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Housing Working Committee Meeting Minutes

March 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: Phil Ashton, David Cole, Adam Gross, Beth Dever, Lee Smith, Nancy Firfer, Adam Dontz, Stacey Flint, David Cole, Andrea Traudt, Lisa Tapper, Calvin Holmes, Alan Quick, Paul Colgan, Curt Wiley

Staff Present: Lee Deuben, Andrew Williams Clark, Bob Dean, Erin Aleman, Jill Leary, Diana Torres

Others Present:

1.0 Call to Order and Introductions

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

Introductions: Curt Wiley from the Urban Land Institute is the newest member of the Housing Working Committee.

2.0 Agenda Changes and Announcements

Announcements:

Lee Deuben announced that the inclusionary zoning strategy is nearly ready for release on CMAP's website. Committee members requested that the report be circulated through the committee for comment, prior to public release. Ms. Deuben responded that the report can and will be forwarded via email to housing committee members prior to release.

Marti Wiles from the City of Chicago Department of Housing discussed the DOH's 5 year affordable housing initiative that will begin in spring of 2008. She explained that the department is in the process of data collection and requested that if committee members knew of any relevant or pertinent research that they contact her. Beth Dever suggested contacting RW Ventures and David Cole suggested contacting an economist at HUD.

3.0 Approval of Minutes – January 17th, 2008

A call for a motion to approve the minutes of the February 21st housing committee, as presented, was made by Adam Gross and seconded by Beth Dever. All in favor the motion carried.

4.0 Report Back from CMAP Planning Committee: Adam Gross

Adam Gross reported back from the March planning committee meeting. He announced that the committee reviewed the Infill Snapshot report. He mentioned that there were suggestions on incorporating affordable housing opportunities into the report. CMAP staff responded that the draft will incorporate these suggestions and will be posted in the report the following week.

5.0 Regional Dialogue on Foreclosures - Next Steps: Lee Deuben and Beth Dever

Beth Dever reported that the CMAP staff and partner organizations have been continuing the foreclosure dialogue and that the intended next steps are to host an event that would address municipal strategies for mitigating the negative impacts of foreclosures. Topics for the event will focus on the legal authority that municipalities have to address foreclosures and various local strategies for mitigating neighborhood impact. The event will bring in both local and national best practice examples. The target attendees are municipal officials, staff and elected officials. The event will take place on May, 6th from 1:00 to 5:00 PM at the Federal Reserve Bank of Chicago.

6.0 Regional Comprehensive Plan

6.1 Scenario Construction: Bob Dean

Bob Dean provided a brief presentation on scenario construction as part of the Go To 2040 planning process. He described scenarios as the combination of actions that the region can take that can be evaluated. Adam Gross inquired about what the role of committee will be in the development of scenarios. Mr. Dean explained that in future meetings the committee will receive draft scenarios (combinations of policies) and that the committee will discuss their relevancy and help to formulate reasonable actions that they can conceivably do in the region. Adam Dantz inquired about CMAP's plan for public buy-in. He suggested that CMAP target working directly with municipalities and stakeholders out in the region to garner both support and valuable input. He suggested that public input after the scenarios have already been constructed might be too late. Mr. Dean offered that CMAP staff present the public participation plan which addresses several of these questions at the next meeting, followed by a discussion. It was agreed that a presentation should be made at the next committee meeting. Lee Smith commented on the idea of 'status quo' or for example, how CMAP will factor in changes necessary for government change such as in a highly regulated growth scenario. Mr. Smith suggested that the scenarios be constructed within the framework of current government regulatory ability.

6.2 Regional Indicators Development: Andrew Williams Clark

Andrew Williams Clark provided a comprehensive presentation on the process of indicator development and provided several case studies from around the country. Housing committee members were asked to provide suggestions on potential housing related indicators. Stacey Flint suggested that land value be an important indicator in determining development pattern and affordable housing productions opportunities and challenges. Paul Colgan suggested looking at vacant properties and the preservation of quality housing. Beth Dever recommended the diversity of housing stock by both type and size. Lisa Tapper suggested improvement cost to land value as a potential indicator. Marti Wiles added to this by suggesting construction cost, proximity to transit, supply and demand (not just for non-profits). Adam Dontz recommended looking at regulatory barriers such as permit costs and impact fees. Other suggestions included: energy efficiency, proximity to employment, anticipation of lending, property tax increases, funding vs. internal capacity, head of household employment status, cost-benefit of green regulations, zoning, impact fees, tax credits, rental vs. ownership, schools, non-housing association costs (cost associated with development), measuring the use of incentives (TIF, etc.), non-traditional households, land zoned for multi- and single family, future land use, lot size requirements, density permitted, and water and sewage capacity. (A more comprehensive list is attached)

7.0 Other Business

Adam Gross announced two additional upcoming housing related events for Latinos United and Hull House. Adam stated that he would forward the details to Lee Deuben for distribution to the committee.

Adam also talked briefly about the state's capital budget and initiatives happening to include affordable housing in the budget. He commented that the Governor has included affordable housing in the proposed budget.

8.0 Public Comment

There were no public comments.

9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, April 17th, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

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

Respectfully submitted,



Lee Deuben

3/31/2008