



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606

312 454 0400  
[www.cmap.illinois.gov](http://www.cmap.illinois.gov)

## Housing Committee

### Minutes

Thursday, May 19, 2016

Offices of the Chicago Metropolitan Agency for Planning  
DuPage County Conference Room  
Suite 800, 233 S. Wacker Drive, Chicago, Illinois

#### Committee Members

##### Present:

Nancy Firfer- Chair, Allison Clements-Co-chair, Alan Banks, Benjamin Fenton, Patricia Fron, Noelle Gilbreath (for Stacie Young), Sharon Gorrell, Cigdem Cicekoglu (for Wendell Harris), Jane Hornstein, Michael Horsting, Christine Kolb, Valerie Kretchmer, Jolene Saul, Lakeshia Wright

##### Absent:

Rob Anthony, Rob Breymaier, Lakesha Brown, Jennifer Chan, Sarah Duda, Adam Dontz, Juliana Gonzalez-Crussi, Richard Koenig, Rosa Ortiz, Andrew Williams-Clark

##### Staff Present:

Jonathan Burch, Kristin Ihnchak, Maggie Jarr, Elizabeth Oo, Elizabeth Schuh, Joe Szabo

#### 1.0 Call to Order

Committee Chair Nancy Firfer called the meeting to order at approximately 9:05 a.m.

#### 2.0 Agenda Changes and Announcements

Committee Chair Nancy Firfer encouraged members to pick up a copy of a one-page summary highlighting the upcoming speech by CMAP Executive Director Joe Szabo at the City Club of Chicago on June 29.

#### 3.0 Approval of the Minutes - Thursday April 21, 2016

Following a motion by Valerie Kretchmer and a second by Jane Hornstein, the members present unanimously approved the minutes.

#### 4.0 Future Leaders in Planning (FLIP)

CMAP staff reminded committee members to circulate materials for CMAP's [Future Leaders in Planning \(FLIP\)](#) program. Applications must be submitted, postmarked, or emailed by Friday, June 3, 2016. Students can apply on-line at <http://cmap.is/flip-application>.

## **5.0 ON TO 2050 update**

CMAP staff member Elizabeth Schuh summarized the ON TO 2050 update included in the packet. The memo included details on the status of a number of ON TO 2050 related initiatives, including outreach efforts. Staff also announced the first ON TO 2050 Big Ideas Forum for June 20 at the Stony Island Arts Bank.

## **6.0 ON TO 2050: Universe of layers**

CMAP staff member Elizabeth Schuh presented on the status of the development of a series of “layers” to provide more specific, sub-regional guidance in ON TO 2050. A committee member noted that housing affordability should be explored as a layer, perhaps through the Illinois Housing Development Authority’s affordability risk index. Discussion ensued about whether housing affordability concerns could be satisfied through the development of housing market areas. Committee members also discussed the differences between priority redevelopment areas and disinvested areas. Members expressed some concern over whether it is beneficial to define a location as disinvested due to possible stigmatization. Others felt that the plan must also recognize that unique barriers exist in disinvested locations and that the best way to accomplish that may be a disinvested areas layer.

## **7.0 ON TO 2050: Housing supply and affordability strategy paper**

CMAP staff member Jonathan Burch reviewed the content of the housing supply and affordability memo circulated in advance of the meeting, identifying possible strategies to address barriers to housing choice in the region. Members commented on the need to ensure that non-CMAP-led activities ultimately find entities which can take the lead even if the final paper does not specify who those actors would be. Members recommended that strategies include continuing to build partnerships with entities like IHDA, HUD, entitlements, etc. when considering how to grow the capacity and number of innovative developers. Another member recommended that CMAP ensure strategies reflect the importance of connecting with employers to ensure that the region’s housing stock meets workforce needs.

## **8.0 Other Business**

Member Sharon Gorrell summarized action around U.S. House of Representatives bill 123 and the talking points developed by the National Association of Realtors related to access to credit and the role of the federal government in the housing market.

Member Allison Clements announced that the Metropolitan Mayors Caucus and Business and Professional People for the Public Interest (BPI) are releasing a publication on vacant property ordinances that includes implementation strategies for home-rule and non-home-rule municipalities. This publication will be helpful for municipalities looking to update ordinances or implement an existing ordinance.

## **9.0 Public Comment**

Garland Armstrong of Access Living commented that the housing supply and affordability memo would be very interesting to Access Living and that CMAP staff should reach out to that organization, particularly for an upcoming Disability Rights Action Coalition for Housing meeting.

## **10.0 Next Meeting**

The housing committee is scheduled to meet next on Thursday, June 16, 2016.

## **11.0 Adjournment**

A motion to adjourn at 10:06 a.m., with all in favor, carried.

Respectfully submitted,

Jonathan Burch, Committee Liaison