



Housing Working Committee Meeting Minutes

May 15th 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: David Cole, Beth Dever, Nancy Firfer, Andrea Traudt, Linda Young, Marc Smith, Nora Boyer, Erika Poethig, Joe Martin, Alan Quick, Curt Wiley

Staff Present: Lee Deuben, Andrew Williams Clark, Ylda Pineryo, Erin Aleman

Others Present:

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Vice Chair, Beth Dever

2.0 Agenda Changes and Announcements

Announcements: Erin Aleman made a brief presentation on CMAP's Future Leaders in Planning program (FLIP).

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 Beth Dever, a motion was made by Nora Boyer and seconded Marc Smith. All in favor the motion carried.

4.0 Report Back from CMAP Programming Committee: Beth Dever

Beth Dever reported back from the May 14th 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 committee requested that staff develop a more substantive definition of a DRI and that the definition will come back to the committee in June for further comment.

5.0 Foreclosure Forum Recap: Beth Dever and Lee Deuben

Beth Dever reported back on the May 6th Foreclosure event at the Federal Reserve Bank of Chicago. The event attracted over one hundred and twenty attendees representing over 40 municipalities. She highlighted key moments of the event and the main themes that came out of the discussion including: the need for more legislation to determine what is

within the municipal authority in dealing with vacant buildings. Erika Poethig underscored that legislative work needs to be done to address these issues and that there are many other states that have actively pursued interventions in this area. The housing committee also discussed ways in which building codes can be more transparent and the potential opportunities in this down market that might enable more rehab of the existing housing stock. Marc Smith suggested that we look at the current housing situation as a potential opportunity to develop capacity or bring foreclosed housing stock online into affordable housing stock. Nancy Firfer suggested that IHDA needs to look at directing more funds to rehab as opposed to new development, particularly given the current housing situation. Joe Martin suggested that there is a serious resource issue in dealing with foreclosures given the snowball effect of property values declining. Erika Poethig stressed the importance of looking at intervention strategies that are county-wide (and therefore it would enable cross-subsidies). Ms. Dever suggested that we address these issues as well as others by looking at developing sub-regional organizations.

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

Adam Gross was unable to attend the May meeting and therefore this discussion will be postponed until the June 19th Housing committee meeting.

7.0 Regional Comprehensive Plan

7.1 Aging Snapshot Report Presentation: Russell Pietrowiak

Russell Peitrowiak readdressed the committee on the Aging Snapshot that is in development. The committee discussed the aging snapshot as it pertains to housing issues. The committee suggested that Mr. Pietrowiak further research the rehab loans administered by the Northwest Housing Partnership and Senior housing subsidy programs. Erika Poethig suggested that CMAP create a model to better understand the supply/demand mismatch much like the publication "Homes for a Changing Region". She also recommended to look at the retirement community housing stock and to determine if we are building a sufficient amount for the future. The committee suggested also researching whether or not there is enough inner & multi-generational housing being built and recommended looking at IHDA's home modification program, how CDBG can be used for rehab, revising building codes, and universal design best practices. Andrea Traudt suggested that sometimes universal design standards can get tricky due to more narrow lot sizes in Chicago.

7.2 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 April committee meeting and the subsequent sub-committee meeting on May 9th. The new list presented to the committee reflected suggestions made by committee members during the prior meetings as well as updates by the consulting group and CMAP staff. Marc Smith suggested that indicators be collected as quartiles as opposed to

medians. Erika Poethig suggested that the housing committee prioritize indicators that are most important and that for example, age of housing stock is an important indicator of neighborhood change. Joe Martin suggested that CMAP keep the objective in mind while keeping data sets in mind.

7.3 Scenario Construction: Bob Dean

There were no updates on scenario construction development. Further discussion will be had in the June 19th meeting.

7.0 Other Business

Alan Quick reported that IHDA is still seeking nominations for State Appeals Board.

8.0 Public Comment

There were no public comments.

9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday June 19th, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

A call for a motion to adjourn made by Beth Dever, a motion was made by Nancy Firfer seconded by Andrea Traudt. All in favor the motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lee Deuben', is centered on the page.

Lee Deuben