

CMAP



Cook County
Department of Planning
and Development within
the Bureau of Economic
Development



Planning for Progress

Cook County's Consolidated Plan
and Comprehensive Economic
Development Strategy, 2015-19

January 2015

Appendix C

Appendix C – Public Comment Summary

Planning for Progress was released for public comment between November 6, 2014 and December 5, 2014. The draft plan was available on both the CMAP and the Cook County project webpages. The comment period was publicized through the CMAP weekly email update and direct emails to previous participants. Comment was also solicited through four public open houses: November 12th in Elmwood Park, November 13th in Mount Prospect, November 19th in East Hazel Crest, and November 20th in the City of Chicago. The remainder of this appendix lists public comment received on the plan and the county's responses.

Name	Organization	Comment	Response
Arnold Randall	Forest Preserves of Cook County	<p>Thank you for the opportunity to comment on the draft plan Planning for Progress in Cook County. We appreciate the effort that your department and CMAP have invested in engaging other county agencies and partners in developing this important strategic plan. As you may know, the Forest Preserves recently completed our own vision plan (which you can find at http://www.nextcenturyconservationplan.org) which includes the economy as one of its four main goals. In keeping with the spirit of that plan, I am writing to encourage you to broaden the scope of your draft plan to recognize natural and cultural resources as essential community and economic development assets. The Vision paragraph in the introduction seems more limited to administrative efficiency than a true vision for the County's economy. Cook County has some truly unique assets, not limited to forest preserves. Rather than summarizing the planning process and stakeholder input, the Existing Conditions chapter and maps could recognize important and unique assets.</p> <p>Cook County also has some unique challenges. For example, the draft plan acknowledges there are important related plans for stormwater management and transportation and there are significant opportunities to leverage and coordinate funding. These important related plans and strategies would seem to merit a bit more explanation on how they align closely with this plan.</p> <p>Embedding more about the unique assets and challenges in the policy statements and strategies would also help in making a stronger connection to the list of key economic development projects in the appendix.</p> <p>The draft Plan is strong on pragmatic strategies but could be stronger with true vision statements and background that will inspire partnership and participation going forward.</p> <p>Please let me know if you'd like to meet or talk about this further, or if there is anything else I can do to help.</p>	<p>Thank you for your comment. The Department of Planning and Development values the continued partnership of and coordination with the Forest Preserves of Cook County. While the Department recognizes the significance of natural and cultural resources, these were not components heavily emphasized in the feedback received on funding priorities. However, the Department will ensure that the plan takes these resources and any linkages with community and economic development into appropriate account in the implementation phase. The plan references other county and regional strategies. However, as the development and/or implementation of these various interrelated planning efforts are pending or in process, the related language in the plan will likely remain general. However, coordination with these initiatives will continue and expand in the implementation phase. Language to this affect has been added to strategy 1.6 and under Geography of Investment.</p>

Name	Organization	Full Comment	Response
Ben Spies	Industrial Council of Nearwest Chicago	Would love to see Cook County Land Bank Authority involved in cataloging vacant industrial sites and preparing them for reuse/redevelopment. Local economic development organizations like ICNC are prepared to provide "on the ground" support for these projects.	Thank you for your comment. As Planning for Progress does not govern the Cook County Land Bank Authority, this comment has been forwarded to them for consideration.
Brian A. Bernardoni	Illinois Association of Realtors	The Illinois Association of Realtors, representing nearly 20,000 Realtors in Cook County, has serious concerns about a number of the goals in <i>Planning for Progress</i> , specifically but not limited to #3 Strategy 3.8. While we will submit a more lengthy response, we are prepared to discuss these concerns as well. We look forward to any opportunity to share our experience with the County and CMAP.	Thank you for your comment. The Department will coordinate with the Illinois Association of Realtors and other key stakeholders early on before any related ordinances are developed, proposed, or implemented.
Chris Donovan	--	Rethink scope of the Cook County Land Bank. Don't replicate efforts of development corporations by acquiring properties in those areas served by devcorps. Reexamine problems being experienced by Genesee County (MI) land bank; funding, property management & maintenance. Consider limiting initial acquisitions to derelict & tax delinquent properties located in "inner ring" suburbs along commercial corridors, and locations that exist in non-incorporated Cook County.	Thank you for your comment. As Planning for Progress does not govern the Cook County Land Bank Authority, this comment has been forwarded to them for consideration.

Name	Organization	Full Comment	Response
Christine Klepper	Housing Choice Partners (HCP)	<p>I represent Housing Choice Partners of Illinois Inc. (HCP), a non-profit service provider. Our mission is to reduce inter-generational poverty by promoting racial integration and poverty de-concentration. HCP works with low income people, primarily those with a housing choice voucher, who have the financial ability to move to opportunity areas—communities where schools are better, crime is lower, and jobs are more plentiful close to home. Over the past nearly 20 years, HCP has assisted thousands of low income households to move to opportunity areas. Mobility programs involve providing pre and post move housing counseling and include outreach to landlords with available units in opportunity areas. Mobility has its history here in Chicago (the Gautreaux Assisted Housing Program that operated between 1974 and 2001). While there are a number of strategies that can affirmatively further fair housing, I will focus on mobility, the kind of program HCP implements for eight public housing authorities in the Chicagoland region including the Housing Authority of Cook County (HACC). HCP has also done some consulting in others parts of the state and country to help others develop and implement mobility programs. Recent research has shown the detrimental effects, especially on children, of living in high poverty areas (most often racially segregated African American neighborhoods) where toxic stress can take its toll. In the Adverse Childhood Experiences (ACE) study (CDC and Kaiser Permanente), health researchers found that 90% of brain development occurs before age 5 and that toxic stress can disrupt brain development and lead to cognitive impairment, unhealthy behaviors, disease and early death.</p> <p>On the other hand, the Gautreaux Assisted Housing Program demonstrated that more children who moved to opportunity areas in the suburbs graduated from high school, went onto college, had better jobs with benefits and higher incomes. It also found that 75% of the moving families were still in these opportunity areas 20 years later (Crossing the Class and Color Lines, Northwestern University Press, 2001).</p>	<p>Thank you for your comment. As you may be aware, the Department of Planning and Development updated its Analysis of Impediments to Fair Housing (AI) in 2012 in recognition of many of these issues. Similarly, the Chicago Metropolitan Agency for Planning (CMAP) completed a Fair Housing and Equity Assessment (FHEA) in for the seven county northeastern Illinois region in 2013 in conjunction with the Chicago Area Fair Housing Alliance (CAFHA) and also identified these issues. As a result, Planning for Progress includes a robust discussion of both the AI and the FHEA. Moreover, the findings of these plans directly influence the County's housing strategies and geographic targeting efforts. The County has already begun implementing its AI with the CAFHA and will continue to do so under Planning for Progress.</p>

Name	Organization	Full Comment	Response
Christine Klepper (cont.)	Housing Choice Partners (HCP) (cont.)	<p>Further, HUD’s own Moving to Opportunity Program, found very significant health benefits when studied up to 15 years later. Though MTO families didn’t move far, didn’t stay long and often children didn’t change schools, a closer look at MTO results finds that those who lived longer in lower poverty areas, did achieve better outcomes in school and work (Margery Austin Turner,2012). Adults had higher household earnings, less anxiety’/depression, diabetes and obesity, and better mental health overall. Boys and girls both had higher English and math scores, higher rates of college enrollment, less depression and for girls, less risky behavior.</p> <p>Educational achievements were recently documented by Heather Schwartz of the RAND Corporation, who completed a study in 2011, Housing Policy is School Policy, looking at Montgomery County, MD. schools. She found that children in public housing who attended the school district’s most-advantaged schools far outperformed in math and reading those children in public housing who attended the district’s least-advantaged elementary schools. The study looked at a seven year period of time.</p> <p>HCP has been collecting information on the schools attended by the participants of one of its programs and we find that children, pre move, are going to schools that average a rating of 4 (using greatschools.org rating system from 1-10 with 10 being the best). These are considered under-performing schools.</p> <p>Post move the children of participants are moving to areas where schools average a 7 on our greatschools.org rating system. These schools are performing at a much higher level. Reading and math scores are higher and other educational factors are considered as well in the rating system. While it’s intuitive that participant children would go to better schools in lower poverty and more racially diverse areas, the actual numbers haven’t been collected before to show the reality. Now those numbers are available.</p> <p>The aforementioned findings should be included in any Analysis of Impediments to Fair Housing Choice and any Consolidated Plan.</p>	Comment continued from previous page. See response on previous page.

