Chicago Metropolitan Agency for Planning
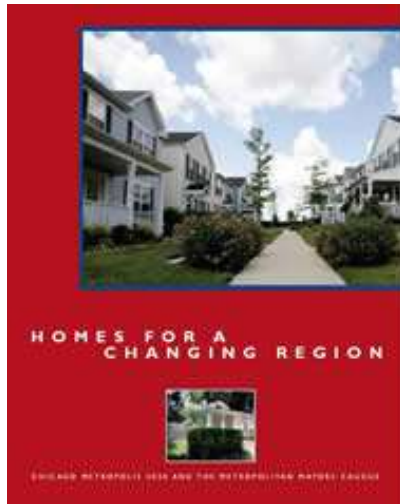
MetropolitanPlanningCouncil

Metropolitan Mayors Caucus

Kickoff Meeting

Homes for a Changing Region

20##

Overview

- Overview of the *Homes for a Changing Region* project

- Housing trends

- Community Profile

- Visual Preference Survey

- Map Exercises

- Next Steps

What is *Homes*?

- A new approach to housing planning:
  - People-focused
  - Forward-looking
  - Market-based
  - Subregional

- Since 2005

- Planning for 40 municipalities

- Process, deliverables free-of-charge to the collaborative through funding from the HUD Sustainable Communities Initiative, The Chicago Community Trust, and the Harris Family Foundation.
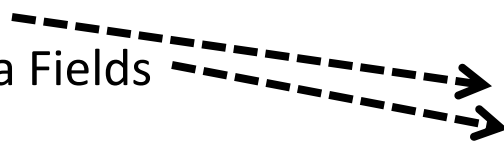
Implementation Focused Plans

2010-2011
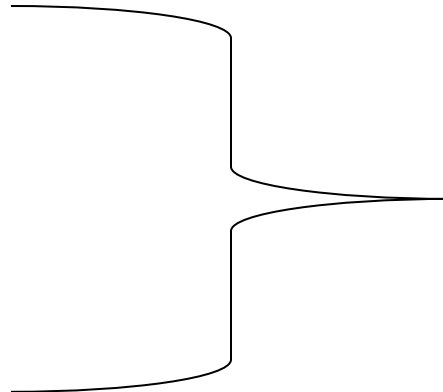- Park Forest
- Hazel Crest
- Lansing
- Olympia Fields

Using Homes report as a Housing chapter of a Sustainability Master Plan

EPA grants to help plan for sustainable development

2011-12
- Bellwood
- Berwyn
- Forest Park
- Maywood
- Oak Park

Focusing on housing development around transit areas. Received funding from HUD to create a revolving loan fund to incentivize transit oriented redevelopment.

The Changing Market Today

- The American home of the future will be smaller and more energy efficient (NAHB 2011)

- Americans prefer a shorter commute and a smaller home than a longer commute and bigger home. (ULI 2013)

- Multi-family housing has rebounded first (JCHS 2012)
  - Largest decade-long increase of the post-war era
  - Across races, ages, incomes
  - Growth expected to increase

Four demographic groups will drive this new housing market

- **Older baby boomers (55-64 yrs/old)**, who will constitute a senior population unprecedented in size;

- **Younger baby boomers (46-54 yrs/old)**, many of whom will be unable to sell their current suburban homes to move to new jobs;

- **Generation Y (late teens-early 30s)**, which may be renting housing far longer than did past generations; and

- **Immigrants and their children**, who may want to move to the suburbs but may find housing there too expensive even after the current drop in prices.

