SMALL GROUP DISCUSSION FRAMING QUESTIONS

**Group 1. Designing for Today’s Renter** (Library Conference Room)
**FACILITATOR:** Toby Bozzuto, President, The Bozzuto Group
**NOTE-TAKER:** Basil Hallberg, Senior Associate, Urban Land Institute
- What is today’s renter looking for and how does it differ from the past?
- How can multifamily residential design, including amenities, evolve to meet this demand and diverse demographic needs?

**Group 2. Improving State and Local Incentives** (Library Main Space)
**FACILITATOR:** Cathy Bennett, Consultant-Regional Council of Mayors Housing Initiative, ULI Minnesota
**NOTE-TAKER:** Miguel Lilly, Policy Intern, Urban Land Institute
- How can state and local jurisdictions incentivize more (and reduce barriers to) multifamily housing development in mixed-income, mixed-use communities through zoning and land use planning?
- What can state and local partners do to help overcome community opposition?
- How can there more proactive collaboration between developers and state/local policy makers around multifamily housing?

**Group 3. Financing Rentals** (Executive Conference Room)
**FACILITATOR:** Andrea (Dee) McClure, Senior Vice President, Walker and Dunlop
**NOTE-TAKER:** Sarah Jo Peterson, Senior Director, Policy, Urban Land Institute
- What are the financial innovations that can catalyze increased investment in multifamily housing and increase affordability?
- What is working and what is still needed?
- How can improved financing help to increase the production of rental housing in the face of several decades of production declines?

**Group 4. Supporting Multifamily in Mixed-Income and TOD** (Reception Area Alcove)
**FACILITATOR:** Christopher Coes, Managing Director, LOCUS/Smart Growth America
**NOTE-TAKER:** Sara Hammerschmidt, Associate, Content, Urban Land Institute
- What can planners, developers, and public policy leaders do to encourage the development of multifamily housing in compact, mixed-income, mixed-use communities?
- How can tools like inclusionary housing be used to support mixed-income, mixed-use communities?
- What are the challenges and innovations around creating/sustaining rental affordability in transit-oriented development (TOD)?

**Group 5. Ensuring Affordability for Multifamily Rentals** (Large Conference Room)
**FACILITATOR:** Jonathan F.P. Rose, President, Jonathan Rose Companies
**NOTE-TAKER:** Nick Lalla, Analyst, Content, Urban Land Institute
- What can be done to expand the creation new affordable rentals?
- What can be done to ensure the preservation of existing affordable rentals?
- How can development costs be lowered?