Name	Organization	Full Comment	Response
Christine Klepper (cont.)	Housing Choice Partners (HCP) (cont.)	<p>These mandatory HUD plans should also include a summary of how the Chicago housing market got the way it is: one market for whites and the other for blacks, which is inherently unequal. The current effects of past discrimination, institutional racism, disinvestment, restrictive covenants, FHA policies, intimidation and on-going practices have contributed to these entrenched and damaging housing patterns.</p> <p>These plans should also clearly spell out affirmative actions to change the current situation. Even if everyone obeyed the fair housing laws (which of course doesn't happen), we would still need affirmative strategies to mend a severely divided market. Affirmatively furthering fair housing means that the racial group least likely to apply for the housing will be identified and special steps will be taken to make that group aware of the housing and welcome to apply for it. These kinds of actions should be taken by any jurisdiction filing a plan with HUD.</p> <p>Measurement of success shouldn't be just the number and kind of outreach that is conducted, but should be an improvement in the housing patterns: for example, census tract Y was 5% African American and now its 7%; or 100 families moved and the poverty rate pre and post move declined by 50%.</p> <p>One especially effective strategy to affirmatively further fair housing is to develop and implement a mobility program. The voucher program is designed to promote racial and economic diversity as is the fair housing law and the voucher subsidy provides the vehicle to make such a move affordable.</p> <p>Mobility is affirmatively furthering fair housing and it's a proven strategy. HACC currently has a small mobility program that is implemented in house but much more is needed.</p>	Comment continued from previous page. See response on previous page.

Name	Organization	Full Comment	Response
Christine Klepper (cont.)	Housing Choice Partners (HCP) (cont.)	<p>A strategy using project based units can be affirmative as well. Units that participate can be located in opportunity areas instead of in racially segregated, high poverty areas. Mixed income developments are another way to increase racial and economic diversity and these strategies have been tried and have worked. More political will and better planning that includes all our citizens can make the region better for everyone. Fair housing can't be a separate strategy or an "add on" or separate document, it must be integrated into the whole Consolidated Plan if it is to be meaningful. As the New York Times noted about a year ago when it published the results of a study on economic mobility, the regions in the US that did the best overall in terms of income and success, had the highest rates of upward mobility for its most disadvantaged residents. Cook County can do better and we're hoping to see the best Consolidated Plan that the County has filed with HUD because it includes a very strong fair housing element.</p>	<p>Comment continued from previous page. See response on previous page.</p>

Name	Organization	Full Comment	Response
Keith Baubkus	--	<p>It was a pleasure meeting and talking last night about Connecting Cook County and electric vehicles. As I mentioned to Maria Choca Urban and Jennifer Killen, so much to do and but many opportunities too!</p> <p>Electric vehicles offer a rare opportunity to transform and enhance the economic development of the region. If we go all in with EVs and fuel the EVs by renewable energy... the vitality of the region will dramatically improve with petroleum money staying in the communities and not Dubai. Jobs, jobs, jobs...transportation fueled by local renewable energy would provide good economic development. Jobs would be abundant building infrastructure to fuel transportation.... then the fuel is free....sunlight!</p> <p>As in Field of Dreams ..'build it they will come'. Let's get the electric vehicle infrastructure started and watch what happens. Let's talk more.</p>	<p>Thank you for your comment. The Department of Planning and Development recognizes the importance of energy efficiency and sustainability. However, the submitted comment advocates for the funding of a specific project. Specific projects for funding through County entitlement funds are considered annually. The commenter should consider submitting the proposed project through the County's annual application process as eligible.</p>

Name	Organization	Full Comment	Response
Christine Klepper	Housing Choice Partners (HCP)	<p>HCP is writing to comment on the Cook County Consolidated Plan. We submitted a previous comment on affirmatively furthering fair housing and this comment refers to the requirement in the draft Plan that all housing counseling agencies that receive CDBG funds be HUD certified.</p> <p>Housing Choice Partners is a twenty year old non-profit that provides mobility counseling, a specialized and important effort to assist low income voucher holders to move to opportunity areas. HCP has received funds directly from HUD, public housing authorities, the State of Illinois, private foundations and others to do its work. It has a national reputation for performance and is a recognized leader in the field, contributing to public policy discussions and appearing at educational events and conferences around the country. HCP has received CDBG funding every year since its inception in 1995 to provide mobility counseling. Two of the members of the Board of Directors of HCP are also long time Cook County CDBG funding recipients (South Suburban Housing Center, Village of South Holland). HCP is not a HUD certified housing counseling agency however, and given the current draft requirement would not be eligible to receive further CDBG funding.</p> <p>HCP was a HUD certified agency for nine years, from 2003-2011. We requested to be excluded in 2012 because HUD funding for housing counseling was declining while the reporting burden was increasing. As a result, it just wasn't fiscally or programmatically responsible for HCP to continue. HUD required use of one of their database software programs (we used CounselorMax) to record all counseling activity, not just of the client population that was funded by HUD, but of all counseling participants for the entire agency no matter who funded the activity. HCP had (and has) several other funders who require different electronic reporting systems plus we have our own internal system so the duplication of effort was not efficient.</p>	<p>Thank you for your comment. While the County will prioritize housing counseling that is provided by HUD-certified agencies, the County may consider support for non-HUD certified counseling activities where eligible on a case by case basis when deemed necessary to further the plan's objectives. The plan has been updated to reflect this nuance.</p>

Name	Organization	Full Comment	Response
Christine Klepper (cont.)	Housing Choice Partners (HCP) (cont.)	<p>In addition, the HUD housing counseling office and program aren't organized for the kind of counseling HCP does (mobility). The data system and the reports HUD required didn't really make sense for our agency, our purpose and our program participants although we sent in the reports on time each quarter. While mobility is an approved use of HUD counseling funds, and HCP did receive those funds each year it applied, again the system really isn't geared for the kind of work we do. Finally, HUD reporting originally provided for confidentiality of participants whose services weren't funded by HUD (client numbers were reported not names on their reporting form), but HUD was moving to a system where everything is entered on line and activity is reported directly to HUD which we felt compromised our confidentiality agreements with local housing authorities. HCP then requested to be put in inactive status. Since inactive status still required reporting on all clients, HCP asked to be excluded from the program. HCP also gets HUD and IHDA funding independently of the HUD certified counseling program. We administer the Rental Housing Support Program (RHSP) for IHDA. HCP acts as a PHA and runs a rent subsidy program in suburban Cook County with 70 units and 200 people participating. We receive about \$700,000 for that program per year though most funding is for landlord rent subsidy payments (we only get a small administrative fee). We also receive funding from HUD for regional mobility counseling (including suburban Cook County). We've received funding over three years from that program and expect to be funded again in 2015. While HCP doesn't want to be a HUD approved counseling agency, we also don't want to lose our CDBG funding.</p> <p>Our recommendation to the County is that some method for an exemption to this rule should be included in the County's language for agencies and counseling services that don't fit HUD criteria or to allow for the kind of conflicts HCP encountered.</p>	Comment continued from previous page. See response on previous page.

