



Housing Working Committee Meeting Minutes

May 21, 2009

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: Phil Ashton, Paul Colgan, Beth Dever, Adam Dontz, Nancy Firfer, Nicole Nutter, Alan Quick, Andrea Traudt, Linda Young, Robin Snyderman (for Joanna Trotter), Lisa Tapper

Staff Present: Lee Deuben, Annie Byrne, Patricia Berry, Andrew Williams Clark, Matt Maloney

Others Present: Tara Peele, Illinois Housing Development Authority

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee co-Chair, Beth Dever

2.0 Agenda Changes and Announcements

Lee Deuben announced that the Future Leaders in Planning (FLIP) program hosted a final presentation at the Shedd Aquarium on April 23rd. She also announced that applications were being accepted until June 26th for next year's FLIP program.

Lee Deuben also requested that partner organizations fill out and/or distribute copies of a questionnaire for inclusion into CMAP's technical assistance directory.

3.0 Approval of Minutes- April 21st, 2009

A call for a motion to approve the minutes of the April housing committee, as presented, and a motion was made by Nancy Firfer and seconded Adam Dontz. All in favor the motion carried.

4.0 Report Back from Planning Committee Meeting: Lee Deuben

Lee Deuben briefly recapped the May planning committee meeting which primarily focused on a discussion surrounding capital project selection criteria.

5.0 GO TO 2040 Inclusionary Zoning Strategy Panel Discussion: Annie Byrne

Annie Byrne presented research conducted around the inclusionary zoning strategy. Ms. Byrne presented a three tiered structure which would include distinct set-asides amounts based on a community's current affordable housing stock, housing cost-burden and proximity to transit. She also indicated that the analysis only looks at new development not redevelopment. Adam Dontz recommended that there be some economic modeling of the scenario (cost-benefit). Paul Colgan suggested exploring what motivates the private sector. He also emphasized that for inclusionary zoning to be successful that it has to be revenue neutral. Further, Mr. Colgan suggested developing thresholds that give incentives or are performance based.

6.0 Overview of Statewide Housing Locator : Tara Peele, Illinois Housing Development Authority

Tara Peele presented a demonstration of IHDA's new interactive housing locator website. The housing locator allows the public to browse the website for rental properties. The query function allows users to search housing with specific characteristics. Ms. Peele said that the website is set to go live on June 1, 2009.

7.0 RTA Jobs Housing Policy: Nicole Nutter

Nicole Nutter of the RTA presented a draft Jobs Housing policy to the housing committee for review and comments. By and large, everyone commended the RTA for taking the initiative to formally incorporate housing into their policy and planning work. Robin Snyderman of MPC suggested that the policy statements be tied directly to funding such as in capital improvements. She suggested that the RTA create a selection criteria that includes affordable housing as part of their evaluation process for funding projects. Suggestions were made for the RTA to apply CNT's housing and transportation index into evaluation as well as to look at language coming from the federal government for example, the Sustainable Communities Initiative. Nancy Firfer suggested that the RTA encourage the service boards to examine TOD types of development. Nicole Nutter commented that the RTA doesn't have direct money to provide incentives for TOD's. Ms. Snyderman commented that the RTA does have planning grant money and should use that as incentive. Ms. Nutter requested that the housing committee get comments back to the RTA with a week and a half on the draft document.

8.0 Foreclosure Initiatives and Neighborhood Stabilization Program: Lee Deuben

Lee Deuben announced to the committee that CMAP is moving forward with taking the lead on the NSP2 grant proposal. She provided the committee with an overview of initial plans for proceeding and indicated that a draft proposal would be sent out for their review during the public comment period.

Other Comments

There were no other comments

9.0 Public Comment

There were no public comments.

10.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, June 18 2009 at 9:00 am in the CMAP offices.

4.0 Adjournment

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lee Deuben". The signature is stylized with a large initial "L" and a circular flourish.

Lee Deuben