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Housing Working Committee Meeting Minutes

January 17th, 2008

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

Members Present: Adam Gross, Beth Dever, Lee Smith, Nancy Firfer, Kevin Jackson, Adam Dontz, Stacey Flint, David Cole, Andrea Traudt, Lisa Tapper

Staff Present: Lee Deuben, Andrew Williams Clark, Bob Dean, Randy Blankenhorn

Others Present:

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Chair, Adam Gross. Introductions were made by new committee members Lisa Tapper, Stacy Flint and Adam Dontz.

2.0 Agenda Changes and Announcements

There were no agenda changes.

3.0 Approval of Minutes – November 15th, 2007

A motion to approve the minutes of the November 15th housing committee, as presented, was made by Adam Gross and seconded by Lee Smith. All in favor the motion carried.

4.0 Report Back from Planning Coordinating Committee Meeting: Beth Dever reported back from the Planning Committee meeting on Wednesday, January 9th 2008. Beth reported that the planning committee discussed a potential grant from the Chicago Community Trust to support an indicators project and collaboration with the 2040 Regional Comprehensive Plan. She also reported that staff member, Lee Deuben, presented preliminary findings on the Jobs to Housing Snapshot which was well received by the planning committee.

5.0 Report Back from Special Session on Foreclosures: A recap of the special session on foreclosures was presented by staff member, Lee Deuben. Committee members discussed the availability of data resources to identify the status of foreclosures on various

communities. Members suggested that the Woodstock institute and the National Training Information Center (NTIC) have comprehensive resources available on foreclosures. It was also announced that the West Central Municipal Conference in Bellwood would be hosting a session on foreclosures, along with many other organizations throughout the region looking to address the foreclosure issue. Nancy Firfer indicated that CMAP could play an instrumental role as the market is changing in determining what type of housing will be needed in the future as compared to what is currently being built.

6.0 CMAP Regional Comprehensive Plan Development

6.1 Review of the edited housing vision statements

ACTION REQUESTED: Discussion

Bob Dean provided a brief overview of the comprehensive planning process for new committee members. He explained the visioning process and provided the committee with updated statements based on comments from the prior meeting. There was discussion about the intent of the vision statements and how they correlate to indicators and strategies. Mr. Dean explained that the vision statements will guide recommendations in the plan as we envision our "desired future". Kevin Jackson stated that the vision statements are an important opportunity for the region to make strong message about the importance of affordable housing in the region and that the committee should be very deliberate and mindful in how we choose to frame the visioning statement. He emphasized that affordability should be in the forefront of the housing vision. It was determined that committee members should meet in an independent meeting to further review and wordsmith the edited statements.

6.2 Comments on other Vision Statements in other theme categories: Bob Dean, CMAP

ACTION REQUESTED: Discussion

Mr. Dean reminded committee members that the vision survey is still available on-line.

7.0 Housing Preservation Strategy Discussion: Andrew Williams-Clark, CMAP

ACTION REQUESTED: Discussion

Andrew William Clark presented a preliminary outline for CMAP's housing preservation strategy work. The discussion focused on how CMAP should frame 'preservation' as a strategy for the comprehensive planning process. Committee members discussed whether

it would suffice to research housing preservation narrowly, meaning rental affordable housing stock or more broadly, (single-family and multi-family homes/ renter and owner-occupied). The committee discussed in some detail that the region has such variation in preservation issues that discussing affordable rental would not suffice as an overall preservation strategy. They determined that “affordable” should be independently researched in terms of relative affordability and subsidized affordable stock. Lisa Tapper discussed that the availability of funding from sources such as IHDA should be more directed toward infill and rehabilitation rather than new construction of large developments which some municipalities cannot accommodate. Adam Dontz commented that there needs to be incentives and a reduction of regulatory barriers to encourage developers to focus on rehab as opposed to new development. Adam Gross added that building codes typically make preservation cost prohibitive and therefore, codes should be part of the strategy research. Lee Smith also commented that preservation isn’t just about the physical buildings but also in terms of social character of community-preserving diversity and a mix of incomes. Kevin Jackson and others suggested adding some indicators to the list of strategy indicators provided by Mr. Clark. These included: cost-burden, cost, homelessness rates, overcrowding, tax incentives, tax abatements, capacity of non-profits, and civic participation. Adam Gross concluded the discussion by suggesting that the preservation research focus on 1.) Quantifiable measures 2.) The economic cost of not doing anything 3.) The economic benefits of doing something (opportunity cost).

8.0 Discussion of Regional Indicators: Bob Dean, CMAP

ACTION REQUESTED: Discussion

Bob Dean provided a brief presentation of the Boston Indicators project as an example that CMAP might want to explore as a model in developing regional indicators. The committee discussed that the geographic scale of an indicators project must be more finite than the regional level. The committee discussed the benefits of making data widely available at a minimum of the municipal level. Lee Smith recommended that housing indicators should consider approaching housing affordability from both the regional (PMSA) perspective and in terms of relative affordability (municipality).

9.0 Other Business

There was no other business.

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 21st, 2008 at 9:00 am in the CMAP offices.

12.0 Adjournment

A motion to adjourn made by Adam Gross was seconded by Lee Smith. All in favor the motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lee Deuben". The signature is written in a cursive style with a large initial "L" and "D".

Lee Deuben

1/30/2008