcoming focus groups on December 4th and 5th to partake in helping to ground truth and add input into development of the tool.

7.0 Corridor Development Initiative Update: Lee Deuben and Joanna Trotter

Lee Deuben and Joanna Trotter reported back on the Corridor Development Initiatives planning processes in Hyde Park and North Lawndale. They reported that the interactive nature of bringing both architects and developers to the table during the community meeting was highly successful in both educating community members as well as in developing well-thought out recommendations for future development. Mr. Dontz and Mr. Colgan commended CMAP staff for engaging in a truly participatory process that had some financial education components.

8.0 Foreclosure Neighborhood Stabilization Program Updates: Lee Deuben

Lee Deuben provided updates on the CMAP, Mayors Caucus, MPC and Metropolis 2020 partnership initiatives in regards to foreclosures. She discussed the partnerships involvement in working with the Regional Homeownership Preservation Initiative as well as work with NSP recipients. She announced a series of meeting that will take place regarding NSP in December with groups of experts at the CMAP offices. The committee discussed many aspects of the NSP program including the potential for private sector involvement and the status of the plans.

9.0 Regional Foreclosure Housing Initiatives: Adam Gross

Adam Gross reported on initiatives underway with BPI to develop a best practice manual and a legislative agenda regarding foreclosures.

10.0 Public Comment

There were no public comments.

11.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, January 15th, 2009 at 9:00 am in the CMAP offices.

12.0 Adjournment

A call for a motion to adjourn was made and a motion was made by Adam Dontz seconded by Lee Smith. All in favor the motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lee Deuben', with a stylized, cursive script.

Lee Deuben