COMMUNITY PROFILE

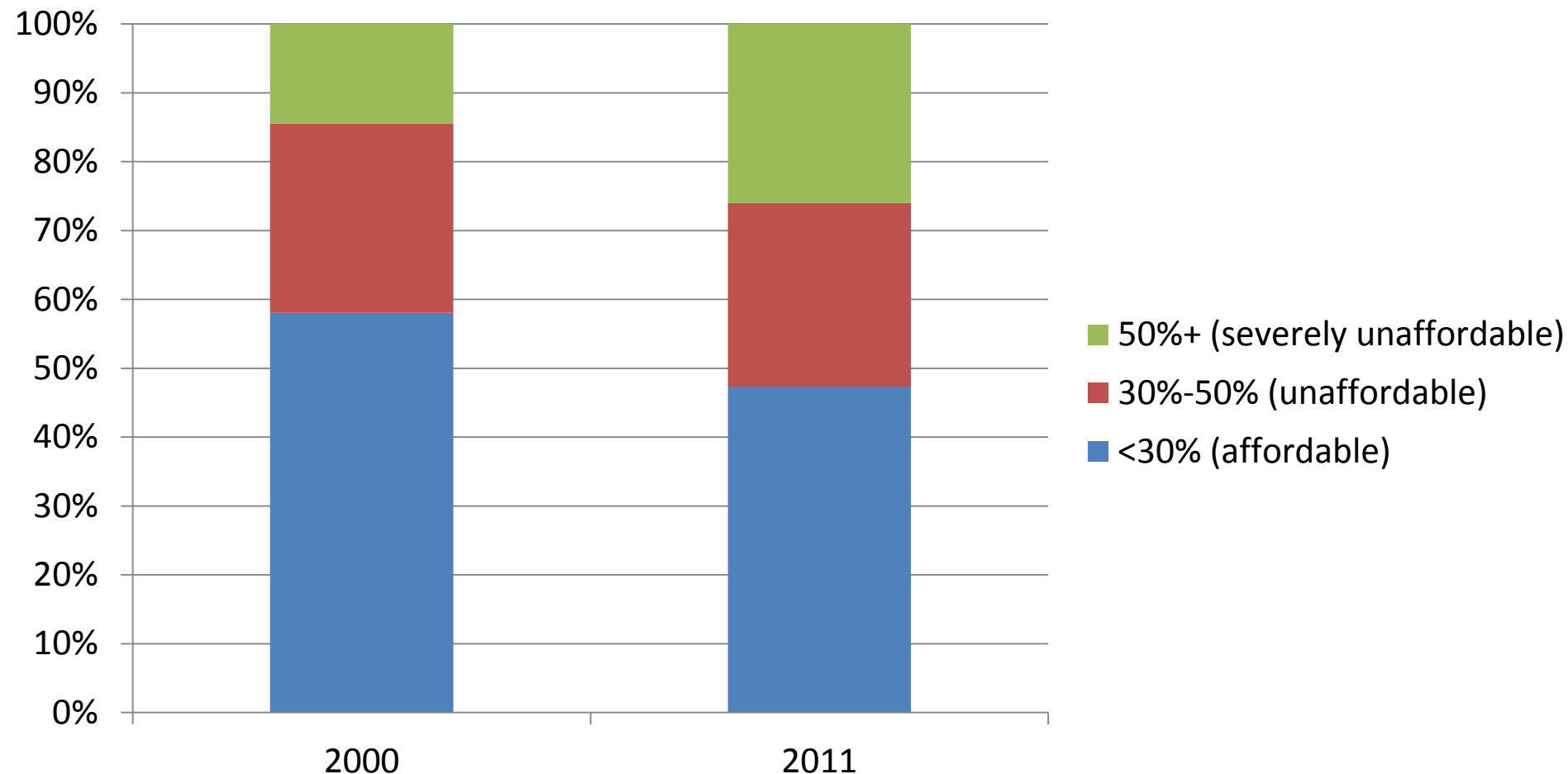# Population Information
2007-2011 ACS Data

2011 Population: ##,### (+##% since 2000)

2011 Households: ##,### (+##% since 2000)

Median HH income: $##,###

##.#% of the population below the poverty line

Renter-Occupied Affordability Trends
2000-2011

Legend:
- 50%+ (severely unaffordable)
- 30%-50% (unaffordable)
- <30% (affordable)

Source: 2000 Census and 2007-11 American Community Survey

Owner-Occupied Affordability Trends
2000-2011

Legend:
- 50%+ (severely unaffordable)
- 30%-50% (unaffordable)
- <30% (affordable)

Source: 2000 Census and 2007-11 American Community Survey

DRAFT Capacity Analysis

- Projected growth of approximately #,### households between 2011-2040.

- Does Municipality 1 have the capacity to accommodate that growth?

Current housing capacity by unit type	
Type	Units
Large Lot SF (>8,000 s.f)	###
Small Lot SF (<8,000 s.f)	##
Townhome	###
Multifamily	#
Mobile Home/Other	-
TOTAL	#,###

What does all this mean?

