



# Chicago Metropolitan Agency for Planning

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## Housing Committee Minutes

Thursday, October 20, 2016

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

**Committee Members Present:** Garland Armstrong, Heather Armstrong, Cigdem Cicekoglu (for Wendell Harris), Jennifer Chan, Allison Clements, Sarah Delgado, Benjamin Fenton, Sharon Gorrell, Michael Horsting, Valerie Kretchmer, Andrew Williams-Clark

**Absent:** Rob Anthony, Alan Banks, Rob Breymaier, Lakesha Brown, Jennifer Chan, Paul Cogan, Adam Dontz, Sarah Duda, Nancy Firfer, Juliana Gonzalez-Crussi, Jane Hornstein, Richard Koenig, Christine Kolb, Rosa Ortiz, Lakeshia Wright, Stacie Young, Art Zwemke

**Staff Present:** Jonathan Burch, Anthony Cefali, Elizabeth Irvin, Tony Manno, Jacki Murdock, Elizabeth Oo, Elizabeth Scott, Joe Szabo, Elizabeth Schuh, Simone Weil

### 1.0 Call to Order

Co-Chair Allison Clements called the meeting to order at approximately 9:05 a.m.

### 2.0 Agenda Overview and Changes.

No changes were made to the circulated agenda.

### 3.0 Approval of the Minutes: September 15, 2016

The members present unanimously approved the minutes from the previous meeting.

### 4.0 ON TO 2050: Reinvestment and Infill draft strategy paper

CMAP staff member Elizabeth Oo gave a preview of draft strategies for the forthcoming Reinvestment and Infill strategy paper ([topic overview](#)). This paper proposes strategies across three themes: to focus investment in critical infill areas, incorporate market feasibility in economic development and land use planning, and direct investment to disinvested areas. This paper will complement parallel work in housing choice, inclusive

growth, tax policy and land use, and municipal capacity already underway for ON TO 2050 plan development.

Committee members discussed the importance of labels in real estate, noting that the stigma associated with a term like “disinvested areas” may itself constrain redevelopment. CMAP staff member Elizabeth Schuh responded that these terms are not final, and will be vetted further with the Reinvestment and Infill resource group. The recommendation was made that staff develop a glossary of terms to accompany this work, and engage in quantitative measurement of disinvestment to define disinvested areas if this term is going to be used moving forward. Committee members also noted that many municipalities struggling with disinvestment may lack the capacity to administrate additional programs to encourage reinvestment. CMAP staff member Elizabeth Schuh noted that these issue will be addressed in the forthcoming Municipal Capacity strategy paper.

#### **5.0 ON TO 2050: Inclusive Growth draft strategy paper**

CMAP staff member Jacki Murdock gave a preview of draft strategies for the forthcoming Inclusive Growth strategy paper ([topic overview](#)). This strategy paper puts forward five equity-related principles as applied to strategies under four themes: governance, transportation, land use, housing, and individual and community capacity. The draft housing strategies encourage promoting compact development, pursuing a regional fair housing assessment, strengthening the [Regional Housing Initiative](#) (RHI), leveraging Cook County land banks, expanding Cook County’s tiered compliance model ([appendix 1](#)), reinvesting in disinvested areas, and promoting an equitable tax structure.

In discussion, committee members raised functional barriers to achieving draft Inclusive Growth strategies, including: the lack of dedicated sources of funding for regional land banks, the non-linear relationship between increasing density and housing affordability, and constraints on how some federal affordable housing resources can be allocated. With respect to strategies for strengthening RHI, committee members expressed concern that high program costs may limit the practicability of effective regional mobility counseling.

#### **6.0 ON TO 2050: Alternative Futures**

CMAP staff have identified five potential futures around which to focus research, analysis, and public engagement for ON TO 2050. CMAP staff member Elizabeth Irvin discussed identified futures, which explore what could happen in the region in 2050 if (1) climate change impacts intensified; (2) more people chose urban living; (3) technology enabled greater mobility; (4) public resources are further depleted; or (5) economic restructuring continues. Work with these alternative futures will help CMAP identify strategies for ON TO 2050 that could be effective across many potential futures.

Committee members discussed the role of technology in these futures, noting that land

uses may change to reflect advances in way people use technology, and that low-income individuals, older adults, and people with disabilities may have uneven access to the benefits of technology in the future.

**7.0 Other Business**

Sharon Gorrell shared that the Illinois Association of Realtors has produced a [Senior Housing Toolkit](#), and asked that CMAP staff share it with committee members.

**8.0 Public Comment**

No public comments were made at this meeting.

**9.0 Next Meeting**

The housing committee is scheduled to meet next on Thursday, November 17, 2016.

**10.0 Adjournment**

A motion to adjourn at 10:51 a.m., with all in favor, carried.

Respectfully submitted,

Jonathan Burch, Committee Liaison