Name	Organization	Full Comment	Response
Christine Klepper (cont.)	Housing Choice Partners (HCP) (cont.)	<p>HCP is required to describe its capacity and performance in almost every grant it secures so doing so for the County CDBG program would be a much better option than being excluded altogether because we aren't a HUD approved counseling agency. We hope we've given you enough information for you to consider making a policy and language change to allow for funding for agencies like HCP that contribute significantly to the County's performance, in this case in affirmatively furthering fair housing.</p> <p>We thank the County for its support over the past years as well.</p>	<p>Comment continued from previous page. See response on previous page.</p>

Name	Organization	Full Comment	Response
Kindy Kruller	Forest Preserves of Cook County	<p>I think including a section on Arts, Culture, Open Space & Recreation, even tourism, could be a good additional category for the plan to include. There are many opportunities for jobs, visitor attraction and connecting with a wide variety of community assets that would be good complements to many parts of the plan.</p>	<p>Thank you for your comment. The Department of Planning and Development values the continued partnership of and coordination with the Forest Preserves of Cook County. While the Department recognizes the significance of natural and cultural resources, these were not components heavily emphasized in the feedback received during plan outreach. However, the Department will ensure that the plan takes these resources and any linkages with community and economic development into appropriate account in the implementation phase. Language to this affect has been added to strategy 1.6 and under Geography of Investment.</p>

Name	Organization	Full Comment	Response
Marisa Novara	Metropolitan Planning Council	<p>MPC applauds and supports the plan in its entirety, and salutes Cook County for such a well-coordinated, strategic plan. We specifically appreciate the following points outlined in the draft plan:</p> <ul style="list-style-type: none"> • Housing Development & Services, Section 3.1, pp. 71-72: we support the County’s commitment to new affordable housing developments in areas of the County with higher incomes, good job access, and transit infrastructure, coupled with rehabilitation in disinvested areas. For too long we have lacked a policy that distinguishes what is needed in different geographies and markets. This is a great step forward. • Section 3.8, p. 76: the proposed inclusionary housing ordinance is a vital step in institutionalizing the creation of affordable units throughout the County. MPC is happy to assist with thinking through ramifications of onsite vs. fee-in-lieu provisions and other aspects (see recent MPC blog series on this topic). • The Geography of Investment, p. 82: recognizing that particular types of investment are preferred for certain geographies, and that infrastructure investment is needed in both, is an incredibly important direction. 	Thank you for your comment.
Marisa Novara	Metropolitan Planning Council	<p>P. 21: “There is an insufficient supply of affordable housing in the County. The conversion of many rental units to homeownership and redevelopment has decreased housing options. The remaining units are often located in communities with high concentrations of lower-income, minority residents.” While the impacts of condo conversion have a particular impact on displacing low- and moderate-income residents, there has been tremendous growth in the number of single-family homes that are being rented. In South Cook County, the share of single-family homes purchased by business buyers jumped from 10 percent in 2005 to 36 percent in 2013. While this growth is helping supply rental properties, the single-family rental homes are highly concentrated in distressed communities and often contribute to deteriorating housing conditions. We appreciate the mention of MPC’s 2013 paper Managing Single-Family Rental on p. 31 and would like the opportunities and challenges presented by single-family rental housing to be incorporated widely.</p>	Thank you for your comment.

Name	Organization	Full Comment	Response
Marisa Novara	Metropolitan Planning Council	P. 20: Currently, the Analysis of Impediments recommends that CCDPD assess the level of municipal funding based on fair housing regulations and compliance. How will CCDPD tailor its funding or resources to incentivize fair housing across the County?	The County is currently working with the Chicago Area Fair Housing Alliance (CAFHA) on a methodology for incorporating fair housing compliance in funding decisions to enhance related performance and further incentivize compliance.
Marisa Novara	Metropolitan Planning Council	P. 22: Under “There is a lack of a regional or countywide approach to fair housing planning,” it would be helpful to spell out what collaborating with CMAP on regional housing planning actually looks like. What opportunities are there to do so?	Thank you for your comment. The County believes that engaging with CMAP's Local Technical Assistance program to develop Planning for Progress is an example of how to start such collaboration. The County believes that there are further opportunities for collaboration with the Local Technical Assistance Program in the future.
Marisa Novara	Metropolitan Planning Council	Similarly, between pp. 20-24, both CCDPD's Analysis of Impediments to Fair Housing Choice and CMAP's Fair Housing and Equity Assessment suggest the need for expanding regional fair housing efforts yet expanding fair housing opportunities often occurs at the local, municipal level. CCDPD and CMAP should specify how municipalities will be assisted with drafting Fair Housing Ordinances that are proactive and encourage community acceptance. A model ordinance, best practices, and effective training for municipal staff and elected officials is required to continue working towards a more equitable, accessible Cook County.	Thank you for your comment. The County agrees that technical assistance will be needed to support implementation, inclusive of a model ordinance, best practices, and effective training for municipal staff and elected officials. The language for strategy 3.4 has been revised to highlight the central role played by these efforts in supporting other housing strategies.

Name	Organization	Full Comment	Response
Marisa Novara	Metropolitan Planning Council	P. 24: Under the CMAP Fair Housing and Equity Assessment goal of “Diversity in Opportunity Areas,” and “Invest in Racially Concentrated Areas of Poverty and Other Disinvestment Communities,” it would be helpful to understand how CMAP and CCDPD hope municipalities might encourage accessible and supportive housing, implement affirmative rental regulation, and increase transit-oriented development. More specific direction on funding sources and incentives are needed.	Thank you for your comment. The cited section is a summary of past plans. Discussions of how the County will fund accessible and supportive housing, transit oriented development, and seek assistance with rental regulations can be found in the Housing Development and Services section.
Marisa Novara	Metropolitan Planning Council	P. 42: Lengthy commutes are a function of lack of public transportation service, but they are also a result of infrequent and slow transit services. The jobs-housing mismatch is made worse by the fact that jobs are frequently not located near transit services, even where they exist. For the finding entitled “Cook County suffers from a jobs-housing mismatch,” MPC recommends that the text be rephrased to: “The lack of public transportation service to many regional employment centers in the suburbs; the decision to locate employment and housing clusters away from existing transit services; inadequate service frequencies on existing lines; and slow bus and train routes result in lengthy commutes throughout the region.”	Thank you for your comment. The text has been revised.
Marisa Novara	Metropolitan Planning Council	P. 45: The note that “higher concentrations of jobs existing in the City of Chicago and in north Cook” is questionable, considering that there are significant concentrations of jobs in west Cook and few jobs in many parts of the City of Chicago. MPC recommends eliminating this sentence.	Thank you for your comment. The text has been revised.
Marisa Novara	Metropolitan Planning Council	P. 47: Comparing the share of jobs accessible by transit or cars with the median commuting time by that mode of transport is not the most effective comparison; just because transit riders commute for longer periods on average does not mean they should or that they want to. A more appropriate comparison would be to map out how many jobs are accessible by transit and car within 30 minutes, 45 minutes, and 1 hour.	Thank you for your comment.

Name	Organization	Full Comment	Response
Marisa Novara	Metropolitan Planning Council	<p>P. 48: While the discussion on TOD is important to Cook County’s future growth, the focus on TOD as reducing transportation cost burden does not accurately reflect the trend in many areas near transit that experience rapid growth in home values and rent levels. The statement: “Such (TOD) development could also increase the number of places low-income households can live affordably,” should clearly stipulate that effective regulation and development incentives are needed to ensure that neighborhoods near transit are accessible to a range of household incomes.</p>	<p>Thank you for your comment. The text has been revised.</p>
Marisa Novara	Metropolitan Planning Council	<p>P. 70 and 75, Section 3.6: Under Section 3. Housing Development and Services on p. 70 there is a note that CCDPD will partner with Public Housing Authorities regarding housing goals, priorities and strategies. MPC recommends that Cook County utilize and work through the Regional Housing Initiative (RHI), a collaborative of nine regional housing authorities, to implement joint housing development and to ensure priorities are aligned. RHI provides development subsidies via the rental assistance to affordable and mixed-income developments across the region and should be considered an important funding source under the “Potential Resources” section on p. 70. Similarly, under the Strategy 3.6 on p. 75, there is mention of expanding Cook County’s supply of tenant-based rental assistance through CDBG-DR. RHI has experience implementing a regional mobility counseling and tenant-based interventions to ensure that households using subsidies are encouraged and assisted with moving to opportunity communities. As mentioned throughout Planning for Progress, Cook County is struggling with extreme concentrations of poverty and racial segregation that will only be made worse if tenant-based rental assistance is deployed without other supportive and mobility services. MPC, along with the RHI partners, are committed to partnering with CCDPD on such strategies.</p>	<p>Thank you for your comment. The County agrees that existing collaborations such as RHI are a natural forum for such efforts.</p>
Melvin Thompson	The Endealeo Institute	<p>As a recent recipient of an LTA with CMAP, it is critical that the priority planning be in sync with revitalizing the West 95th Street Corridor (State Street to Ashland Ave). It is wonderful to potentially have additional resources because all of the four key areas are needed in the Washington Heights community. The hope is to really draw from the \$240M 95th Street Terminal Station Project for it will truly have perhaps the greatest impact for our region.</p>	<p>Thank you for your comment. Strategy 2.11 calls out the importance of implementing major capital projects included in GO TO 2040, which includes the Red Line Extension.</p>