- National trend towards smaller units, including more multi-family options.

- Since 2000, more owners and renters have struggled with housing costs.

- More housing options maybe needed for households earning less than $50,000.

- Seniors will drive future housing demand.

- If and how should Carpentersville grow?

What's next?

Develop your vision of housing in the future

- Keypad polling: who's in the room and what do you think?

- Mapping: Tell us the what and where of future housing.

Homes for a Changing Region:
Keypad Polling

EXAMPLE VISUAL PREFERENCE SURVEY

How to use the keypads

- Choose only one response.

- **Please answer what you believe… it's anonymous**

- If you make a mistake, it's okay! You can correct it.

- Answer again – it will only reco~~~ FINAL button you push for each~~~ question, and erase all previous~~~

Test question: What's your team?

0%   1. Bears

0%   2. Blackhawks

0%   3. Bulls

0%   4. Cubs

0%   5. White Sox

0%   6. All of the above!

0%   7. You forgot my team!

15
Countdown
Timer
On Slide

Demographics: Your Age

0%   1. Under 25

0%   2. 25-44

0%

0%   3. 45-64

          4. 65 +

15
Countdown
Timer
On Slide

Demographics: Your Ethnicity

0%   1. American Indian

0%   2. Asian

0%   3. Black or African American

0%   4. Native Hawaiian or Other Pacific Islander

0%   5. Hispanic or Latina/o

0%   6. White

0%   7. Other

0%   8. Decline to answer

15
Countdown
Timer
On Slide

Demographics: Live and Work

0%   1. I live in the village/city

0%   2. I work in the village/city

0%   3. I live AND work in the village/city

0%   4. Neither

0%   5. Other/decline

15
Countdown
Timer
On Slide

In what type of housing do you live?

0%   1.   Apartment or condo

0%   2.   Single family home

0%   3.   Townhome or duplex (shared wall)

0%   4.   Other

15
Countdown
Timer
On Slide

Do you own or rent?

0%   1.   Rent

0%   2.   Own

15
Countdown
Timer
On Slide

When you next move, in what type of housing do you want to live?

0%
0%
0%
0%

1. Apartment or condo
2. Single family home
3. Townhome or duplex (shared wall)
4. Other

15
Countdown Timer On Slide

In your next move, do you see yourself owning or renting?

0%

0%

1. Rent

2. Own

15
Countdown
Timer
On Slide

What type of housing do you imagine most seniors would prefer?

0%

0%

0%

0%

1. Apartment or condo

2. Single family home

3. Townhome or duplex (shared wall)

4. Other

15
Countdown
Timer
On Slide

What type of housing do you imagine most young people (under 30) would prefer?

0%   1. Apartment or condo

0%   2. Single family home

0%   3. Townhome or duplex (shared wall)

0%   4. Other

15
Countdown Timer On Slide

Where do you think new growth and development should occur?

0%   1. Mostly in vacant areas

0%   2. Mostly as redevelopment or rehabilitation

0%   3. A mix of the two

15
Countdown
Timer
On Slide

How should housing be distributed in the village/city?

0%

0%

0%

1. In mixed-use buildings in neighborhoods
2. Variety of housing in neighborhoods
3. Separate housing types by neighborhood

15
Countdown
Timer
On Slide

Homes for a Changing Region

VISUAL PREFERENCES

How does this building fit the village/city?

0%

0%

0%

1. I'd like to see this in my neighborhood
2. Not in my neighborhood, but elsewhere
3. It wouldn't fit in the village/city

15

Countdown
Timer
On Slide

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Countdown
Timer
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0%

0%

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CMAP, July 13th, 2011

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Timer
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15
Countdown Timer On Slide

Homes for a Changing Region:
Mapping Exercise

- Please move so that you are seated at tables of 6-10

- Introduce yourself to others seated at your table

- Find your home and place of work on the map, if possible

- Your table facilitator will walk you through the mapping exercise

- We will report back to the large group at the end

…HAVE FUN!

What do we do with all these maps?

We use the maps to guide the focus area design process, visualizations and community-wide recommendations

Recommendations

Your Input

Concepts and Analysis

Visualization

What do we do with all these maps?

Create a visualization

Next Steps

- July – draft recommendations
- August/September/October- discuss recommendations with local officials
- September/October/November – draft plan
- December/January – final plan published