



# Chicago Metropolitan Agency for Planning

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## **Land Use and Housing Committee**

### **DRAFT Minutes**

Tuesday, September 3, 2019

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

**Present:** Angela Brooks, Thomas Chefalo (for Eric Waggoner), Lisa DiChiera, Colin Duesing (for David Dubois), Benjamin Fenton, Nancy Firfer (Vice Chair), Jessica Infelise (for Paul Hoss), Heather Tabbert Mullins, Arnold Randall, Caitlin Ritter, Kyle Smith, Bob Tucker.

**Attending by phone:**

**Absent:** Matthew Asselmeier, Drew Awsumb, Adam Ballard, Alan Banks, Allison Buchwach, Susan Campbell, Christine Kolb, Rosa Ortiz, Dennis Sandquist, Mark VanKerkhoff (Chair)

**CMAP Staff:** Aidon Dixon, Aseal Tineh, Austen Edwards, Erin Aleman, Gordon Smith, Heidi Persaud, Jeff Schnobrich, Jesse Elam, Jonathan Burch, Lindsay Hollander, Martin Menninger, Stephanie Levine, Stephen Ostrander, Tim McMahon, Tony Manno, Tung Truong

### **1.0 Call to Order/Introductions**

Committee Vice Chair Nancy Firfer called the meeting to order at 9:36 a.m.

### **2.0 Agenda Changes and Announcements**

There were no agenda changes. The committee members congratulated committee member Angela Brooks on her recent election to the APA Board. Staff member Jonathan Burch announced that ON TO 2050, the North Lawndale Neighborhood Plan, and the North River Communities Neighborhood Plan had each won awards this year from APA Illinois. CMAP's new Executive Director Erin Aleman introduced herself to the committee between agenda items 5 and 6.

### **3.0 Approval of Minutes: July 2, 2019**

A motion to approve the minutes of the July 2, 2019 meeting was made, seconded, and carried.

#### **4.0 Fall Event Series and LTA/Community Planning Call for Projects**

CMAP is conducting a Fall Forum Series entitled [Small Plans, Big Ideas](#) to coincide with the 2019 LTA/RTA Community Planning Call for Projects. Tony Manno provided an overview of the Forum Series and the process for the upcoming Community Planning Call for Projects. The committee had no questions or follow-up discussion.

#### **5.0 Recent Demographic Policy Updates**

CMAP Staff, Aseal Tineh, presented findings from two recent demographic analyses. Aseal highlighted that while the region's overall population has been declining in recent years, both growth and decline are occurring quite unevenly across the region. Some parts of the region are thriving while other communities are struggling to attract residents and investment. Understanding these local trends within the regional context is crucial to effective regional and local planning. The analysis highlights several ON TO 2050 strategies for inclusive growth, in particular those geared at attracting new development and investment in places across the region.

Committee members commented favorably on the analysis and followed-up with a number of questions. The committee discussed why people are leaving, how that may differ in different parts of the region and by family type, whether people are leaving within the region or moving around within the region, and the tie between housing issues and population changes. Committee members recommended opportunities for future research, including the impact of school closures on subsequent population losses. The committee also commented on the importance of considering the size of the change when assessing population trends in the more rural parts of the region.

#### **6.0 Homes for a Changing Region Update & Trends Discussion**

Staff member Jonathan Burch provided an update on recent work undertaken by the Homes for a Changing Region partnership between CMAP, the Metropolitan Mayors Caucus, and the Metropolitan Planning Council. The presentation highlighted that Homes is currently in the process of providing housing planning assistance to 10 communities over a two year period thanks to the financial support of the Illinois Affordable Housing Trust Fund as administered by the Illinois Housing Development Authority. As the Homes team has undertaken this work, it appears that recent electoral changes and ongoing concerns about aging and Millennials are changing the willingness of communities to talk about housing issues, including affordability.

A discussion among the committee ensued. Some members noted that recent electoral changes are impacting housing discussions, but not always affordability. Some members also noted that demographic change remains an important framing point for discussions of housing needs. Committee members asked about whether the Homes process takes into account the need for potential zoning changes. The committee discussed the relationship between building costs, affordability and incomes; the need in some communities for strategies focused more on incomes than housing costs; and the best data sources when

looking at the relationship between property taxes and affordability. The committee also discussed the need for greater research on the relationship between property taxes and affordability and business buyers and affordability.

#### **7.0 2020 Census Participation Program**

In June 2019, the State of Illinois enacted a [package of legislation](#) to fund transportation, water infrastructure, natural resources, school construction, affordable housing, and other projects. Stephanie Levine presented on the context on the bill and described [a unique tool CMAP created](#) to enable a transparent and user-friendly way to search and explore the funded projects. Committee members thanked CMAP staff for their hard work producing such a guide to the recent capital bill.

#### **8.0 Member Updates**

Committee members had an opportunity to share member updates. Updates included the status of the Metropolitan Mayors Caucus' 2020 Census work, the work of the Illinois Library Association on the 2020 Census/ Complete Count, Chicago Community Loan Fund's fall launch of work coming out of its Opportunity Zones working group, and Landmarks Illinois September 16 event on the economic impact of historic preservation.

#### **9.0 Other Business**

Member of the public Heather Armstrong commented on the diversity of different types of areas in Illinois and its relationship to local needs and issues. Garland Armstrong commented on the relevance of the topics covered on the disability advocacy community.

#### **10.0 Next Meeting**

The next meeting will be on Tuesday, November 5, 2019 from 9:30 a.m. to 11:30 a.m.

#### **11.0 Adjournment**

The meeting was adjourned at 11:30 a.m.

Respectfully submitted,  
Jonathan Burch  
September 3, 2019