Name	Organization	Full Comment	Response
<p>John Ramirez</p> <p>Lindsay Broughel</p>	<p>World Business Chicago</p>	<p>World Business Chicago currently supports the Green Calumet Manufacturing Partnership through OAI's involvement in 1000 Jobs (1000 jobs is a manufacturing/workforce development initiative within the Plan for Economic Growth and Jobs)</p> <p>GCAMP is a 1000 Jobs partner</p> <p>How can we connect the County's resources to Capital Access Centers (initiative under Strategy 9 – neighborhoods of the Plan for Economic Growth and Jobs)? Perhaps we could form a link and ensuring referral resources to section 108, BUILT, etc loans are available at Capital Access Centers?</p> <p>Will the sub-regional manufacturing intermediary approach be leveraged to address issues outside the immediate scope of business and workforce development, like transportation? Advanced manufacturing is a great example. How can we better connect dense pockets of suburban jobs with a workforce from the city?</p> <p>Supportive services in workforce development could include the scaling and reach of cross-training across WIA delegate agencies; employer engagement more broadly and roll out of 1,000 Jobs across multiple industries</p> <p>Redeveloping Union Station may want to get called out as a key project (the redevelopment will address capacity and safety issues on both Amtrak and Metra which serves multi-jurisdictions in the Cook County region)</p> <p>Another opportunity for economic development around water / wastewater is the remediation of the Calumet region (around the Calumet Water Reclamation Plant) ~ 160 acres</p> <p>Support the expansion of Chicago Anchors for a Stronger Economy (CASE) program; enhance linkages between local suppliers and anchor institutions</p> <p>World Business Chicago is also working to address supporting small business creation in areas of need. WBC and Cook County should ensure efforts in this area are aligned and complimentary.</p>	<p>Thank you for your comment. The Department of Planning and Development values the continued partnership of and coordination with World Business Chicago. County staff will continue to coordinate with World Business Chicago to ensure that appropriate linkages between our respective programs, projects, and special initiatives continue throughout plan implementation. As noted, efforts around small businesses and capital access centers are good opportunities for collaboration. Strategy 2.11 has been updated to reflect the County's flexibility in supporting EDA resources for any project or program that advances Planning for Progress. Finally, strategy 2.5 is included specifically to highlight that Departmental support for workforce development must move beyond training to address transportation issues.</p>

Name	Organization	Full Comment	Response
--	--	Prioritize funding for programs that link housing with employment. Possibly incorporate increased tax on commercial properties as a source of funding.	Thank you for your comment. The draft plan includes a discussion of the importance of the housing/employment linkage.
--	--	Raise the minimum wage in Cook County to \$15/hr to help residents currently in poverty to have more money to contribute to the local economy.	Thank you for your comment. The County will take this suggestion under consideration
--	--	Encouraging partnerships and building collaborations should be deliberate and have specific components such as non-profit, commissioner staff, business leaders, and local township staff/officials to create specific outcomes that support the plan. This could be required for funding and would achieve many outcomes at once.	Thank you for your comment. This is very much aligned with the plan and will continue to be taken into account in the plan's implementation.
--	--	Lower public transportation fare. Make "L" train + bus fare affordable to school-age youth. The current CTA fare for communities on the South and West sides are unaffordable.	Thank you for your comment. The Department of Planning and Development recognizes the importance of access and affordability of public transportation. However, the transportation improvements you describe are not under our jurisdiction and may be more appropriately considered by the Department of Transportation and Highways. As such, this comment has been forwarded to them for consideration.

Name	Organization	Full Comment	Response
--	--	<p>How will this plan adjust to the change in government? After review of Rauner's transition plan, a few Illinois agencies identified as potential partners and/or funding sources will be eliminated. Is there enough flexibility built in to keep this plan valid? Otherwise, great and interesting work. Kudos!</p>	<p>Thank you for your comment. As leadership and resources can change over time, the plan was written broadly and flexibly to allow continued implementation irrespective of these fluctuations.</p>
Alan Olson	Bike Palatine	<p>Biking has become an important avenue of recreation for myself. Safe bike lanes and or trails that connect adjacent villages together should be a planning goal.</p>	<p>Thank you for your comment. The Department of Planning and Development recognizes the importance of bicycle access and safety. Strategies 1.2 and 1.3 have been adjusted to reflect this comment.</p>
Jim Plonczynski	Village of Bartlett	<p>The Village is supportive of the County's Strategic Plan particularly in the areas of business and workforce development, continue the incentive programs available, and linking jobs with public transportation. Furthermore, the development of multi-jurisdictional collaboration and connections with communities in Cook County is key to an effective use of federal resources.</p>	<p>Thank you for your comment.</p>
John C. Melaniphy III	Village of Wheeling	<p>The plan is visionary and Wheeling is grateful for all the efforts of Cook County and CMAP to prepare the plan.</p>	<p>Thank you for your comment.</p>

Name	Organization	Full Comment	Response
Mike Hankey	Village of Hoffman Estates	<p>A significant challenge for Hoffman Estates and other suburban communities is transit access. We have good relationships with Pace and RTA, townships too, but what is missing is coordination among these services. Age/Disability requirements apply for most township programs, as well as operation hours & jurisdictional boundaries. A coordinated multi-agency effort to expand transit to the general population which crosses municipal/township boundaries is needed. Especially for those that don't meet eligibility requirements, without access/ability to drive/own a vehicle, a reliable link to jobs and healthcare providers is missing. Political/budgetary/institutional barriers must be broken to achieve success. Efforts at the county level would help to bring these groups together--along with funding to support transit services. I'd be happy to discuss this set of issues in more detail. On behalf of Hoffman Estates...I'll be submitting other comments too. Thanks.</p>	<p>Thank you for your comment. As noted in the plan, we intend to explore coordination opportunities with local townships and can include this suggestion in the related discussions, (see strategy 5.1). This may also be considered by the Department of Transportation and Highways under their Long Range Transportation Plan. As such, this comment has been forwarded to them for consideration.</p>
Tom Lucas	Bike Palatine	<p>As a Cook County resident and avid cyclist I look forward to a safer environment as I ride. I ride for pleasure and occasionally as my single mode of transportation. Please take into consideration is that for many people cycling is their only form of transportation.</p>	<p>Thank you for your comment. The Department of Planning and Development recognizes the importance of bicycle access and safety. Strategies 1.2 and 1.3 have been adjusted to reflect this comment.</p>

Name	Organization	Full Comment	Response
--	--	<p>On the Strategies for Business + Workforce Development: - Strategies should include bringing new businesses both small and large to create jobs. Small business support by way of entrepreneurial training and possibly creating a program for access to capital. Many of the potential and existing entrepreneurs can create economic impact, particularly in low- to moderate-income areas if they have options for access to capital. -MBE/WBE firms would also benefit if they have the resources to bid on projects where access to capital is available from the county. Would find more opportunities if this is done! The bonding costs, ability to deliver on projects is contingent on the firm's ability to access capital. - Mentoring programs for them as well. -Making sure economic data is captured and being clear on what needs to be captured to gain economic impact.</p>	<p>Thank you for your comment. The need for additional small business assistance was emphasized in the outreach process. Research revealed a need for preliminary work to evaluate the existing small business system before engaging in specific activities. See strategy 2.9.</p>
Jennifer Chan	Illinois Housing Development Authority (IHDA)	<p>There is heavy demand for single family rehab in the South Suburbs. We hope the County will fund single family rehab programs in the south suburbs, as state housing funds have limited ability to reach this geography.</p>	<p>Thank you for your comment. Feedback received during the outreach process also spotlighted this need. Strategy 3.2 is specifically included to address this need.</p>
--	--	<p>Bicycles must be part of the transportation plan. Needed bicycle connections: Crabtree to Fox River; Spring Creek (Beverly Lake) south over 90; Quentin Rd - 68 to Lake-Cook; Poplar Creek to Busse Woods (58). Mountain bike needs: Add mountain (Single track trails) to Barrington, Beverly Lake. Where did complete streets go?</p>	<p>Thank you for your comment. The Department of Planning and Development recognizes the importance of bicycle access and safety. Strategies 1.2 and 1.3 have been adjusted to reflect this comment.</p>

