



## Housing Working Committee Meeting Minutes

January 15<sup>th</sup>, 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:** Nora Boyer, Paul Colgan, Adam Dontz, Adam Gross, Lee Smith, Beth Dever, Nancy Firfer, Nicole Nutter Lisa Tapper, Joanna Trotter, Dan Ungerleider, Gail Schecter, Curt Wiley

**Staff Present:** Lee Deuben, Bob Dean, Erin Aleman, Andrew Williams Clark, Annie Byrne

**Others Present:**

### 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

Lee Deuben announced that three draft research papers are now available on CMAP's *GO TO 2040* website for housing committee review. They include Regulatory Barriers, Preservation and Job and Housing Balance. She requested that committee members submit comments and suggestions.

Lee Deuben also welcomed new housing committee member, Nicole Nutter, from the Regional Transportation Authority to CMAP's housing committee.

### 3.0 Approval of Minutes – November 20<sup>th</sup> 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 Adam Dontz and seconded Beth Dever. All in favor the motion carried.

### 4.0 *GO TO 2040* Strategy to Scenario Process: Bob Dean

Bob Dean provided a brief status on the *GO TO 2040* planning process. He updated committee members on the scenario design process and reminded committee members of the upcoming strategy panel discussions. Mr. Dean invited all committee members to take part in these panel discussions, which can be participated in via webinar.

Mr. Dean, also discussed the upcoming Federal Economic Stimulus package and CMAP's initiative to develop criteria for which to gauge suitable projects. He announced that the CMAP Board had made a commitment to involve CMAP staff in development of project selection criteria. Please click [here](#) for CMAP's role in the Federal Economic Recovery program and [here](#) for the endorsed principles. The criteria will be developed by staff and disseminated to appropriated program implementation parties which are likely to include funding for CDBG, STP, and other existing programs.

**5.0 GO TO 2040 Strategy Panel Discussion: Bob Dean**

This agenda item was combined into 4.0

**6.0 Lake County Housing Preservation Initiative: Lisa Tapper, Affordable Housing Corporation of Lake County**

Lisa Tapper provided the committee an overview of the Affordable Housing Corporation of Lake County and other partner agencies intention to initiate a housing preservation program. Ms. Tapper likened the initiative to Cook County's Preservation Compact but emphasized that the initiative will likely be very different due to the difference in the housing market and stock in Lake County. She stated that the initiative's first benchmark is to compile research and data to further analyze the housing market in the Lake County and to understand the complexities between different municipalities. She asked the housing committee for ideas on data and research, and potential organizations that she can contact to look for support. Housing committee members commended Ms. Tapper's organization for taking on this initiative as an important step in housing planning in Lake County. Members offered support to Ms. Tapper in helping with the initiative.

**7.0 Housing Market Recap of 2008 and Outlook for 2009: Dan Ungerleider, Home Builders Association of Greater Chicago**

Paul Colgan, Adam Dontz, and Dan Ungerleider provided the committee a brief recap of the homebuilding industry for 2008 and discussed the outlook for 2009. Each stressed that the homebuilders have been hard hit in 2008 and that the prospect for 2009 was not much better. The committee further discussed ways in which the region can start thinking about moving forward and bringing housing cost down to better align with what residents can truly afford. Committee members agreed that there needs to be a different approach to development in the region which will require several parties to do business differently in the future: Municipalities will have to reconsider design guidelines, zoning and building codes; Builders will have to consider new products and price points; Homebuyers will have to concede to smaller, more practical and affordable homes; Banks will need to figure out how to start lending again. The essence of the conversation included the need for the building and municipal community to come together to start working on viable solutions.

**8.0 Foreclosure Initiatives & Neighborhood Stabilization Program Updates: Lee Deuben & Beth Dever**

Beth Dever provided updates on the CMAP, Mayors Caucus, MPC and Metropolis 2020 partnership initiatives in regards to foreclosures. Ms. Dever reminded committee

members of the upcoming 4<sup>th</sup> Annual Mayors and Developer Forum (the third in a series of three NSP meetings) to take place on January, 28<sup>th</sup> at the Federal Reserve Bank of Chicago. She also discussed continued coordinating efforts with NSP recipients and the Regional Homeownership Preservation Initiative.

**9.0 Regional Foreclosure Housing Initiatives: Adam Gross**

Last, housing committee chair, Adam Gross and Dan Klaff of Business and Professional People's in the Public Interest (BPI) presented a memo on draft legislation concerning municipal authority and foreclosures, an initiative that is a direct result of CMAP and the Mayors Caucus involvement in developing strategies for municipalities to deal with foreclosures within their communities. He solicited comments and suggestions from housing committee members. The proposed legislation was enthusiastically received and supported by committee members. BPI will be moving forward with introducing this new legislation in the spring legislative session.

**10.0 Public Comment**

There were no public comments.

**11.0 Next Meeting**

The next scheduled meeting of the Housing Working Committee is Thursday, February 19<sup>th</sup>, 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 Nancy Firfer. All in favor the motion carried.

Respectfully submitted,



Lee Deuben