

ON TO 2050

Housing Supply and Affordability Strategy Paper

February 15, 2017
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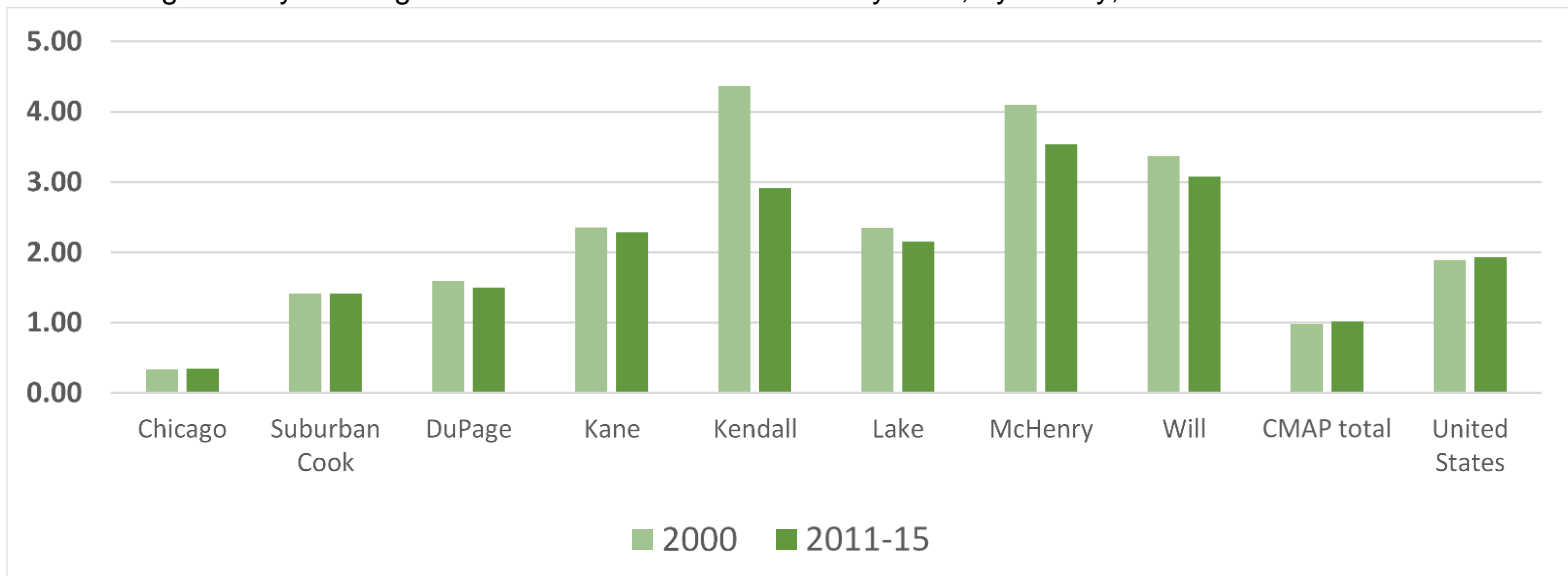
Purpose and process

- Purpose
 - Develop agency direction on new topics or explore refinements to existing GO TO 2040 recommendations
 - Outline a policy direction for each topic area and define further research needs
- Process
 - February-July 2016 a series of housing committee presentations
 - Outline
 - Draft paper

Housing choice

- GO TO 2040 recommends regionally balanced options
 - Challenging to define
 - Stock diversity is dependent on many factors
 - Greater nuance needed

Ratio of single-family housing units to townhome and multifamily units, by county, 2000 and 2011-15



Note: Includes vacant units.

Source: Chicago Metropolitan Agency for Planning analysis of 2000 U.S. Decennial Census and 2011-15 American Community Survey data.

Housing choice

Housing choice is the ability for all households, regardless of protected class status, in the region to find a quality affordable home that fits each household's preferences, including proximity to jobs, transportation, and other amenities, throughout all stages of life.

Components of housing choice

- Sizes of household
- Income
- Characteristics of members of household
- Tenure/type

Barriers

- Market feasibility
 - Lack of market demand can make it difficult to attract private developers.
- Regulatory environment
 - Outdated, inflexible, and inconsistently applied zoning and building codes can hinder development.
- Community and political constraints
 - The lack of broad agreement that providing housing choice is a desirable goal makes it difficult to achieve said goal.