Name	Organization	Full Comment	Response
Patrick M. Lyons	Crime Free Housing Coordinator, Mount Prospect Police Department	<p>I read through the entire report (lots of acronyms!) but focused mainly on the housing section. Although our program is called Crime Free we focus on more than just criminal activity. The goal is to have landlords provide a nice place to live and for tenants to be good citizens and take care of the property. Along the way we try our best to educate both landlords and tenants in terms of their rights and responsibilities associated with renting residential properties. The following comments are personal opinions based on over 30 years in law enforcement with the past eight years as the Crime Free Coordinator.</p> <p>Accessible Housing Myers Place (affordable housing for people who are disabled, mentally ill or formerly homeless and who have the ability to live independently) opened in Mt. Prospect in July of 2013. I bring this up because although it's specialized housing, landlords/tenants law still apply. It's important that these facilities succeed in the strategic areas targeted in the plan ("areas in the County with higher incomes, good job access and good transit infrastructure") like Mt. Prospect. If they become problematic and become over burdensome in terms of services (i.e. too many police and fire calls); other similar communities may choose not to build them. So it may be worthwhile to allow some leeway in terms of the selection (and eviction) process. The selection/screening process is most critical; allowing the local government to be part of the review process would be helpful. If the wrong person is placed, the eviction process can be dragged out for months causing a ripple effect of troubles within the building. There should be a way of expediting the eviction process for these situations.</p>	<p>Thank you for your comment. While the County has some oversight and compliance mechanisms for County-funded housing projects, it does not have any jurisdiction over the Myers Place project in particular (which was not funded by our Department). However, we recognize the importance of housing development that is decent, safe, and sanitary both for its residents and surrounding community. Development capacity, property management capabilities, and local community support are all taken into account in housing funding decisions. The Department recognizes the significance of housing counseling and has historically funded such activities. Housing counseling is also emphasized under the plan. The Department doesn't have any jurisdiction over Federal, State, or local property laws but will continue to ensure continued compliance for County funded projects.</p>

Name	Organization	Full Comment	Response
Patrick M. Lyons (cont.)	Crime Free Housing Coordinator, Mount Prospect Police Department (cont.)	<p>Offering Housing Counseling</p> <p>As mentioned above, we try to inform people of their rights and responsibilities but the reality is that, besides our required full day seminar (and other outreach efforts), these services are mostly reactionary (reacting/solving local complaints) and do not involve marketing the area as a place where there is affordable housing and job opportunities. HACC, CIC and other organizations offer several workshops about housing (management, landlord training, tenant’s rights, vouchers, etc..) but I can’t recall any whereby particular areas are highlighted as possible options when seeking housing. Not easy to do I know, but these “target” areas could be marketed better during presentations in the “distressed” areas. Non-for-profits are not the greatest marketers; getting input from top performing marketing agency(s) could be helpful.</p> <p>Decreasing Housing Barriers for Ex-offenders in Cook County</p> <p>This is a tough one. As you know there are communities (Madison Wisc. for one and some states like California) who have included protections and there has been a couple of proposals defeated in the Illinois legislature. I don’t think Illinois would ever pass anything similar. It seems that disparate impact is the only legal concept in Illinois whereby someone could possibly bring a discrimination case due to criminal records. My recommendation is for the county to come out with some version of a guideline for landlords which would outline reasonable practices (many factors to consider: relationship between a conviction and housing; unreasonable risks, no threat to public safety, etc..) landlords could follow in order to avoid potential discrimination complaints for disparate impact. Over time maybe these reasonable practices could be fine-tuned and eventually evolve into law. Again, these are personal observations. I know these are complex issues and each one of these could be pages long. Good luck with the plan. I’d be happy to participate further if you think it would be helpful.</p>	Comment continued from previous page. See response on previous page.

Name	Organization	Full Comment	Response
Kristin Faust	Neighborhood Housing Services of Chicago	<p>On behalf of Neighborhood Housing Services of Chicago (NHS), I am writing in regard to the draft Cook County 2015-2019 Strategic Plan, "Planning for Progress." NHS applauds the County's efforts in developing this comprehensive plan and supports its focus on housing counseling programs and programs that preserve the housing stock in disinvested areas of Cook County. Additionally, NHS respectfully requests that the County consider adding a component to the housing section that supports the creation of new low and moderate-income homebuyers, specifically via creation of a new down payment assistance program.</p> <p>Since its founding in 1975, NHS has served Chicago-area communities with an array of services that create opportunities for people to live in affordable homes, improve their lives and strengthen their neighborhoods. To do this, NHS works in partnership with business, government, and residents to revitalize neighborhoods and help individuals and families purchase, improve, and prevent the loss of 1-4 unit homes. In recognition of the housing and community development needs of south suburban Cook County, NHS recently opened a South Suburban office, located in East Hazel Crest, to provide a variety of services that allow households to buy, fix, and keep their homes. Specifically, NHS of the South Suburbs offers pre- and post-purchase homebuyer education and counseling; affordable mortgage lending for borrowers up to 120% AMI; and community-building activities such as resident leadership training.</p> <p>Although NHS is extremely supportive of the County's vision for housing in the years ahead, one area of work that did not receive much attention in the strategic plan was the work involved in preparing a new pipeline of homeowners to purchase rehabilitated homes, and to ensure that such homebuyers have access to affordable mortgage credit and down payment assistance programs. NHS has been experiencing an extremely strong demand for its pre-purchase homebuyer education and counseling services in the south suburbs. Additionally, from October 2012 through the spring of 2014, NHS worked with Wells Fargo and NeighborWorks America to implement the CityLIFT down payment assistance program. CityLIFT, which was the result of a fair lending settlement, enabled us to administer \$8.2 million in grants, assisting 540 households purchase a home in Chicago or one of 27 Cook County municipalities. There was a significant demand for these down payment assistance resources, which helped spur new homebuyer activity in targeted areas and help low- and moderate-income homebuyers achieve their dream of homeownership.</p>	<p>Thank you for your comment. The Department of Planning and Development values the continued partnership of and coordination with NHS. Homebuyer assistance as a unique strategy was not heavily emphasized as a need in feedback provided during outreach or in related data analysis. However, the plan is intentionally agnostic in regards to tenure so as to allow flexibility in addressing evolving housing needs and market conditions throughout the plan's implementation. Homebuyer assistance could be funded through strategies 3.1, 3.2, or 3.3 provided that they are supported by the current housing market and link with other County priorities.</p>

Name	Organization	Full Comment	Response
Kristin Faust (cont.)	Neighborhood Housing Services of Chicago (cont.)	<p>We encourage the County to support similar program activity in the years ahead, as communities, particularly south and west suburban communities, continue to recover from the Great Recession.</p> <p>NHS was pleased to read the County’s support of housing counseling in Section 3.4, recognizing that counseling services are a crucial component of an effective overall housing strategy. In addition to the examples included in that section, we continue to see a need for foreclosure intervention counseling in south suburban Cook County. A recent study of the National Foreclosure Mitigation Counseling program (NFMC) issued by the Urban Institute demonstrated the positive effects of housing counseling on helping homeowners facing the loss of their homes through foreclosure, and we are hopeful that the County will continue to support foreclosure intervention work as part of its overall housing strategy.</p> <p>NHS was also pleased to see the County’s commitment to preserving housing stock in disinvested areas of Cook County. Although many communities have rebounded since the Great Recession, other parts of the County continue to struggle, resulting in deferred maintenance issues and other concerns with the existing stock. Resources for redeveloping and rehabilitating existing housing stock will continue to be an important component to the stabilization and revitalization of such communities. To that end, NHS strongly supports the development and implementation of a housing rehabilitation program, such as the one briefly referenced in Section 3.2, and encourages the targeting of areas of greatest need in order to increase impact.</p> <p>Thank you for the opportunity to comment on your draft plan. Please feel free to contact me at 773-329-4174 or kfaust@nhschicago.org with any questions. Thank you in advance for your consideration.</p>	Comment continued from previous page. See response on previous page.

