



Chicago Metropolitan Agency for Planning

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Housing Committee

Minutes

Thursday, May 18, 2017

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, Jennifer Chan, Chelsi Cidgem (for Wendell Harris), Allison Clements (co-chair), Nancy Firfer (co-chair), Noelle Gilbreath (for Stacie Young), Michael Horsting, Megan Spitz (for Benjamin Fenton)

Committee Members Attending by Phone: Paul Colgan, Sarah Duda, Juliana Gonzalez-Crussi, Rosa Ortiz

Absent: Rob Anthony, Alan Banks, Rob Breymaier, Lakesha Brown, Adam Dontz, Patricia Fron, Sharon Gorrell, Richard Koenig, Christine Kolb, Valerie Kretchmer, Andrew William-Clark, Lakeshia Wright, Art Zwemke

Staff Present: Alex Beata, Tom Murtha, Elizabeth Schuh, Elizabeth Scott, Aseal Tineh

1.0 Call to Order

Committee 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: March 16, 2017

The minutes incorrectly listed Michael Horsting as present and were, for that reason, not approved. Revised March minutes will be resubmitted for approval at the July 19, 2017 meeting.

4.0 ON TO 2050: Bi-Monthly Plan Update

Elizabeth Schuh presented [May's ON TO 2050 update memo](#). Since the volume of work associated with plan development is too large for every committee to learn about every component individually, this bi-monthly memo provides a brief status update on all major ongoing elements of plan development, including links to recent presentations and interim or final products when available

5.0 Regional Expressway Vision

Tom Murtha gave an overview of CMAP's Regional Expressway Vision development process, highlighting the goals of promoting economic growth, improving freight movement, and fostering financial sustainability. Murtha also sought committee feedback on how efforts to improve the region's expressway system, such as congestion pricing, might be structured in order to avoid negatively impacting neighborhoods and, especially, low- and moderate-income residents. Committee members commented that CMAP should particularly consider the needs of people with disabilities in this vision, and seek opportunities to use expressway investments to enhance currently disinvested areas. Ideas for how to use the expressway to benefit disinvested areas included reopening closed transit stations (e.g., blue line stations on I-290) capping highways to create new community parks, and installing more sound dampening infrastructure (e.g., live walls).

6.0 ON TO 2050: Financial Plan Update

As part of ON TO 2050 development, CMAP has [forecasted](#) future transportation revenues and expenditures necessary to operate, administer, and maintain the region's transportation system. The draft forecast identifies a \$45.2 billion shortfall between core revenues and expenditures over the planning period. Alex Beata presented initial policy [recommendations](#) for filling this gap, including increasing the state motor fuel tax by 8 cents/gallon and indexing the rate to an inflationary measure, replacing the state motor fuel tax, implementing congestion pricing on a portion of the expressway system, and employing variable parking pricing. Committee members expressed concern over the impact of VMT fees on lower income workers who live far from work as a consequence of a lack of affordable housing. Beata noted that equity will be consideration in calibrating these policies, and that some type of credit may be considered for a subset of residents who could be overly burdened.

7.0 MPC: Cost of Segregation

Marisa Novara of the [Metropolitan Planning Council](#) (MPC) gave [a presentation](#) on phase one results of their [Cost of Segregation](#) study. The report looks at the economic impact of concentrations of poverty and race-based segregation in the Chicago region and estimates their impact on regional economic competitiveness. CMAP is a member of the advisory committee for the Cost of Segregation study, which aligns with the agency's work on inclusive growth. To assist with the beginning of phase two of project development, which

will include policy recommendations, Novara sought feedback from the housing committee.

Committee members began discussion by commenting on the complexity of how segregation transmits inequality. They further asked for examples of housing strategies under consideration for phase two of MPC's work, which included ideas on how to better balance CHA vouchers, tax credits for owners in gentrifying neighborhoods, and lending strategies to facilitate ownership in low-value markets. Committee members commented that a high level of priority setting, coalition building, and coordination would be necessary to implement strategies that reduce the cost of segregation, and noted that there may be a role for ON TO 2050 in that process.

8.0 Other Business

Staff gave an update on plans to hold a joint meeting on health and housing with CMAP's Human and Community Development working committee sometime in the summer or early fall to coincide with the recommendations phase of the public health strategy paper.

9.0 Public Comment

Donna Shaw, a private citizen, commented on some of the personal costs of segregation.

10.0 Next Meeting

It was noted that the next housing committee is scheduled on Thursday, July, 20 2017.

11.0 Adjournment

A motion to adjourn at 10:54 a.m., with all in favor, carried.

Respectfully submitted,

Elizabeth Scott, *Committee Liaison*