



Housing Working Committee Meeting Minutes

August 21st, 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, David Cole, Beth Dever, Adam Dontz, Kurt Kojzarek (for Paul Colgan), Nancy Firfer, Lisa Tapper, Joanna Trotter, Daniel Ungerleider, Curt Wiley

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

Others Present: No others were present

1.0 Call to Order and Introductions

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

2.0 Agenda Changes and Announcements

Lee Deuben announced two projects that CMAP staff is beginning to research on regulatory barriers and residential location decisions. Ms. Deuben informed committee members that CMAP staff member, Annie Byrne, might be contacting them in the future for interviews on the topic. Beth Dever announced that the City of Arlington Heights will be awarded this year's Metropolitan Planning Council Burnham Award for their recent development of Timber Courts. Congratulations were given by committee members to Nora Boyer and Mayor Mulder of Arlington Heights.

3.0 Approval of Minutes – July 2008

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

4.0 Report Back from CMAP Programming Committee: Beth Dever

Beth Dever reported back from the August 13th Programming Committee meeting and announced that the programming committee requested that CMAP staff compile all of the comments from each committee for discussion at the next programming committee. The programming committee will further discuss the DRI process at the next meeting and will

decide on the next set of appropriate actions along with proceeding with the public comment period.

5.0 *GO TO 2040 Plan:*

5.1 Scenario Construction: Bob Dean

Bob Dean provided the committee a revised draft of scenarios based on comments provided by committee members on a conference call. Mr. Dean described how the scenarios will be linked together with other committee scenarios to form one set of distinct scenarios covering CMAP's issue areas. He described that the scenarios will be pictures or illustrations of the future that focus on common themes: non-action, preservation, reinvestment, compact/mixed-use development and green development/innovation. Adam Dontz inquired whether or not the scenarios will have financial costs associated with them. Mr. Dontz felt that financial implications should be integral to scenario construction otherwise it would undermine its credibility. Joanna Trotter suggested that some strategies would involve redirecting current revenue as opposed to creating new revenue streams. She also suggested that some strategies could be generators of revenue as opposed to cost. Mr. Dean commented that a financial plan will be part of the process.

The committee also discussed how to bring issues surrounding homelessness into the *GO TO 2040* Planning process. The committee felt that homelessness should be discussed and explored in the housing committee rather than the human services committee. David Cole suggested that CMAP reach out to the continuum of care's for representation on the housing committee. Mr. Dean emphasized that homelessness will be addressed in *the GO TO 2040* plan and that staff will work on determining appropriate representation on the housing committee. Some committee members suggested that the housing committee address the supply-side of housing but work with the human services committee to determine service needs. After some discussion the committee considered establishing a sub-committee but then decided that there should be representation on the housing committee and regular communications with the human services committee. Nancy Firfer suggested that CMAP staff review IHDA's supportive housing plan as a start. Lisa Tapper suggested that addressing homelessness goes to the overall purpose of looking at the goals for a more balanced housing stock that also accommodated extremely low-income residents of the region.

Next, Andrew Williams Clark provided a brief update on the housing indicators project. Mr. Clark requested that committee members forward any last minute feedback to him by the end of the following week. Mr. Williams-Clark explained that the indicators list will be going to the planning committee in September and then to the board for approval in November. Adam Dontz commented on the success of the indicators workshops. Mr. Dontz also had concerns that the 'cost' of construction factor was not included in the final indicators list. Mr. Williams-Clark discussed with the committee whether or not there are any data sources that would show a positive or negative indicator for cost. There was

some general discussion but no agreement as to definitive way to quantify an indicator on cost. Nora Boyer also suggested adding property tax rates to the indicators list.

5.2 Jobs + Housing Indicator: Lee Deuben

Next Lee Deuben discussed the dissimilarity index number that CMAP is producing to determine the spatial distribution of jobs and housing over time. Ms. Deuben described this method as way to track the jobs and housing balance over time as part of the regional indicators project.

6.0 CMAP Housing Principles: Lee Deuben

Ms. Deuben next presented a proposed list of CMAP housing principles. The CMAP housing principles are intended to be used for media inquiries and staff responsiveness to proposed housing legislation. This list of principles was well received with the exception of a few edits. Dan Ungerleider suggested editing "removing protection of natural resources" to "access to natural resources". Beth Dever suggested that we look at the Housing Endorsement Criteria and potentially adding some language about property management. Dan Ungerleider also suggested that we mention consumer preference and meeting the needs of changing demographics. Beth suggested the CMAP staffer, Lee Deuben, make any suggested edits and then have the committee resume the conversation at the September meeting.

7.0 Other Business

There was no other business reported.

8.0 Public Comment

There were no public comments.

9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, September 18th, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

A call for a motion to adjourn made by Beth Dever, a motion was made by Adam Dontz seconded by Nancy Firfer. All in favor the motion carried.

Respectfully submitted,



Lee Deuben