Name	Organization	Full Comment	Response
John R. Petruszak	South Suburban Housing Center	<p>South Suburban Housing Center (SSHC) is commenting on the Cook County Consolidated Plan for the limited purpose of supporting housing counseling issues raised in comments submitted by HCP of Illinois, Inc. SSHC par-participated with the Chicago Area Fair Housing Alliance in providing fair housing data, comments and review of the 2012 Cook County Analysis of Impediments to Fair Housing Choice. A major impediment recognized in this AI was that “Cook County exhibits geographic concentrations of lower-income populations and minority populations.” This high degree of segregation by community is the predominant historic housing pattern in SSHC’s south Cook County service area.</p> <p>In 1995, SSHC participated in forming HCP of Illinois along with the Leadership Council for Metropolitan Open Communities, HOPE Fair Housing Center and Diversity, Inc. HCP was established to address the high concentrations of Housing Authority of Cook County Section 8 voucher holding families with over 70% of these families living in six south suburban communities. HCP began implementing mobility counseling programs fashioned after programs developed by the Leadership Council’s federal court ordered Gautreaux Program pertaining to CHA.</p> <p>Over the last twenty years of operation HCP’s mobility counseling program has assisted thousands of families living in racial and poverty concentrated areas make mobility moves to opportunity areas. Support for these activities are instrumental in demonstrating any action plan for addressing the pervasive Cook County race and income based impediment to fair housing cited above. Funding mobility counseling programs is an effective way to comply with HUD’s current and proposed Affirmatively Furthering Fair Housing requirements.</p>	<p>Thank you for your comment. While the County will prioritize housing counseling that is provided by HUD-certified agencies, the County may consider support for non-HUD certified counseling activities where eligible on a case by case basis when deemed necessary to further the plan’s objectives. The plan has been updated to reflect this nuance.</p>

Name	Organization	Full Comment	Response
John R. Petruszak (cont.)	South Suburban Housing Center (cont.)	<p>SSHC has been a HUD Housing Counseling Program approved counseling agency since 2000. This “HUD-approval” deals with mainstream “comprehensive” housing counseling activities that HUD recognizes such as pre-purchase, post-purchase, rental, services for the homeless, and resolving or preventing mortgage delinquency. HUD’s Housing Counseling Program provides no procedures for implementing mobility counseling activities. I have seen no indication that HUD’s new Housing Counseling Program licensing requirement that will be rolled out later this year will cover any substantive direction for mobility counseling programs.</p> <p>The specialized mobility counseling activities performed by HCP are totally different from the mainstream housing counseling programs performed by SSHC and other housing counseling agencies participating in the Cook County CDBG Program. HCP is in the best position, given its experience, to perform this vitally needed service in Cook County. It has been recognized as a national leader in this field and has been consulted in establishing mobility programs in several other metropolitan areas.</p> <p>For the reasons stated, SSHC urges the County to consider a recommend-action exempting accredited mobility counseling programs such as HCP from the “HUD-certified” Housing Counseling Program agency criteria cited in the Plan of Action, Section 3.4.</p>	Comment continued from previous page. See response on previous page.
--	--	Bicycles must be part of the transportation plan. Needed bicycle connections: Crabtree to Fox River; Spring Creek (Beverly Lake) south over 90; Quentin Rd - 68 to Lake-Cook; Poplar Creek to Busse Woods (58). Mountain bike needs: Add mountain (Single track trails) to Barrington, Beverly Lake. Where did complete streets go?	Thank you for your comment. The Department of Planning and Development recognizes the importance of bicycle access and safety. Strategies 1.2 and 1.3 have been adjusted to reflect this comment.

Name	Organization	Full Comment	Response
Reggie Greenwood	Chicago Southland Green TIME Zone	<p>Here are a couple of comments on the strategic plan. Maybe it is implied in the infrastructure investments, but I think we could focus on organizing vacant and brownfield sites into "shovel ready" sites in a shovel ready program. It is difficult for the development community to do the initial work of assembling sites. A lot of what I am doing is trying to move properties along the development process to reach a point where the development community is more willing to invest in properties. So it seems that could be a specific strategy that we embrace: organizing resources to turn brownfield vacant land into shovel ready sites.</p> <p>The other thought is to make manufacturing entrepreneurship a strategy as part of the workforce section. This is connected to the growing Makers Lab movement. New technologies are making it easier for people with a design idea to do the prototyping development marketing financing to bring a product to market. So, I think we could make the Makers Movement an explicit strategy. Here is an article on the Makers Lab movement. http://www.worldbusinesschicago.com/news/Chicago-is-ground-zero-for-the-future-of-manufacturing</p>	<p>Thank you for your comment. The Department of Planning and Development values the continued partnership of and coordination with SSMMA. Strategy 2.11 has been updated to reflect the County's flexibility in supporting EDA resources for any project or program that advances Planning for Progress, such as those cited here.</p>
--	--	<p>Focus on jobs! Improve transit (Pace Bus) access from where Cook County residents live to where the good jobs are--especially Will and DuPage Counties. Reverse commuting.</p>	<p>Thank you for your comment. The plan heavily emphasizes job creation and retention and reducing spatial mismatch and some smaller projects could be funded through strategy 1.3. However, the transportation improvements you describe are not under our jurisdiction and may be more appropriately considered by the Department of Transportation and Highways. As such, this comment has been forwarded to them for consideration.</p>

Name	Organization	Full Comment	Response
Jay Readey	Chicago Lawyers' Committee for Civil Rights Under Law (CLCCRUL)	The County should focus workforce and business development resources in targeted hubs ("Opportunity Hubs"). This idea has become a finalist in CCT's On The Table ideas process. Please consider adding "Opportunity Hubs" as a strategy.	Thank you for your comment. The Department of Planning and Development identifies areas of opportunity in the plan and will continue to explore opportunities for coordination with CCT's opportunity hubs work in the plan implementation.
Jay Readey	Chicago Lawyers' Committee for Civil Rights Under Law (CLCCRUL)	For housing equity reasons, the plan should be more explicit about differentiated strategies depending on levels of opportunity. Housing availability and affordability should be emphasized in high-opportunity areas. Support for homeownership, infrastructure and business/commercial development should be emphasized in lower-opportunity areas.	Thank you for your comment. Please see page 102 that delineates how the opportunity areas will influence difference strategy types.
Jay Readey	Chicago Lawyers' Committee for Civil Rights Under Law (CLCCRUL)	Can the plan please include explicit mention of the Southeast Metra connection?	Thank you for your comment. The plan spotlights broad coordination opportunities with transportation improvements. This may also be considered by the Department of Transportation and Highways under their Long Range Transportation Plan. As such, this comment has been forwarded to them for consideration. Strategy 2.11 has been updated to reflect the County's flexibility in supporting EDA resources for any project or program that advances Planning for Progress.

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	<p>Shide rare. Venturing to Junin coloud forest retreat in Ecuador, my wife Cheryl Pomeroy and I enjoyed yet another gut-grabbing trek on the nether edge of a road to oblivion (OK, we made it without an encounter with gravity.)! Our "community" driver, sent to lift us from Garcia Moreno, end node of Ecuador's extensive intercity bus net (Otavalo to GM, 3.5hrs for \$3!) into the clouds, was hauling interesting industrial-type cargo in the rear bed of his all-4 Tundra while we sat in passenger and "jump" seats. Along the way we picked up a friend of his and learned the latest on family illness, recovery, jobs, markets, etc. -- a veritable conversation! Our driver then lingered at the retreat to learn who might be coming next to relax in these veritable tree houses. Along the way we parsed and confirmed our driver's liberal views (residents of Junin chased that Canadian copper mining venture out of Ecuador, you know), hearing his issue with the Rafael Correa government's policy (perhaps inherited) of annual \$1000 tax on vehicles. So, what's to piece together here? A brilliant elegant policy of suppressing auto imports (in a land not favored by multi-national auto firms), encouraging ride-share (our driver's friend merely stood by the road), commercial hauling, and community capital (the driver promised to be available, Tundra in tow, should his friend's wife need hospitalization in the future). A lot of this was and would be performed by cell phone (everyone in Ecuador, it seems, has one, and like "good ol' boys" and guns, "I hey know how to use 'em!"). Ecuador, it seems, has already a kernel of mass ride share through cell communication, banking on invested capital of trusted relationships and community. Well, at least US has cell phones! By my observation Ecuadorians have comparable mobility to US - with 1/12 as many vehicles > 2 wheels than US. 69/1000 vs 850/1000. Is there a lesson here that might avoid US tens of \$Billions of concrete and steel (or hundreds?)?</p>	<p>Thank you for your comment. The plan heavily emphasizes reducing spatial mismatch. However, the transportation improvements you describe are not under our jurisdiction and may be more appropriately considered by the Department of Transportation and Highways. As such, this comment has been forwarded to them for consideration.</p>

