



Chicago Metropolitan  
Agency for Planning

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## Chicago Metropolitan Agency for Planning (CMAP) - DRAFT Land Use & Housing Working Committee Meeting Minutes

Tuesday, November 10<sup>th</sup>, 2020

Offices of the Chicago Metropolitan Agency for Planning (CMAP)  
Suite 450, 433 West Van Buren Street, Chicago IL 60607 *Meeting  
held remotely via GoToMeeting*

**Members Present:** Matthew Asselmeier, Drew Awsumb, Adam Ballard, Alan Banks, Angela Brooks, Lisa DiChiera, Mackenzie Drosd, David DuBois, Benjamin Fenton, Nancy Firfer (Vice Chair), Veronica Gonzales, Paul Hoss, Steven Mannella, Heather Tabbert Mullins, Arnold Randall, Caitlin Ritter, Hans Mach (for Dennis Sandquist), Steven Mannella, Robert Tucker, Miriam Zuk.

**Members Absent:** Susan Campbell, Eric Waggoner, Christine Kolb, Kyle Smith, Mark VanKerkhoff.

**Staff Present:** Michelle Agunloye, Erin Aleman, Dominick Argumedo, Courtney Barnes, Nora Beck, Daniel Comeaux, Briana Gipson, Jenna Gonzales, Timi Koyejo, Stephanie Levine, Annie Parker, Elizabeth Scott, Matthew Stern, Simone Weil.

### 1.0 Call to Order

Meeting called to order at 9:33 a.m. by Vice Chair, Nancy Firfer.

### 2.0 Agenda Changes and Announcements

No agenda changes were announced.

### 3.0 Approval of Minutes – September 1, 2020

Minutes of previous meeting were approved as presented.

### 4.0 CMAP Climate Initiatives – Nora Beck, CMAP

Nora Beck, Senior Planner in CMAP's Plan Implementation and Legislative Affairs division, presented on CMAP's Climate Mitigation and Adaptation key focus area. Beck provided

the Committee with a recap of the region’s climate challenge, and CMAP’s ON TO 2050 climate mitigation and adaptation recommendations, resources, and projects. Beck ended the presentation highlighting CMAP’s Multi-Year Implementation Plan— a high-level work plan of the region’s climate priorities for the next 3-5 years. Beck then opened the floor for feedback on CMAP’s climate work and Multi-Year Implementation Plan.

Adam Ballard requested information on stakeholders’ perspectives on the role of local governments in regional climate work. Steven Mannella asked for background information on stakeholders CMAP contacted for the agency Multi-Year Climate Work-Plan. Lisa DiChiera asked how CMAP can help with building de-carbonization efforts. Mannella also asked if stakeholders elaborated on the role of transit in climate mitigation. Beck responses can be found [here](#) between time stamp 25:59 and 31:39.

## **5.0 Identifying Policy Solutions for Disinvestment – Timi Koyejo, CMAP**

Many communities in the CMAP region struggle with disinvestment: a pervasive and self-reinforcing combination of declining employment, population, investment, and tax base. CMAP is undertaking a two-year research project to identify intervention points in these cycles and recommend policy solutions.

Timi Koyejo, Policy Analyst in CMAP’s Plan Implementation & Legislative Affairs division, presented on CMAP’s new two-year disinvestment research project. He provided contextual background on the project and its connection to ON TO 2050, and details about the project’s framework, analyses, and policy recommendations. Koyejo concluded with a discussion of the efforts CMAP will take on, and requested feedback from Committee members on the proposed research.

Adam Ballard suggested CMAP think about opportunities to bridge its climate work with its disinvestment work. Miriam Zuk encouraged CMAP to engage with people directly living in disinvested areas and community organizations that exist in the area. Nancy Firfer suggested CMAP touches on stories of development without displacement. Caitlin Ritter proposed CMAP capture case studies that cover different parts of the region and include investors’ and developers’ perspectives in their disinvestment research. Lisa DiChiera also suggested CMAP interview real estate and mortgage lenders and funders. Robert Tucker encouraged CMAP to bring in community development financial institutions’ perspectives and the perspectives of developers who are involved and engaged with the community.

Angela Brooks agreed with committee members’ feedback and emphasized the importance of talking to communities on the ground, lenders, and grassroots organizations which aren’t often highlighted. CMAP’s Executive Director, Erin Aleman, informed the Committee that CMAP is releasing a request for funding proposals (RFP) for an intermediary that will be committed to incorporating local communities’ perspectives in projects like this one. Aleman requested Committee members to share the RFP when it is released this fall.

## 6.0 Best Practices for Local Incentives Use: a CMAP Guide – CMAP

Presentation tabled due to time constraints. Nancy Firfer encouraged the Committee to review CMAP's new Local Incentives Guide prior to presentation. The Guide can be found [here](#).

## 7.0 Select Member Status Reports – Paul Hoss, Committee Member

Paul Hoss was scheduled to share report on DuPage County Route 83 Corridor Plan. Due to a work-related emergency, Dominick Argumedo (Senior Planner at CMAP, Committee Liaison, and CMAP Project Manager of the DuPage County Route 83 Corridor Plan) provided a brief project [overview](#) and mentioned that the Committee will be provided with project updates in the future.

Argumedo encouraged Committee members to feel free to use this ongoing agenda space to share updates, ask questions, and facilitate discussions informally and/or formally.

## 8.0 2021 Committee Leadership

Dominick Argumedo thanked outgoing Chair Mark VanKerkhoff for his many years of leadership and service. He announced that Vice Chair Nancy Firfer would serve as committee Chair in 2021 and member Adam Ballard would serve as Vice Chair.

## 9.0 2021 Committee Meeting Schedule

Matthew Stern, CMAP Policy Analyst and Committee Liaison, proposed the following meeting schedule for the 2021 calendar year for Committee approval.

- *February 2*
- *April 6*
- *June 1*
- *August 3*
- *October 5*
- *December 7*

Stern shared that these dates follow the Committee current practice of meeting on the first Tuesday of every other month. By shifting from odd to even months, this schedule excludes months with Tuesdays close to national holidays. Adam Ballard motioned to approve meeting dates. Drew Awsumb seconded motion.

In discussion, a committee member asked whether 6 meetings may be too many given the availability of materials. Stern shared that there should be plenty of materials available to discuss especially as CMAP move into plan updates. Nancy Firfer and Dominick Argumendo encouraged Committee members to share ideas they are interested in discussing/addressing with Committee Liaisons as they build the agenda over the next year. Firfer expressed interest in discussing the impact of COVID-19 on housing and the unhoused. The motion passed with 14 in favor, and 1 against.

## 10.0 Other Business

There was no further business.

### **11.0 Public Comment**

There was no public comment.

### **12.0 Adjournment**

At 10:48 a.m., a motion to adjourn was made and seconded. Matthew Stern thanked the Committee for their work and expressed excitement for working with the Committee next year. Nancy Firfer echoed sentiments and adjourned meeting.

Respectfully submitted,  
Matthew Stern & Dominick Argumedo  
CMAP Staff Liaisons to the Committee