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Housing Committee Draft Meeting Minutes

July 19, 2007

DuPage County Conference Room
Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Adam Gross, Nancy Firfer, Peter Schwartz, Holly Denniston, Andrea Traudt, Joanna Trotter, Alan Quick, Phil Ashton, Erika Poethig, Calvin Holmes, Paul Colgan, Beth Dever, Albert Benedict (for Peter Haas), Mayor Rita Mullins,

Others Present: Lee Deuben, Lindsay Banks, Bob Dean, Jesse, Elam, Kerri Leigh, Randy Blankenhorn, Tedd Carrison, Matt Stratton, Annie Byrne, John West, Ray Willis (HUD), Heather Hain (Housing Illinois), Joe DiJohn (Univ. of Illinois at Chicago), Elena Berenson (Metropolis 2020)

1.0 Call to Order

The meeting was called to order at 9:30 AM by Adam Gross.

2.0 Agenda Changes and Announcements

An addition was made to the agenda. Added to the agenda 4.1 Kerri Leigh- Innovation & Integration Summit Part 2.

3.0 Approval of Minutes

The minutes of the May 17th Housing Committee meeting were presented for approval. A motion was made to approve the minutes as presented by Adam Gross, seconded by Phil Ashton and all in favor passed.

4.0 Report Back from Planning & Programming Coordinating Committee Meetings from Adam Gross and Beth Dever

Adam Gross reported back from the July 11th planning committee meeting. Adam explained the role of the committee and reported back that the meeting primarily focused on the vision development process of the regional framework plan.

Beth Dever reported back from the July 11th programming committee meeting. She reported back on CMAP's initiative of reviewing projects of regional significance. The committee had a thorough discussion of potential processes for reviewing projects of regional significance. Calvin Holmes inquired about what relevance reviewing projects of regional significance might have for private financiers. Randy Blankenhorn explained that the primary purpose of reviewing projects of regional significance is to look at the impact that major projects have on the region (environment, transit, etc.) not as a means to prioritize projects. Mr. Blankenhorn discussed that CMAP will be working with the committee to develop the criteria of measurement over the next several months.

4.1 Integration and Innovation Summit II

Kerry Leigh presented to the housing committee the development of the next Innovation and Integration Summit focusing on integrating energy, infrastructure, land use, health & economic prosperity with climate change issues. She asked the committee to think about how we integrate housing policy into climate change. For example, how will rising energy prices potentially affect the jobs/housing balance? Mayor Rita Mullins suggested that Kerry speak with the League of Women voters and the City of Chicago about their climate change initiatives. Kerry had indicated that CMAP has been in contact with the aforementioned. Calvin Holmes suggested contacting the Midwest Energy Conservation Alliance about their upcoming conference. Mayor Mullins also suggested contacting the US Conference of Mayors about potential funding sources. Kerry requested that any housing committee members that are interested in serving on the steering committee for this event contact Lee Deuben (ldeuben@cmmap.illinois.gov).

5.0 Presentation by Ray Willis, Community Development and Planning Regional Office Director, HUD projects and programs

Ray Willis presented to the committee the function of HUD's Community and Planning Development Program (HOME, CDBG, American Dream Down payment, etc. Mr. Willis explained that of HUD's forty-five jurisdictions in the state, twenty-seven are located in the Northeastern Illinois region. Mr. Willis discussed what is on HUD's spending horizon for next year, pending budget approval. Calvin Holmes inquired if HUD had any programs that focused on sustainability and if HUD could assist with activities that involve sustainability. Nancy Firfer suggested that with high energy expenses being a factor in sustaining housing affordability that HUD might promote energy efficiency programs as part of housing financing. Mr. Willis, mentioned that while there are no programs specific to energy efficiency at the same time, HUD endorses Energy Star and pushes the initiative to all grantees. Al Benedict, inquired about HUD factors in transportation accessibility to HUD's financing. Mr. Willis responded that

transportation factors are part and parcel to the evaluation of all projects along with access to shopping and other amenities. Erika Poethig, mentioned that an enormous amount of HUD's budget is spent on energy consumption. She suggested that perhaps through some innovative programs such as, conducting energy audits and offering low cost loans for capital improvements that the HUD region could formulate a best practices model in energy efficiency. Mayor Mullins, reinforced this by suggesting that if HUD could develop best practice models then they could be taken to municipalities as a very practical guide for energy efficiency in affordable housing development. She suggested that communities could adopt a set of practical steps when doing their financing. Calvin Holmes suggested that perhaps CMAP could become an information clearing house for this type of initiative. Paul Colgan suggested that it is best to focus on performance rather than prescription. In other words, energy efficiency standards should focus on the private sector and performance measures as opposed to just raising cost. Peter Schwartz suggested at looking at an incentive component, such as the successes of Chicago's energy efficiency incentives, so that the prices of the end product is not compromised.

6.0 CMAP Comprehensive Plan Development

- 6.1 Presentation of the Development Process: the presentation by Bob Dean was cancelled due to time constraints, however, Lee Deuben provided a recap from previous meetings of the comprehensive plan development process including the snapshots series, vision development and strategy development.
- 6.2 Update of Jobs & Housing Balance Regional Snapshot Report: CMAP's John West and Matt Stratton gave a presentation on the status of the Jobs & Housing balance. They presented a set of maps and described the research methodology. The committee suggested that they would like to spend more time reviewing the process and providing suggestions for the report. It was determined that an additional meeting be scheduled for the following week, for those interested in providing input.
- 6.3 Overview of Inclusionary Zoning Strategy: CMAP's, Annie Byrne and Ted Carrison gave a presentation on the inclusionary zoning strategy development. They presented preliminary data findings and reviewed their research methodology. They requested input from the committee on determining various policy strategies and best practice such as, determining thresholds and forecasting household growth. Again, the committee suggested that they would like to spend more time reviewing the process and providing suggestions for the report. It was determined

that an additional meeting be scheduled for the following week, for those interested in providing input.

6.4 Vision Development: This discussion was postponed due to time constraints

6.5 Overview of Sustainability Snapshot Report: This discussion was postponed due to time constraints

7.0 Public Comment

There were no public comments.

8.0 Adjournment

At 11:00 a.m. a motion to adjourn was made by Adam Gross.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lee Deuben', with a stylized, cursive script.

Lee Deuben

09-20-07