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	Remove Uncertainty of Outcome from Building Energy Efficiency Programs. Uncertainty has been identified as an obstacle to the layperson taking Energy-Efficient actions. See <i>Delivering EE to Middle Income Households</i> by Lawrence Berkeley National Laboratory, page 46. 1. How may an assured result accelerate progress toward making 131,000,000 US residences more energy efficient? 2. As 90% of commercial buildings are smaller than 10,000 square feet, and only buildings substantially larger are solicited by shared savings (ESCO) vendors, how may an assured result also accelerate energy efficiency in tens of millions of smaller non-residential buildings? 3. What elements of program design will provide the participant an assured result? 4. There is no US program that provides an assured result for energy efficiency in small buildings. There are many aspects of such a Program that require in-depth conversation. A pilot study will perhaps quickly establish whether an assured result will increase efficiency program participation, and how a program designed to address uncertainty can be managed.	Thank you for your comment. The plan will incorporate energy efficiency in its implementation as appropriate.
John Porterfield	eZing, Inc.	Design an Energy Efficiency Program Based on What the Potential Participant Wants. Energy programs might be designed by asking the potential participant what they want -- then structuring a program that responds. Presently there is no US energy program designed like this. 1. Who is best able to structure an energy program by hearing what people want? 2. Is there a role for local government to be more involved with grass-roots energy efficiency program design and delivery? 3. Is there a model for local government/utility collaboration in bringing efficiency to present unsustainable practices?	Thank you for your comment. The plan will incorporate energy efficiency in its implementation as appropriate.
John Porterfield	eZing, Inc.	Provide Public Education on Sustainable Building for All in the Construction Industry. How do builders learn about more sustainable products and practices, and how to maintain affordable construction while mastering sustainability? How do all members of the building production and maintenance team learn: Architects, engineers, remodelers, product suppliers, property managers, unions/trades, building officials (presently the target of DCEO funded instruction) associations, certification instructors, home inspectors, building services such as HVAC, lenders, realtors, etc.?	Thank you for your comment. However, the education curriculum you describe is outside our departmental scope. It may be more appropriately considered by the Department of Building and Zoning. As such, this comment has been forwarded to them for consideration.

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	<p>Respond to Homeowners' Needs for Support to Complete No-and Low-Cost Weatherization. How may a layperson owner and resident receive technical support to take on every energy efficiency action they want? 1. 90% of US population does not identify as a confident do-it-yourselfer. 2. "Bottom up" support template: allow the layperson to state their need for knowledge or skill to accomplish the energy saving projects they want to take on; provide this. 3. How will technical support include hands-on guidance to build confidence? In house support, including checking work for correct and thorough completion, and safety? 4. There are hundreds of low and no-cost actions that do not attract a professional service, and may never be completed so long as they remain challenging for a lay person. 5. There is no US program that conforms to the Program template described. A project for Hands-On Weatherization (HOW) Workshops was presented for DCEO funding by BBlack United Fund of Illinois, and partner eZing, Inc. May 9, 2014.</p>	<p>Thank you for your comment. The plan will incorporate energy efficiency and sustainable practices in its implementation as appropriate.</p>
John Porterfield	eZing, Inc.	<p>Improve Transit Ridership by Responding to What People Want. Transit ridership in the Chicago area is declining. Present metrics on rider satisfaction show highly positive response. However, metrics do not reach those who have discontinued transit use. 1. Have local transit planners sought reasons why people discontinue use from systems that solicit feedback from those who discontinue transit use? 2. Are there plans to ask those who have discontinued RTA transit use why they did so? 3. What plan is in place to build transit ridership? Are there planned changes in transit that respond to what people say they want? 4. Have conveniences such as WIFI connectivity, selection of media (connect-your-own headphone), more comfortable seating, hand wipes, public restrooms at transit stations, etc., been offered in an inquiry as to what present, and potential, transit riders want? Increased ridership is likely key to plans that will require substantial public transit funding.</p>	<p>Thank you for your comment. However, the transportation improvements you describe are not under our jurisdiction and may be more appropriately considered by the Department of Transportation and Highways. As such, this comment has been forwarded to them for consideration.</p>

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	<p>Include Ride-Share in Transportation (Transit and mobility) Planning. Ecuador and Peru have about one-twelfth as many (per capita) vehicles, four wheels and greater, as in the United States. I observed, during recent visits of more than two months, very good mobility, though how people get around is quite different. 1. What do we know about how Ecuadorians and Peruvians get around? 2. Is there an analysis method or tool that lets us weigh the sustainability of mobility practices? 3. Ride-share appears to be common practice. How is the potential for ride-share evaluated in a mobility (or transportation or transit) study, especially for purposes of planning? 4. Has the potential of cellular communication, location technology and "social" transaction/interaction been systematically studied as they may apply to ride-share mobility?</p>	<p>Thank you for your comment. However, the transportation improvements you describe are not under our jurisdiction and may be more appropriately considered by the Department of Transportation and Highways. As such, this comment has been forwarded to them for consideration.</p>
John Porterfield	eZing, Inc.	<p>Provide Green and Sustainable Design Review Before or During Permit Review. The intent is to move sustainability planning to the conceptual design pace. Is it possible to initiate review by linking to sustainability instruction, and create a path for student involvement, at IIT, UIC, DePaul, Northwestern, and other schools teaching building-related sustainability concepts and mastery?</p>	<p>Thank you for your comment. However, the review you describe is outside our departmental scope. It may be more appropriately considered by the Department of Building and Zoning. As such, this comment has been forwarded to them for consideration.</p>

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	<p>Open Energy Efficiency Program Design and Performance Information to the Public. Most efficiency programs are now managed by specialty firms on behalf of utilities, with funds from ratepayers. "Public benefits" programs may not have much public input, and utilities may act to avoid accountability. 1. Rebate programs may not meet a necessary condition that potential participants understand that efficiency has something for them. 2. Programs may not provide necessary assurances, such as the homeowner's interest in a positive economic outcome, assurances that efficiency will have no associated "down-side" and other concerns (Alton Penz documented numerous obstacles to taking the energy tax credit during the '70's "energy crisis.")). 3. One may not be interested in a discount (rebate) on the cost of energy efficiency when efficiency lacks a clearly established value. One might say that rebate programs prevalent throughout the US conform to a "Ready...FIRE!!!...(aim)" design template. 4. Utility programs generally spend \$1000 in administrative costs for each \$1000 rebate provided. This compares to 10% administrative costs for USDOE weatherization. 5. We do not know what a program that provides an assured result, rather than paying the participant to accept energy efficiency, would cost. 6. An open source for program design and performance information should report on pilot studies of non-customary program designs.</p>	<p>Thank you for your comment. The plan will incorporate energy efficiency and sustainable practices in its implementation as appropriate.</p>
John Porterfield	eZing, Inc.	<p>Voice Public and Private Support for Federal Carbon Fee and Dividend Legislation. Adding to the cost of non-renewable energy sources at their point of extraction will, as costs propagate through the economy, inform the consumer what impact each purchase has on the planet. 1. What impact will introducing the total cost of carbon into day-to-day purchasing have on our transition to sustainability? 2. What impact will industry leaders, public leaders, and citizens raising their voice have on presenting a substantial response to Climate for debate on the floor of the United States House of Representatives? The Citizens Climate Lobby will lobby as many US Representatives and Senators who will accept a meeting during the CCL National Conference, Washington DC, June 23, 24, 2014.</p>	<p>Thank you for your comment. However, the action you describe is outside our departmental scope. It may be more appropriately considered by the Department of Environmental Control. As such, this comment has been forwarded to them for consideration.</p>

Name	Organization	Full Comment	Response
John Porterfield	eZing, Inc.	Create and Support Study of Sustainability that may be Adopted Across Cultures. What effort is ongoing to learn the sustainability of methods that meet peoples' needs in other countries and cultures? 1. How may government encourage such study? 2. How do different methods compare to the sustainability of methods customary in the U.S.? 3. How may superior methods be adopted in the US?	Thank you for your comment. However, the action you describe is outside our departmental scope. It may be more appropriately considered by the Department of Environmental Control. As such, this comment has been forwarded to them for consideration.
John Porterfield	eZing, Inc.	Establish a forum "What Would a Successful Energy Efficiency Program Be?" Open to the public. No such forum now exists.	Thank you for your comment. However, the action you describe is outside our departmental scope. It may be more appropriately considered by the Department of Environmental Control. As such, this comment has been forwarded to them for consideration.

