ROCHESTER
BOARDS & COMMISSIONS

Planning & Zoning Commission Agenda
Rochester Boards & Commissions - Planning & Zoning Commission
October 22, 2025
5:00 p.m.

Attending and Viewing the Meeting

Rochester Police Department North Station, Development Services & Infrastructure Center (DSIC), Room 163, 4001 West River Parkway NW.

A recording is made available after the meeting on the City's website.

1. ***Open Public Comment Period***
2. ***Call to Order/Roll Call***
3. ***Order of Agenda***
4. ***Consent Agenda***

4.A. Minutes of September 24, 2025
Accepting the minutes and video of the September 24, 2025, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

5. ***Reports and Recommendations***

5.A. Vacation Petition No. CD2025-007VAC by Olmsted Medical Center
Forwarding a recommendation to Council approving Vacation Petition No. CD2025-007VAC, by Olmsted Medical Center, with one condition, to vacate a 66-foot-wide public right-of-way, approximately 450 feet in length, dedicated for the 19th Ave SE street alignment south of College Parkway SE.

6. ***Public Hearings***
7. ***Other Business***

7.A. Olmsted County Comprehensive Housing Study

8. ***Adjournment***

CITY OF ROCHESTER MINNESOTA

REQUEST FOR ACTION

Minutes of September 24, 2025

MEETING DATE:
October 22, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Edward Caples

Action Requested:
Accepting the minutes and video of the September 24, 2025, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

Report Narrative:
The minutes are the official record of the Planning and Zoning Commission.

Priorities & Foundational Principles:
Quality Services for Quality Living
Social Equity

Prepared By:
Janelle McGee

Attachments:
Minutes - September 24, 2025

CITY OF ROCHESTER, MINNESOTA
Planning & Zoning Commission MINUTES

1) Open Public Comment Period - none.

2) Call to Order/Roll Call

Attendee Name	Status
Abdimajid (Axe) M Ahmed	Present
Jeremy C Andrist	Present
Robert A Cline	Present
John Eischen	Present
Ruchi Gupta	Present
Jonathon P Krull	Present
Lisa Ross	Present
Zach Pagel	Absent
Nicolas B.C. Yost	Absent

3) Order of Agenda

Motion to approve the Order of Agenda.

MOVER: Jonathon P Krull
SECONDER: Jeremy C Andrist
AYES: Abdimajid (Axe) M Ahmed, Jeremy C Andrist, Robert A Cline, John Eischen, Ruchi Gupta, Jonathon P Krull, Lisa Ross
ABSENT: Zach Pagel, Nicolas B.C. Yost
RESULT: **APPROVED [UNANIMOUS]**

4) Consent Agenda

4.A) Minutes of August 27, 2025

Cover Page

Minutes - August 27, 2025

Motion to approve the minutes and video of the August 27, 2025, Planning and Zoning meeting as the official record of the Planning and Zoning Commission.

MOVER: Robert A Cline

SECONDER:	John Eischen
AYES:	Abdimajid (Axe) M Ahmed, Jeremy C Andrist, Robert A Cline, John Eischen, Ruchi Gupta, Jonathon P Krull, Lisa Ross
ABSENT:	Zach Pagel, Nicolas B.C. Yost
RESULT:	**APPROVED [UNANIMOUS]**

5) Reports and Recommendations - none.

6) Public Hearings

6.A) Text Amendment No. CD2025-001TA by the City of Rochester

Cover Page

CD Memo - CD2025-001TA

UDC Update Exhibit - CD2025-001TA

Ed Caples presented the staff report.

The Public Hearing was opened.
Having no persons wishing to speak, the public hearing was closed.

A discussion ensued between the Staff and Commissioners.

Motion to forward a recommendation of Approval for UDC Zoning Ordinance Text Amendment CD2025-001TA as amended with the findings and support outlined in the Community Development Memo dated September 24, 2025.

MOVER:	Jonathon P Krull
SECONDER:	John Eischen
AYES:	Abdimajid (Axe) M Ahmed, Jeremy C Andrist, Robert A Cline, John Eischen, Ruchi Gupta, Jonathon P Krull, Lisa Ross
ABSENT:	Zach Pagel, Nicolas B.C. Yost
RESULT:	**APPROVED [UNANIMOUS]**

7) Other Business

Desmond McGeough gave a City Council recap from the September 8, 2025, meeting.

Commissioner Cline asked about how to respond to communications from the citizens received via email.

Taryn Edens, Assistant Director, will be giving a presentation on the Maxfield Housing Study at the next meeting. Ed Caples is working on scheduling, Molly Patterson-Lundgren, Heritage Preservation, to give a presentation on the work she does at an upcoming meeting as well.

8) Adjournment

Motion to adjourn.

MOVER:	John Eischen
SECONDER:	Jonathon P Krull
AYES:	Abdimajid (Axe) M Ahmed, Jeremy C Andrist, Robert A Cline, John Eischen, Ruchi Gupta, Jonathon P Krull, Lisa

Ross
ABSENT: Zach Pagel, Nicolas B.C. Yost
RESULT: **APPROVED [UNANIMOUS]**

CITY OF ROCHESTER MINNESOTA

REQUEST FOR ACTION

Vacation Petition No. CD2025-007VAC by Olmsted Medical Center

MEETING DATE:
October 22, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Reports and Recommendations

PRESENTER:
Desmond McGeough

Action Requested:

Forwarding a recommendation to Council approving Vacation Petition No. CD2025-007VAC, by Olmsted Medical Center, with one condition, to vacate a 66-foot-wide public right-of-way, approximately 450 feet in length, dedicated for the 19th Ave SE street alignment south of College Parkway SE.

