

**Land Use and Housing Committee  
DRAFT Minutes  
Tuesday, July 7, 2020**

Offices of the Chicago Metropolitan Agency for Planning (CMAP)  
233 S. Wacker Drive, Suite 800, Chicago, Illinois  
*Meeting held remotely via Zoom*

**Members Present:** Adam Ballard, Angela Brooks, Lisa DiChiera, Mackenzie Drosd, David Dubois (and Martha Sojka), Benjamin Fenton, Nancy Firfer, Veronica Gonzalez, Christine Kolb, Tony Mattingly (for Steve Mannella), Heather Tabbert Mullins, Caitlin Ritter, Hans Mach (for Dennis Sandquist), Kyle Smith, Robert Tucker, Mark VanKerkhoff (Chair), Krista Braun (for Eric Waggoner), Miriam Zuk.

**Members Absent:** Matthew Asselmeier, Drew Awsumb, Alan Banks, Susan Campbell, Paul Hoss, Arnold Randall

**CMAP Staff:** Matthew Stern, Simone Weil, Tina Fassett Smith, Austen Edwards, Timi Koyejo, Enrique Castillo, Michelle Agunloye, Jane Grover, Emily Spangler, Caitlin Goodspeed, Beatrix Yan, Diana Martinez, Lily Nepl, Daniel Comeaux, Ryan Thompto

**1.0 Call to Order**

Chair Mark VanKerkhoff called the meeting to order at 9:35 a.m.

**2.0 Agenda Changes and Announcements**

No changes.

**3.0 Approval of Minutes – March 3, 2020**

A motion to approve the minutes of the March 3, 2020 meeting was made, seconded, and carried with all in favor.

**4.0 Introductions of new committee members**

Chair Mark VanKerkhoff introduced new committee members Veronica Gonzalez, the Regional Director of Development for the NHP Foundation; and Mackenzie Drosd, Manager of Programs and Membership at the Illinois Housing Council. Each new member provided the committee with a brief explanation of their work and professional interests.

**5.0 Overview of CMAP's COVID-19 planning resources – Matthew Stern, CMAP**

CMAP has performed a variety of research and policy analysis related to COVID-19 recovery, and hosted multiple resource webinars for local officials across the region. Matthew Stern provided an overview of this work, including summarizing four recently published Policy Updates and three recently hosted Webinars.

**6.0 McKinley Park neighborhood plan in the COVID era – Enrique Castillo, CMAP**

CMAP is working with the Chicago neighborhood of McKinley Park to develop a neighborhood plan via the Local Technical Assistance (LTA) program. The plan is nearing adoption, but the neighborhood steering committee has requested staff account for recovery from the local impacts of COVID-19 in the plan. Project Manager Enrique Castillo summarized the planning process, and asked for feedback from the committee about how three recommendations in the draft plan might be impacted by COVID-19: Maintain Housing Affordability, Choice, and Quality; Implement Land Uses that Align with Community Vision and Priorities; and Explore Innovative Public Engagement Methods to Implement the Neighborhood Plan.

Committee members provided extensive feedback. Heather Mullins provided that the community is increasingly reliant on public transit, which is being substantially impacted by COVID-19. Veronica Gonzalez suggested that in order to keep the community engaged, planners should utilize McKinley Park, and provide multilingual flyers and translators in Spanish Mandarin, and Cantonese.

## **7.0 Member Status Reports – Selected Committee Members**

Matthew Stern introduced this item by describing changing dynamics in the land use and housing fields due to COVID-19 as well as increased attention on police brutality and structural racism in the aftermath of recent deaths of Breonna Taylor, George Floyd, and others. He introduced three committee members, who provided in turn brief summaries of how they are considering and responding to recent events.

Christine Kolb, at Greystar, reflected on shifting investment risks and the pause of projects currently in the financing phase. She discussed present and possible future changes to the office real estate environment due to COVID-19. She also spoke to the challenges of generating affordable housing and increasing equitable access to housing in light of current market conditions.

David DuBois and Martha Sojka, at the Will County Land Use Department, discussed the COVID-response funding the county has received from federal sources, and the ways in which they are attempting to effectively utilize these funds. Martha Sojka discussed the county's new conversations about operationalizing equity and inclusion into funding allocations, including implementing a new handbook.

Angela Brooks, at the Chicago Housing Authority, reported that CHA's housing development work is continuing to move forward. She reported that CHA has taken an increased role checking on and providing services for their senior residents, and have established food distribution sites at all senior buildings and 80% of family buildings. Additionally, as a board member of the American Planning Association, she described how the APA is increasing focus on land use and development disparities.

## **8.0 Challenges & emerging best practices – breakout**

Committee members broke into two breakout rooms to discuss their recent experiences, challenges, and emerging best practices related to the coronavirus (COVID-19) pandemic and efforts to contain it—as well as renewed calls for racial justice and equity.

In the breakout room facilitated by Vice Chair Nancy Firfer, committee members discussed ways in which their work has changed in recent months. Topics discussed include challenges affordable housing providers face engaging residents due to technology literacy and access, violence at

affordable housing sites, the role of police, the toll of recent job losses, and the importance of walkable communities. Members also mentioned the importance of developing new policy ideas about senior engagement, accessibility and walkability, and virtual community engagement tools for planners.

In the breakout room facilitated by Chair Mark VanKerkhoff, committee members also discussed recent changes. Topics included the provision of technical services and products to affordable housing residents, recent rates of rent nonpayment and the upcoming expiration of various individual benefit programs, and Metra ridership. Lisa DeChiera described changes to Landmark Illinois' recent grantmaking, and Miriam Zuk suggested CMAP could support more resources for affordable housing provision in the region.

#### **9.0 Other Business**

There was no other business.

#### **10.0 Next Meeting**

The committee is scheduled to meet next on Tuesday, September 1, 2020 from 9:30 to 11:30 a.m. If this meeting is held remotely, it will be held from 9:30 to 11:00 a.m.

#### **11.0 Public Comment**

There was no public comment.

#### **12.0 Adjournment**

Meeting adjourned at 10:59 a.m.