Name	Organization	Full Comment	Response
Stacie Young	The Preservation Compact	<p>Cook County's draft Strategic Plan, "Planning for Progress," is a great step toward an intentional, comprehensive approach to planning and coordination to help maximize the county's resources. The Preservation Compact supports the county's efforts, and the county's critical role as a partner in The Preservation Compact to preserve Cook County's valuable affordable rental housing.</p> <p>The Preservation Compact is a collaboration of housing stakeholders—including owners, lenders, civic groups, tenant groups and government—working together to preserve affordable rental housing in Cook County. We work on policies and programs that encourage preservation, including energy, property taxes, preserving small buildings, and increasing access to credit.</p> <p>As you note, preservation is important for a number of reasons. First, we know Cook County has a solid stock of affordable multifamily rental—but we also know that much of that stock is aging, and many buildings need rehab. Building new affordable rental housing is extremely expensive and requires extensive public subsidy. In many communities, the stock exists, but we need to be strategic about encouraging owners to improve buildings and keep rents affordable. In areas where demand is lagging, community development efforts are needed to bolster investment, which will also preserve affordable housing.</p> <p>We appreciate the county's focus on areas with higher incomes and good job access. It is also important to realize, however, that thousands of affordable units are located in communities with low and moderate income residents who can access jobs via nearby transit. The need for affordable housing is too great for us to allow the disinvestment and loss of this valuable stock in these communities. Some buildings would benefit from direct support, but the best strategy for preserving these buildings is to invest in redeveloping these communities, which will generate more economic activity and revitalization.</p> <p>On the subsidized side, Cook County has participated in the Compact's intergovernmental efforts that include Cook County, the City of Chicago, IHDA, and HUD, to coordinate around specific government assisted properties, and to consolidate compliance forms and processes. We are pleased you plan to continue supporting these efforts. Cook County has also worked with the Compact to develop a coherent policy to keep property taxes reasonable and transparent for affordable, well-maintained multifamily rental buildings. Our working group and Cook County are identifying strategies to encourage owners to rehab their properties, and keep some units affordable for low and moderate income residents.</p> <p>Again, we appreciate the County's planning efforts, and especially your recognition of affordable rental preservation as an integral strategy. The Preservation Compact is fortunate to have a good partner in preservation with Cook County.</p>	<p>Thank you for your comment. The Department values its continued partnership and coordination with the Preservation Compact. Strategy 3.2 discusses the preservation of the existing housing stock in disinvested areas and the efforts discussed by the Preservation Compact would fall under that strategy.</p>

Name	Organization	Full Comment	Response
Edward Sitar	ComEd	My only comment is that ComEd and the Bureau have been discussing a joint proactive business outreach and retention initiative that we expect to formally launch early next year. Probably doesn't fit perfectly in to this document, but wanted Michael and Jennifer to be fully aware.	Thank you for your comment. The Department appreciates continued partnership and coordination with Com Ed.
Adriana Hemzacek	--	Page 112 of 123, typo. I believe "mental" should be "metal". Sentence: "More than 3,700 mental and machining firms in the region generate \$30 billion in annual revenue and employ more than 100,000 workers"	Thank you for your comment. We will ensure the related language is corrected.
Mike Swier	--	When the weather is nicer (than tonight); I bike to and from work, stores and other locations. Please keep cycling at the forefront of needs and be safe for all.	Thank you for your comment. The Department of Planning and Development recognizes the importance of bicycle access and safety. Strategies 1.2 and 1.3 have been adjusted to reflect this comment.

Name	Organization	Full Comment	Response
--	--	<p>Thank you for the opportunity to comment on the County's Planning for Progress. I recently heard the presentation to CMAP's Economic Development Committee and am particularly pleased by the inclusion of workforce development as a key component.</p> <p>However, I strongly suggest considering adding another critical component- the digital economy, i.e. the strategic development and use of technology infrastructure and software to attract and grow industries, equip organizations, build the workforce, and improve communities. There is widespread agreement that the infrastructure, access and skills necessary to develop the digital economy is essential to the competitiveness, for individuals, companies, organizations, and communities. But there is no overall plan to fill the gaps in infrastructure, access, or processes for continuous improvements. Cook County could play a very important leadership role in convening the major players to identify and implement strategic priorities. Northern Georgia's Plan for the Digital Economy provides a good example of what can be done. See- http://www.nwgrc.org/publications/regional-digital-economy-plan/. The Plan documents the resources and unmet needs of digital assets, broadband infrastructure, services, and related technology utilization; and provides the basis for designing strategies and partnerships to fill identified gaps. The State of Oregon is also a leader in this area. See State of Oregon Broadband Mapping Project website. I would be very happy to chat with you about this and to suggest others who are working on the issue.</p>	<p>Thank you for your comment. Digital economy was not heavily emphasized as a need/strategy based upon feedback received during outreach or data analysis. The Economic Development strategies in the plan also draw heavily on Partnering for Prosperity which did not heavily emphasize this component. However, the Department will continue to explore innovation and opportunities in plan implementation.</p>

Name	Organization	Full Comment	Response
Mike Scobey	Illinois Association of REALTORS	<p>On behalf of the Illinois Association of REALTORS, I would like to comment on Strategy 3.8 of the “Housing and Development Services” part of the proposed Plan. This Strategy discusses the enactment of an “inclusionary housing ordinance” which would apply to unincorporated Cook County.</p> <p>The Association believes that the creation of more affordable housing is a shared responsibility—shared by the developer, the unit of local government and the community at large. Policies that are more market-driven, or incentive-based—as opposed to strict mandates on developers--should be explored. Strict mandates (such as a required set-aside for a specific number of affordable units in a multi-family development) can cause developers to choose to develop housing elsewhere and can drive up the cost of the non-affordable units. Also, strict mandates place the responsibility of providing affordable housing solely on the developer.</p> <p>It’s also important to note that the home-building industry is still quite fragile at this time. New and inflexible requirements could render some housing projects unfeasible.</p> <p>What follows is a set of options that could be incorporated into an ordinance.</p> <ul style="list-style-type: none"> - Density Bonuses - This is a zoning technique whereby the County/municipality can allow the developer to develop a greater number of market rate units than would be permitted by right as a way to compensate for the reduced rate of return on the affordable units. In return for the greater density, the developer agrees to provide some number of affordable units. The developer’s general rule of thumb is that one additional market rate unit is needed for every affordable unit that is provided. - Waiver of Fees – Any fees that are tied to the development process should be considered for waiver on the affordable units. Permit fees, tap-on fees, local impact fees, etc. should all be considered. - Government Funding – Local governments can adopt an ordinance which states that any developer who receives any kind of federal, state or city financial assistance with a residential development is required to set aside a certain number of units as affordable. - TIF Districts - A municipality may create a Tax Increment Finance (TIF) district that can be a mix of commercial and residential uses. The municipality, working with the County, could require a set-aside of a specific number of affordable residential units for new development within the TIF. 	<p>Thank you for your comment. The Department will coordinate with the Illinois Association of Realtors and other key stakeholders early on before any related ordinances are developed, proposed, or implemented.</p>

Name	Organization	Full Comment	Response
Mike Scobey (cont.)	Illinois Association of REALTORS (cont.)	<p>Other Approaches and Suggestions:</p> <ul style="list-style-type: none"> - The development approval process should be efficient and expedient. This is vitally important in keeping the cost of development down. When a developer agrees to provide some number of affordable units in a development, that developer’s proposal should receive a quicker approval process. - Design standards should be kept at a level that balances energy efficiency, quality of construction and curb appeal with affordability. - Paramount to providing access to housing is also removing high construction material costs as an impediment. The Association calls for the County to work with the industry to reform unnecessarily expensive parts of the building code to encourage both residential and commercial development. - Local Impact Fees and Transfer Taxes can be waived by the units of local government for the affordable units so as to provide another incentive for a developer. <p>Developers acknowledge that the offer of just one of these incentives or forms of financial assistance is not enough to create affordable units in a project and allow for a reasonable return on the developer’s investment. However the combination of some of these items could be enough to facilitate a constructive relationship between the County and the developer to create an agreed-upon number of affordable units.</p> <p>If you have questions about any of these comments, feel free to contact me, Michael Scobey at mscobey@iar.org or Sharon Gorrell at sgorrell@iar.org</p>	<p>Comment continued from previous page. See response on previous page.</p>