



**Housing Committee  
Minutes**

Thursday, November 16, 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 Cicekoglu (for Wendell Harris), Sarah Duda, Benjamin Fenton, Nancy Firfer (co-chair), Sharon Gorrell, Michael Horsting, Valerie Kretchmer, Rosa Ortiz

**Absent:** Rob Anthony, Alan Banks, Rob Breymaier, Lakesha Brown, Allison Clements, Adam Dontz, Patricia Fron, Richard Koenig, Christine Kolb, Art Zwemke, Stacie Young

**Staff Present:** Kelwin Harris, Brandon Nolin, Elizabeth Scott, Joe Szabo, Aseal Tinah

**1.0 Call to Order**

Committee co-chair Nancy Firfer 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: November 16, 2017**

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

**4.0 September 19<sup>th</sup> Joint Meeting Recap**

CMAF's Housing and Human and Community Development working committees met for a half day in September to discuss the intersection between health, planning, and housing. Kelwin Harris gave an overview of the aggregated feedback from this joint meeting, noting the next steps for CMAF's healthy equity strategy paper for ON TO 2050.

**5.0 Policy Update: Demographic Shifts**

Aseal Tinah shared findings from a [recent CMAF policy update on socioeconomic shifts in the Chicago region](#). This update points out that even though the region is experiencing

stagnation and declines in population, it continues to grow increasingly diverse in its share of Latinos and Asians. The African American share of the region, on the other hand, is declining, as is the region's share of low-income white and African American families and individuals. Committee members discussed what these demographic shifts might mean for the region and the affordability of its housing stock, indicating interest in further discussion of how strong growth in affluent households may affect economic opportunities and quality of life for existing residents.

#### **6.0 LTA Project: North Lawndale Neighborhood Plan**

Brandon Nolin and Elizabeth Scott gave an extended presentation on the current status of the [LTA/LISC plan in North Lawndale](#), focusing on housing issues and recommendations. These staff discussed the role of widespread vacancy, weak market values, and concerns over gentrification in the planning process, and solicited feedback on draft strategies and recommendations. Committee members discussed the impact of large-scale vacancy on housing markets and strategies to combat it. The committee also advised that the plan should include specific language supportive of affordable housing preservation and develop in order to position the community well to compete in future competitive rounds of tax credit allocations for affordable housing.

#### **7.0 Discussion: Committee Dates for 2018**

Members agreed that the Housing Committee should continue to meet bi-monthly in 2018, confirming the following meeting dates:

- *January 18, 2018*
- *March 15, 2018*
- *May 17, 2018*
- *July 19, 2018*
- *September 20, 2018*
- *November 15, 2018*

#### **8.0 Other Business**

Sharon Gorrell shared some new maps from [CRTlabs](#) highlighting the location of [Array of Things](#) sensors compared with various quality of life measures like access to gardens.

#### **9.0 Public Comment**

There was no public comment.

#### **10.0 Next Meeting**

The next Housing Committee meeting is scheduled for January 18, 2018.

#### **11.0 Adjournment**

A motion to adjourn at 10:58 a.m., with all in favor, carried.

Respectfully submitted,  
Elizabeth Scott, *Committee Liaison*