



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800  
Chicago, Illinois 60606  
  
312 454 0400  
www.cmap.illinois.gov

## Housing Committee

### Minutes

Thursday, July 21, 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, Jennifer Chan,  
Cigdem Cicekoglu (for Wendell Harris), Paul Coglan, Patricia  
Fron, Benjamin Fenton, Juliana Gonzalez-Crussi, Sharon Gorrell,  
Michael Horsting, Christine Kolb, Josh Koonce (for Lakeshia  
Wright), Valerie Kretchmer, Rosa Ortiz, Geoff Smith (for Sarah  
Duda), Andrew Williams-Clark

##### Absent:

Allison Clements-Co-chair, Rob Anthony, Alan Banks, Rob  
Breymaier, Lakesha Brown, Adam Dontz, Jane Hornstein,  
Richard Koenig, Stacie Young, Art Zwemke

##### Staff Present:

Jonathan Burch, Maggie Jarr, Elizabeth Oo, Elizabeth Schuh, Joe  
Szabo, Evelyn Zwiebach

#### 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

#### 3.0 Approval of the Minutes - Thursday June 16, 2016

The members present unanimously approved the minutes.

#### 4.0 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.

#### 5.0 ON TO 2050: Infill and TOD snapshot update

As part of the next plan process, CMAP is preparing an Infill and TOD Snapshot that will provide an overview of existing conditions and trends since 2000 in infill and transit-oriented development in the region. CMAP staff member Evelyn Zwiebach presented findings, including an evaluation of progress towards development targets established in the 2014 update of GO TO 2040, and an examination of additional indicators of infill

throughout the region, as well as in transit-served areas. Committee members discussed the need to consider how the identified trends related to land use changes in the region. Moreover, many of the findings related to walksheds around suburban transit stops. Committee members discussed the importance of understanding whether some of these stops were actually pedestrian-oriented by looking at, among other things, parking utilization rates. Committee members also emphasized the ongoing importance of understanding the differential impacts along bus vs. rail corridors. Finally, the committee recommended that staff explore how trends differed pre- and post-recession because of the differing focus on infill development during those periods.

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

Geoff Smith from the DePaul Institute for Housing Studies presented on the identification of housing submarkets in the region and the committee discussed its possible applications of this work in ON TO 2050. Much discussion ensued regarding how best to use these market areas. All agreed that such areas will need to have a clear roster of potential indicators, especially race, ethnicity, and poverty to highlight both how inter-related housing markets are with these factors, but also to maximize their utility for groups such as non-profit developers (for whom the areas could be useful in considering locations for future work). CMAP staff member Jonathan Burch described how CMAP intends to use these market areas in Homes for a Changing Region work along with other Local Technical Assistance work. Committee members encouraged the cross-pollination of these market areas with potential layers and work by other ON TO 2050 strategy groups to identify important connections, such as the relationship between the strength of various housing markets and the associated strength of the nearby job centers.

#### **7.0 Other Business**

#### **8.0 Public Comment**

Garland Armstrong of Access Living commented that the housing supply and affordability presentation 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.

#### **9.0 Next Meeting**

The housing committee is scheduled to meet next on Thursday, September 15, 2016.

#### **10.0 Adjournment**

A motion to adjourn at 11:00 a.m., with all in favor, carried.

Respectfully submitted,

Jonathan Burch, Committee Liaison