

Missing Middle Pilot Feedback Session

Participation

On May 1st, 2019, the Residential Real Estate Development team hosted a community meeting at the Minneapolis Urban League’s Glover Sudduth Center for residents to share their feedback on the Missing Middle Pilot Program. Overall, 47 participants attended the meeting, with participants identifying as residents and/or real estate development professionals. Feedback was collected regarding the Missing Middle scoring criteria and program guidelines.



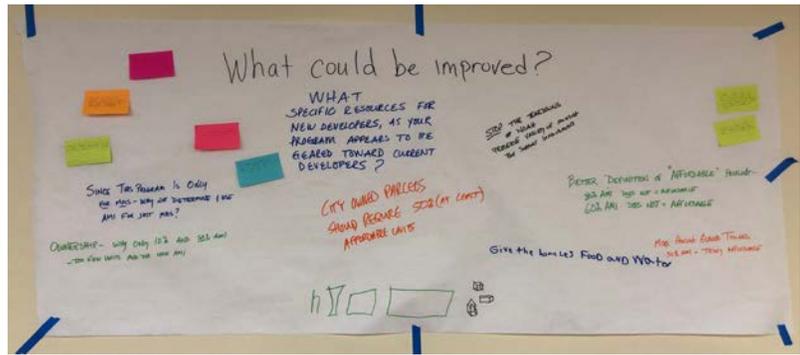
Scoring Criteria

During the feedback session, 29 people completed the scoring criteria activity, which asked participants to rank 10 possible criteria based on the qualities that they prioritize in a housing development. The results are below in order of participation preference (highest ranking being most important).

Criteria	Average Ranking
Projects that serve households at lower income levels	7.8
Projects that are created in partnership with community residents as an anti-displacement strategy	7.3
Projects that involve developers led by people of color, indigenous people or women	6.9
Projects that involve developers who have strategies to close racial disparities in housing and job creation	6.7
Projects that accommodate larger household sizes (3+ bedroom units)	5.8
Projects that develop the most housing units	5.7
Projects that are 100% affordable	5.4
Projects that provide access to households with disabilities	5.2
Projects that obtain certification through a sustainable or green building program.	4.7
Projects that use the least amount of City funds as subsidy	1.2

Program Guidelines

Participants were also asked to share their thoughts, questions, feedback and concerns regarding the Missing Middle program guidelines by responding to three key questions. Responses were collected via post-it note or written directly onto a poster and summarized below.



Question 1: What do you like about the program?

17 responses were received for this question, which can be categorized into four categories. Overall, participants like the following aspects of the program:

- Involvement of local developers
- Providing affordable housing
- Housing type
- City providing gap financing

Question 2: What could be improved?

36 responses were received for this question, which can be categorized into six categories. Overall, participants would like to see the following changes or clarifications to the program:

- Deeper affordability of housing
- Higher percentage of affordable units
- Increased subsidy amount
- Inclusion of rehabilitation projects (in addition to new construction)
- Easing zoning restrictions

Question 3: What additional information is needed?

18 responses were received for this question. The questions range from ones that will be addressed in the Missing Middle Pilot RFP to ones that can be answered by Zoning Administration or Plan Review. Staff will post a question and answer document for the RFP once released. Examples are below:

- What are the funding terms and timelines? What is the funds disbursement process?
- Will zoning be in alignment with supporting the program (increased density and variances as needed)?

Conclusion

- Participants like that the production of missing middle housing is associated with local developers and housing affordability.
- Participants expressed a desire for increased affordability, a higher percentage of required affordable units, increased subsidy to achieve affordability, and the opportunity to rehabilitate pre-existing missing middle housing.
- Participants priorities for Missing Middle projects are: deep affordability, projects created in partnership with community as anti-displacement strategies, projects that involve developers led by people of color, indigenous people or women, and projects that involve developers who have strategies to close racial disparities in housing and job creation.
- Lastly, many questions emerged related to zoning, showing that developers are seeking clarity around how new zoning regulations will impact their participation in the pilot program.