



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 (CMAP) - DRAFT  
Land Use & Housing Working Committee Meeting Minutes**

Tuesday, April 6<sup>th</sup>, 2021

Offices of the Chicago Metropolitan Agency for Planning (CMAP)  
Suite 450, 433 West Van Buren Street, Chicago IL 60607

*Meeting held remotely via GoToMeeting*

**Members Present:** Adam Ballard (Vice Chair), Krysti Barksdale-Noble, Angela Brooks, Susan Campbell, Lisa DiChiera, David DuBois, Benjamin Fenton, Nancy Firfer (Chair), Paul Hoss, Christine Kolb, Tony Mattingly (for Steven Mannella), Alex Devlin (for Heather Tabbert Mullins), Arnold Randall, Caitlin Ritter, Chandra Christmas Rouse, Hans Mach (for Dennis Sandquist), Kyle Smith, Robert Tucker, Krista Braun (for Eric Waggoner), Chandra Christmas Rouse (for Miriam Zuk).

**Members Absent:** Drew Awsumb, Matthew Asselmeier, Alan Banks, Mackenzie Drosd, Veronica Gonzales, Mark VanKerkhoff

**Staff Present:** Erin Aleman, Dominick Argumedo, Enrique Castillo, Daniel Comeaux, Briana Gipson, Avery Goods, Jaemi Jackson, Victoria Jacobsen, Diana Martinez, Amy McEwan, Matthew Stern.

**1.0 Call to Order**

Meeting called to order at 9:30 a.m. by Chair, Nancy Firfer.

**2.0 Agenda Changes and Announcements**

There were no agenda changes. Committee liaison, Dominick Argumedo, announced that Committee member, Miriam Zuk, is no longer with Enterprise Community Partners and the Committee. Chandra Christmas Rouse, Program Officer at Enterprise Community Partners filled in on Zuk's behalf.

### 3.0 Approval of Minutes – February 2<sup>nd</sup>, 2021

Motion made to approve minutes by Committee member Robert Tucker. Committee member Paul Hoss seconded. Motion passed with all in favor.

### 4.0 CMAP Board Meeting Updates – Erin Aleman, CMAP

CMAP's Executive Director, Erin Aleman, shared key updates from CMAP and CMAP's recent Board meeting on Wednesday, March 10<sup>th</sup>, 2021:

- CMAP received approval of its [FY2022 Budget and Workplan](#) and [equitable engagement program contract](#) with the Center for Neighborhood Technology (CNT). CMAP will have signed contract and agreement of budget and workplan by July 1<sup>st</sup>, 2021. CNT and other partners will help CMAP develop pilot program that ensures CMAP's community engagement, project, and long-range planning work embodies diversity, equity, and inclusion. The program will also help CMAP learn from and be led by those the agency does not traditionally reach.
- CMAP received 27 applications in its 2021 Call for Planning Assistance. It was able to provide support to 22 communities.
- CMAP is monitoring the transportation network and congestion. It is currently engaged in mobility recovery and resilience efforts in the region.
- CMAP is also monitoring state and federal legislation for the transportation reauthorization and reconciliation process. Legislation will be addressing infrastructure funding. CMAP has been meeting with the region's congressional delegation regarding transportation. It will meet with them Wednesday, April 7<sup>th</sup> to discuss future earmarks (community projects).

### 5.0 Community Data Snapshots – Avery Goods, CMAP

CMAP produces annual [Community Data Snapshots](#): data profiles for municipalities and counties in northeastern Illinois, as well as Chicago Community Areas. These snapshots summarize demographics, housing, employment, transportation habits, retail sales, property values, and land use.

Avery Goods, CMAP Assistant Analyst, provided an overview of current snapshots and discussed their purpose. Goods shared that snapshots are created using several data sources included the American Community Survey and the Environmental Protection Agency. Goods highlighted land use and housing data topics for the Committee, and key data challenges. She requested feedback from committee members on ways to improve snapshots in the future, specifically within the context of land use and housing content. Committee members provided the following feedback and recommendations:

- Committee members seek housing and land use data from:  
*Census, American Community Survey, CoStar, organizations providing real estate values, Redfin, Metra data portal, DePaul Housing Institute, Cook County programs (i.e. Cook*

*County Home Buyer Assistance Program), private vendors (i.e. Cook County work with vendor named Lakeview to access foreclosure data by municipality), and ESRI.*

- Data points Committee members are interested in being added to snapshots:  
*Affordable housing ordinance identification, Area Median Incomes (AMI), AMI thresholds for affordable housing ordinance, real estate tax rates, real estate taxes' distribution rates, and disability data (ie. percentage of people who identify as disabled and the geographic distribution of their homes).*
- Committee members recommends snapshots have:  
*Maps associated with data, one-to-two-page executive summaries (ie. overview of snapshot and up to three unique findings), supplemental regional snapshot, and easily downloadable excel tables.*

## **6.0 Homes for a Changing Region: A Committee Workshop – CMAP and Metropolitan Mayors Caucus**

The *Homes for a Changing Region* collaborative provides technical assistance to help municipal leaders address pressing housing issues. Through the program, the Metropolitan Mayors Caucus (MMC) and Chicago Metropolitan Agency for Planning (CMAP) provide assistance to municipalities with staff support from the Metropolitan Planning Council (MPC).

CMAP (Enrique Castillo and Diana Martinez) and MMC staff (Nancy Firfer and Kyle Smith) led a workshop utilizing examples from three *Homes* communities. These include the Villages of Beach Park and Oak Forest, and City of Warrenville. Committee members were given an overview of the *Homes* program's partners, process, and communities. In break-out groups, CMAP staff described key housing trends and recommendations developed by *Homes* for Beach Park and Oak Forest. The Committee came back together for a discussion on missing middle housing in Warrenville. Committee members provided input on tools and regional experts well-situated to address local housing challenges in the region. The following recommendations for each *Homes* community were provided.

CMAP staff member, Jaemi Jackson, inquired about the potential of accessible dwelling units being included housing recommendations for Beach Park. In the Oak Forest break-out group, methods to attract moderate housing such as building code adjustments such as allowing fabricated wood and maintaining housing investment by training landlords in code enforcement was discussed. Lastly, Committee members Lisa DiChiera and Christine Kolb recommended the Warrenville *Homes* teams look for successful examples of missing middle housing in the Milwaukee and Madison area, and southeast and southwest. Kolb also recommended the team look at development projects from Rivera Development and Kinzie Builders (i.e. [Oaks of Vernon Hills](#)). Committee member Adam Ballard raised discussion on townhomes' challenges with accessibility and aging in place.

Kolb also discussed regional construction costs and home affordability challenges. Committee member Krysti Barksdale-Noble asked if there has been consideration of

partnership with local taxing districts (with the exclusion of school districts) to freeze or reduce real estate taxes for a period of time to lessen the long terms costs. Barksdale-Noble also shared that free or reduced building permits have lessened the upfront hard costs for development during the pandemic.

#### **7.0 Committee Member Updates and Status Reports**

There were no Committee members' updates.

#### **8.0 Other Business**

Committee members were asked to share county rental assistance program web links ([Cook County](#), [McHenry](#), and [Lake County](#)) with their networks. Committee member Susan Campbell shared that city and state rental assistance programs will be opening up in a few weeks.

#### **9.0 Public Comment**

There was no public comment.

#### **10.0 Adjournment**

At 11:00 a.m., a motion to adjourn was made and seconded.

Respectfully submitted,

Matthew Stern & Dominick Argumedo

CMAP Staff Liaisons to the Committee