Barriers

- Finance and resources
 - Barriers at many different levels
 - Federal regulations
 - Access to credit/capital
 - Perception of risk
 - State and local usage of limited resources
- Interjurisdictional collaboration
 - Entities may incentivize different locations or development types.

- Local Technical Assistance
 - Encourage regional and subregional housing planning, including ongoing *Homes* work
 - Continue with zoning work
 - Share successful solutions among partners
 - Consider trainings to help increase capacity
 - Continue looking for opportunities to help governments improve efficiency/effectiveness
 - Assist with implementation

Strategies

- Other CMAP activities to continue and expand
 - Continue to create community data profiles, policy updates, and other reports that focus on housing topics.
 - Scope of federal regulation that impacts market functions, both regionally and subregionally.
 - Research best practices on funding and project selection criteria that take into consideration housing choice.

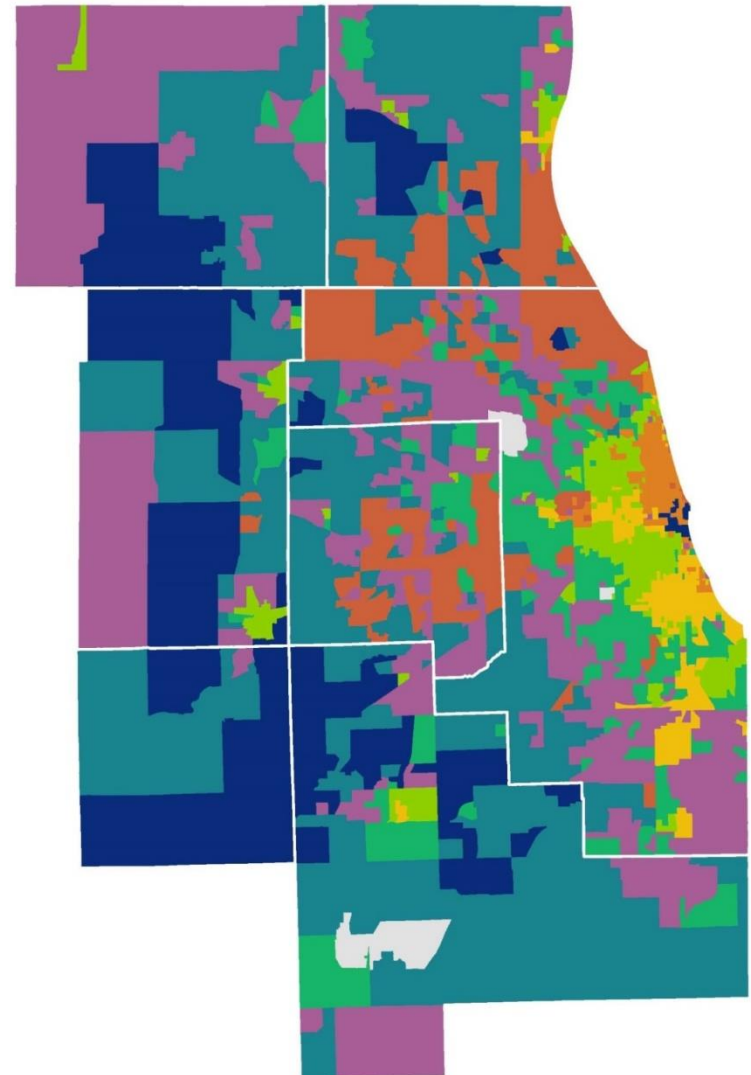
Strategies

- Activities that should occur, but CMAP should not be the lead implementer
 - Consider new approaches to build support for housing choice as a broad regional goal
 - Housing Endorsement Criteria
 - Housing Illinois
 - Research on best practices regarding development, adoption, and implementation of building codes across jurisdictions
 - Rehabilitation vs. new construction
 - Impacts of building codes on health and safety
 - Inspection best practices

Geography of analysis

- Utilize IHS submarkets as a lens for multiple agency activities.
- Ongoing *Homes* work
- Potential use in policy work

IHS Regional Housing Market Segmentation Analysis
Chicago Region



SOURCE: IHS CALCULATIONS

Questions/comments