



Chicago Metropolitan  
Agency for Planning

433 West Van Buren Street  
Suite 450  
Chicago, IL 60607  
  
312-454-0400  
cmap.illinois.gov

**Chicago Metropolitan Agency for Planning (CMAA)**  
**DRAFT**  
**Land Use & Housing Working Committee Meeting Minutes**  
Tuesday, September 1<sup>st</sup>, 2020

Offices of the Chicago Metropolitan Agency for Planning (CMAA)  
Suite 450, 433 West Van Buren Street, Chicago IL 60607  
*Meeting held remotely via GoToMeeting*

**Members Present:** Drew Awsumb, Adam Ballard, Angela Brooks, Susan Campbell, Lisa DiChiera, Mackenzie Drosd, David DuBois (and Martha Sojka), Benjamin Fenton, Nancy Firfer (Co-Chair), Veronica Gonzales, Paul Hoss, Christine Kolb, Steven Mannella, Heather Tabbert Mullins, Arnold Randall, Caitlin Ritter, Hans Mach (for Dennis Sandquist), Steven Mannella, Robert Tucker (and Wendell Harris), Mark VanKerkhoff (Chair), Tom Chefalo (for Eric Waggoner), Miriam Zuk.

**Members Absent:** Matthew Asselmeier, Alan Banks, Kyle Smith.

**Staff Present:** Matthew Stern, Dominick Argumedo, Simone Weil, Tina Fassett Smith, Austen Edwards, Timi Koyejo, Michelle Agunloye, Emily Spangler, Briana Gipson, Courtney Barnes, Erin Aleman, Gordon Smith, Laurent Ahiablame, Quinn Kasal, Stephanie Levine, Jonathan Burch, Jesse Elam.

**1.0 Call to Order and Introductions**

The meeting was called to order at 9:32 a.m. by chair Mark VanKerkhoff

**2.0 Agenda Changes and Announcements**

There were no agenda changes announced. However, due to technical difficulties, agenda item 6.0 was delayed until after item 7.0.

**3.0 Roll call & Approval of Minutes – September 1, 2020**

The minutes of the previous meeting were approved as presented.

**4.0 Introduction of new committee liaison**

Chair Mark VanKerkhoff introduced Dominick Argumedo, CMAA Associate Planner and new Committee Co-Liaison. Dominick discussed his 20-year planning background and experience, and thanked Matthew Stern for supporting his transition onto the Committee.

## 5.0 Unequal Census Response in the CMAP region – Timi Koyejo, CMAP

CMAP staff, in partnership with the Metropolitan Mayor’s Caucus, [recently published](#) an analysis of regional census self-response data which reveal concerns of an undercount in communities of color, especially in predominantly Hispanic/Latino areas.

Timi Koyejo, CMAP Policy Analyst, explained the results of their analysis. These results along with additional information can be found in the following [presentation slides](#). Koyejo also shared a [social media toolkit](#) available to help community leaders and groups broadcast the need to address regional undercounts and increase census response rates. Nancy Fifer asked if CMAP measured the impact of lower levels of canvassing on the population count. Koyejo responded that this was a concern but due to data availability the impacts of any alteration in enumeration efforts were not specifically measured.

## 6.0 APA Housing Policy Guide – Angela Brooks, APA & Chicago Housing Authority

Communities are facing unprecedented housing challenges with grave impacts for racial equity. The American Planning Association’s 2019 [Housing Policy Guide](#) details actionable solutions that planners can use to implement critical policy change. Committee member Angela Brooks provided an overview of the policy principles that make up APA’s 2019 Planning Home Action Agenda and reflected on the barriers to implementing equitable housing practices in the region. Brooks’ presentation slides can be found [here](#).

Lisa DiChiera recommended APA-IL and CMAP staff weigh in regarding affordable housing development in McKinley Park. This project is experiencing a financial gap due to its proximity near an asphalt facility. Attendees were provided a related [article](#) to review.

## 7.0 Cook County AFH Plan – Miriam Zuk, Enterprise Community Partners

Since the spring of 2019, 18 local governments and public housing authorities in Cook County have been collaborating on the Cook County Assessment of Fair Housing (AFH). Recent events have emphasized the role that unjust land use and housing policies and practices (both historical and existing) play in perpetuating the segregated and inequitable society we live in today.

Committee member Miriam Zuk provided an overview of the assessment, an effort Enterprise Community Partners is leading. She also previewed a new a Racial Equity Impact Assessment of the City of Chicago’s Qualified Allocation Plan (QAP) that is currently underway. Zuk’s presentation is available [here](#).

Caitlin Ritter, Committee member, commented on WBEZ’s home mortgage lending report that Zuk referenced her presentation. Ritter mentioned that WBEZ’s report does not address home mortgage demand and denial rates. She mentioned that she has not seen demand and denial rates being examined in reports she has come across. Zuk stated that she would send over a New York Times report that covered home mortgage demand and denial. Drew Awsumb, Committee member, also asked if there are housing products that are affordable and meets the needs of people.

## **8.0 Select Member Status Reports**

Two Committee members described how their agencies are responding to current events. Benjamin Fenton shared that Illinois Housing Development Authority (IHDA) recently began administering rental assistance and mortgage assistance programs. The rental assistance program, which will cover missed rents and payments for the month of March 2020 through December 2020, opened on August 10th and stopped accepting applications on August 28th. 5,000 renters had applied as of August 21st, with 30,000 expected to receive aid. The mortgage assistance program opened August 24th and will close on September 4th. 10,000 homeowners are expected to receive aid.

Fenton also discussed IDHA's outreach efforts for these housing assistance programs. IDHA has partnered with 60 community organizations, and funding is guaranteed for community members who live in areas with high poverty and COVID-19 rates.

Bob Tucker shared an update next. He described the history of Chicago Community Loan Fund and explained that it is a Black-led organization. Tucker then introduced Wendall Harris, Vice President of Lending, to discuss the Chicago Community Loan Fund's (CCLF) current work.

Harris shared that the CCLF has recently stepped into a new role, administering two major grant programs. It is administering the City of Chicago's Together Now grant program, so far issuing \$1.7 million via over 400 applications. It is also administering a state grant program in partnership with DCEO (\$10 million via approximately 1000 applications). Harris also shared that CCLF has been supporting small business relief funds administered by both the City of Chicago and Cook County.

## **9.0 Other Business**

Chair Mark VanKerkhoff asked any members not present during the Roll Call & Approval of Minutes to identify themselves. Committee members Arnold Randall, Veronica Gonzales, and Slyvia Parham (Alternate for Susan Campbell) responded.

## **10.0 Next meeting**

The committee is scheduled to meet remotely next Tuesday, November 3, 2020 from 9:30 to 11:30 a.m. Chair Mark VanKerkhoff mentioned that next meeting will cover land-use and the impact of COVID-19 on land-use planning.

## **11.0 Public Comment**

There was no public comment.

## **12.0 Adjournment**

At 10:54 a.m., a motion to adjourn was made and seconded. All in favor, the motion carried.

Respectfully submitted,  
Matthew Stern & Dominick Argumedo  
CMAP Staff Liaisons to the Committee