



Housing Working Committee Meeting Minutes

June 19th 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP)
Cook County Conference Room
Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Phil Ashton, Nora Boyer, David Cole, Paul Colgan, Beth Dever, Adam Dontz, Nancy Firfer, Adam Gross, Linda Young, Lee Smith, Andrea Traudt, Daniel Ungerleider

Staff Present: Lee Deuben, Andrew Williams Clark, Annie Byrne, Kermit Wies, Dianna Torres, Bob Dean

Others Present: Roberto Requejo (Chicago Community Trust)

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Chair, Adam Gross

2.0 Agenda Changes and Announcements

Announcements: Lee Deuben announced that the Inclusionary Zoning Strategy paper is now available for comment on the Go to 2040 website. Ms. Deuben also announced that the CMAP staff will begin research on a strategy paper on Regulatory Barriers. She informed committee members that staff member, Annie Byrne, might be contacting them in the near future with requests for interviews.

3.0 Approval of Minutes – April 17^h, 2008

A call for a motion to approve the minutes of the April housing committee, as presented, was made by Adam Gross, a motion was made by Adam Dontz and seconded by Lee Smith. All in favor the motion carried.

4.0 Report Back from CMAP Programming Committee: Beth Dever

Beth Dever reported back from the June 11th Programming Committee meeting. Beth reported on the discussion held by the committee on developing the criteria of developments of regional importance (DRI). She reported that the staff recommendation for the DRI process was vetted through the programming committee three to four times and that it is now up for working committee review and comments. The DRI process will go to the planning committee in August.

5.0 Capital Funding for Affordable Housing and Legislative Updates: Adam Gross

Adam Gross provided the committee with a brief update on housing legislative initiatives. Mr. Gross reported that the current budget which indicates a funding shortfall leaves some questions unanswered about funding for housing programs that have appropriations. Mr. Gross also discussed some concerns with the affordable housing trust fund given the current housing market and that the trust fund is dependent on receipts from the real-estate transfer tax. He reported that current estimates find that receipts may be down by about half or eight million dollars. As far as capital funding, Mr. Gross reported that the state Senate passed a version of the capital budget that included approximately \$50 million for affordable housing. Mr. Gross commented that this is a good indication that legislatures think that affordable housing should be part of the capital budget.

6.0 Go To 2040 Plan

6.1 Scenario Construction: Bob Dean

Bob Dean provided a presentation to committee members on the development of scenario construction for the Go To 2040 Plan. Mr. Dean explained that scenario construction is way to package alternate futures of how the region can grow. He explained that is a mechanism to take complex questions and narrow them down to a few options for the purposes of prioritizing actions. Mr. Dean demonstrated several ways in which scenarios can be constructed and concluded that the staff recommendation is to use “thematic” scenarios. Mr. Dean indicated that CMAP will be obtaining input from each committee as scenarios are constructed. Joanna Trotter had a question about whether or not the scenarios will have the ability to prioritize specific courses of action within each theme or just the overall general theme. Adam Dontz questioned the extent to which costs will be portrayed within each scenario. Mr. Dean responded that CMAP will be conducting an extensive financial plan for each scenario. Paul Colgan commented that the scenarios and plans have to reflect local will and political reality. Mr. Colgan emphasized that language is extremely important because a wish list of what is good planning and what is politically feasible are often two different things. Lee Smith asked Mr. Dean, how negative impacts get factored in to the construction of scenarios. Mr. Dean responded that the scenarios would include a ‘no improvements’ or ‘business as usual’ baseline. Adam Dontz emphasized the necessity of local buy-in in developing the plan (not just implementing plan).

6.2 Regional Indicators Development: Andrew Williams Clark

Andrew Williams Clark presented an updated list of indicators to the housing committee and facilitated a follow up discussion from the May committee meeting. Mr. Williams-Clark announced that the indicators list will need to be prioritized

into fifteen key housing indicators. He requested that committee members review the list and begin to think about narrowing the quantity of indicators down for future discussions. Mr. Williams-Clark also indicated that the final list of indicators will be presented to the Board in September and that outreach presentations of the indicators list will be provided to municipal managers over the summer. The committee requested that CMAP staff make the first attempt at narrowing down the indicators list and present the recommended list during the next discussion. Mr. Williams-Clark consented to bring a list of the staff recommendations to the next housing committee meeting.

7.0 Developments of Regional Importance: Kermit Wies

Kermit Wies provided the housing committee a document and presentation on the formulation of the DRI process. Mr. Wies explained that the programming committee is currently looking for comments from the working committees regarding the DRI process. He remarked that the document provided to the housing committee is a version prior to comments from the last programming committee meeting. Mr. Wies explained that the development of DRI's was part of CMAP's enabling legislation and it is not intended to be another regulatory process. Joanna Trotter asked whether or not anyone can go to a municipality and request a DRI review. Mr. Colgan asked how CMAP Board determines a DRI. Mr. Wies responded that anyone can request a review for DRI potential and described in detail the three tiered process in determining a DRI (see presentation). Mr. Wies explained that Tiers' I & II are essentially elimination processes whereas in Tier III, it is up to the Board to determine whether or not the said development constitutes a DRI. Mr. Wies emphasized that the DRI process is not intended to be a mechanism to bring negative exposure to poor development proposals; rather, it is intended to assist and highlight good proposals in a positive light. Mr. Wies also emphasized that those who meet the DRI criteria are not required to conduct a DRI review via consultants hired by that party. Dan Ungerleider said that given the way the process has been laid out that DRI's can be used as a way to support or create regional dialogue around proposed developments. He felt that the timeframe for DRI's won't matter unless parties try to tie the process to other regulatory processes such as EIS. Mr. Ungerleider commented that the DRI process can be positive for municipalities to build support and potential funding.

8.0 Planning Impacts of Latino Population Growth Snapshot Report: Jon Hallas

Due to time constraints this presentation will be postponed until the July 2008 Housing Committee meeting

9.0 Other Business

There was no other business reported.

8.0 Public Comment

There were no public comments.

9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday July 17th, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

A call for a motion to adjourn made by Adam Gross, a motion was made by David Cole seconded by Joanna Trotter. All in favor the motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lee Deuben", enclosed in a light gray rectangular box.

Lee Deuben