



# Chicago Metropolitan Agency for Planning

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## Housing Committee

### Minutes

Thursday, June 16, 2016

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

#### Committee Members

##### Present:

Nancy Firfer- Chair, Allison Clements-Co-chair, Rob Anthony, Jennifer Chan, Sarah Duda, Benjamin Fenton, Noelle Gilbreath (for Stacie Young), Sharon Gorrell, Jane Hornstein, Michael Horsting, Christine Kolb, Valerie Kretchmer, Rosa Ortiz, Andrew Williams-Clark, Lakeshia Wright

##### Absent:

Alan Banks, Rob Breymaier, Lakesha Brown, Adam Dontz, Patricia Fron, Juliana Gonzalez-Crussi, Wendell Harris, Richard Koenig, Jolene Saul

##### Staff Present:

Jonathan Burch, Maggie Jarr, Daniel Mihalov, Jacki Murdock, Elizabeth Oo, Elizabeth Schuh, Joe Szabo, Andres Torres, Matthew Tyksinski

#### 1.0 Call to Order

Committee Chair Nancy Firfer called the meeting to order at approximately 9:10 a.m.

#### 2.0 Agenda Changes and Announcements

Committee Chair Nancy Firfer stated that agenda item 5 would be heard before agenda item 4.

#### 3.0 Approval of the Minutes - Thursday May 19, 2016

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

#### 4.0 ON TO 2050: Draft regional priorities report

CMAP has been gathering public feedback on regional challenges and opportunities as well as priority topics that should be addressed by the ON TO 2050 plan. To summarize that feedback and give insight on preliminary plan directions, CMAP staff created a [Regional Priorities Report](#) draft. CMAP staff member Elizabeth Schuh shared the initial priorities identified by the report and solicited committee feedback. Discussion ensued about whether and how education could be included both in the draft report and in ON

TO 2050. Committee members also discussed the importance of involving counsels of government early in any explorations of community capacity.

#### **5.0 ON TO 2050: Introduction to alternative futures scenario planning**

Scenario planning is a tool to help stakeholders determine preferred planning approaches, understand trends for the region, and assess different land use, economic, and transportation policies. CMAP staff member Elizabeth Oo summarized the vision-driven scenario planning approach conducted for GO TO 2040, presented the proposed alternative futures approach for ON TO 2050, and outlined a schedule for scenario planning work in the next fiscal year. Discussion ensued on how best to account for the fiscal impacts of differing strategies in the scenario planning process.

#### **6.0 ON TO 2050: Inclusive Growth Approach**

CMAP is exploring new topic areas for the next comprehensive regional plan, one of which is inclusive growth. CMAP staff member Jacki Murdock presented on the evidence on the economic benefits of inclusion, previewed peer agency work on this topic, and presented the vision and approach to the topic. Committee members were pleased to see CMAP addressing issues around inclusion so directly. Discussion ensued about how education would be included in the development of specific strategies for inclusive growth. Staff reminded the committee that the project is still in progress and that strategy development would occur in future phases. Committee members also wanted to know whether CMAP staff found examples of other regions that had levels of inclusion similar to our own but have employed strategies that resulted in improved inclusion. Staff reported that none have yet been found, but that more may be surfaced through further work, particularly through the Metropolitan Planning Council's concurrent work on the cost of inequality.

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

CMAP staff members Elizabeth Oo and Maggie Jarr 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. A discussion ensued on how best to address issues around building codes, whether it would be better to focus on issues of implementation (i.e. how consistently local inspectors implement local building codes) or content (what years code is adopted, what is allowed by the code, what local amendments are made to the code, etc.), particularly in light of the widely differing local circumstances that feed into decisions about the content of a local code. Committee members suggested the staff revisit the recommendation on development fees because local governments have relatively little control over how those are calculated. Finally, members noted that the evaluation of transportation investments in light of housing choice considerations may be complicated because of how any given transportation investment may improve or impair housing choice.

#### **8.0 Other Business**

#### **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.

Bea Jasper thanked the committee for the opportunity to attend the meeting and expressed her interest in future CMAP activities because of the bearing they have on her own local work on tax increment financing.

#### **10.0 Next Meeting**

The housing committee is scheduled to meet next on Thursday, July 21, 2016.

#### **11.0 Adjournment**

A motion to adjourn at 10:45 a.m., with all in favor, carried.

Respectfully submitted,

Jonathan Burch, Committee Liaison