Report Narrative:

The applicant is petitioning the City of Rochester to vacate an undeveloped segment of the 19th Avenue SE Right-of-Way (ROW) alignment, located south of the intersection of 19th Avenue SE and College Parkway SE. Olmsted Medical Center, through a signed purchase agreement with the State of Minnesota, will acquire a 33-foot wide parcel of land that was intended to be the east half of the street of the extension of 19th Ave SE. OMC will complete the transaction once this Vacation request and a concurrently running Lot Line Adjustment under administrative review have been approved and recorded.

It has been determined that this ROW is not needed for vehicular traffic, since 19th Avenue SE is not intended to be extended further south. There are existing wetlands and residential subdivisions located further that make extension of this alignment impractical and unlikely. As a result, OMC intends to purchase from the State of Minnesota a 33-foot-wide parcel (east side of ROW to be vacated), so the combined parcels create a 66-foot-wide area. OMC will utilize the ROW area to serve as a private roadway that will be designed into their parking lot facility expansion project (CD2025-026SDP). The subject vacation area currently has existing public utilities within the ROW that will remain in place.

OMC will create the necessary easements requested by reviewing agencies, allowing ongoing use of the corridor for the existing facilities and providing access for maintenance purposes. A condition of approval has been added that will require the recording of a utility easement over the existing public utilities to the satisfaction of Rochester Public Utilities and the Public Works Department.

The Development Review Team recommends approval of Vacation Petition No. CD2025-007VAC, subject to one (1) condition of approval.

1. Prior to recording of the Vacation Resolution, and after recordation of the related Metes and Bounds Lot Line Adjustment property creating “Parcel A”, Olmsted Medical Center shall execute and submit to the Public Works Department a Public Utility-Pedestrian Facilities Easement to the satisfaction of the Public Works Department and Rochester Public Utilities. Recordation of the Vacation will occur concurrently with and immediately prior to recording of the new easement instrument.

Priorities & Foundational Principles:
Economic Vibrancy & Growth Management

Policy Considerations & DEI Impact:
The proposed vacation achieves the Comprehensive Plan's core principles of Economic Vibrancy & Growth Management and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:
No prior legislative actions or engagement.

Fiscal & Resource Impact:
All development costs will be the responsibility of the developer.

Alternative Action(s):
No alternative actions are recommended at this time.

Prepared By:
Desmond McGeough

Attachments:
CD Memo - CD2025-007VAC - OMC ROW Vacation

Notification Map - CD2025-007VAC - OMC ROW Vacation

Site Location Map Exhibit - CD2025-007VAC - OMC ROW Vacation

Vacation Area Exhibit & Legal Description - CD2025-007VAC - OMC ROW Vacation

Applicant Cover Letter - CD2025-007VAC - OMC ROW Vacation

Agency Review Comments - CD2025-007VAC - OMC ROW Vacation

ROCHESTER COMMUNITY DEVELOPMENT

City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2950
Fax: 507-328-2401
Email: CommunityDevelopment@rochestermn.gov

Planning Commission **October 22, 2025**

Prepared by: Rochester Community Development

Request: Vacation #CD2025-007VAC by Olmsted Medical Center (OMC), to vacate a 66-foot-wide public right-of-way having a length of approximately 450 feet, dedicated for the 19th Ave. SE street alignment, south of College Parkway SE.

Location: The subject Right-of-Way (ROW) is located south of the intersection of 19th Ave SE with College Parkway SE.

Applicant: HGA Architects and Engineers- Hal Henderson

COMMISSION AND COUNCIL SUMMARY

Application Type: Public Right-of-Way Vacation

What is Considered: A Public Right-of-Way Vacation applies to all public streets or easements or rights-of-way. It does not apply to requests to vacate private easements within or outside of a public street or public right-of-way. The City Council will evaluate the petition based on the criteria found in Section 60.500.040J of the Unified Development Code.

Approval Body: Rochester City Council

Development Review Team Recommendation: Approval, subject to conditions.

1. Prior to recording of the Vacation Resolution, and after recordation of the related Metes and Bounds Lot Line Adjustment property creating “Parcel A”, Olmsted Medical Center shall execute and submit to the Public Works Department a Public Utility-Pedestrian Facilities Easement to the satisfaction of the Public Works Department and Rochester Public Utilities. Recordation of the Vacation will occur concurrently with and immediately prior to recording of the new easement instrument.

VACATION SUMMARY

The applicant is petitioning the City of Rochester to vacate an undeveloped segment of the 19th Avenue SE ROW alignment, located south of the intersection of 19th Avenue SE and College Parkway SE. Olmsted Medical Center, through a signed purchase agreement with the State of Minnesota, will acquire a 33-foot wide parcel of land that was intended to be the east half of the street of the extension of 19th Ave SE. OMC will complete the transaction once this Vacation request and a concurrently running Lot Line Adjustment under administrative review have been approved and recorded.

It has been determined that this ROW is not needed, since 19th Avenue SE is not intended to be extended further to the south. There are existing wetlands and residential subdivisions located further that make extension of this alignment impractical and unlikely. As a result, OMC intends to purchase from the State of Minnesota a 33-foot-wide parcel (east side of ROW to be vacated), so the combined parcels create a 66-foot wide area. OMC will utilize the ROW area to serve as a private roadway that will be designed into their parking lot facility expansion project (CD2025-026SDP). The subject vacation area currently has existing public utilities within the ROW that will remain in place.

OMC will create necessary easements requested by reviewing agencies allowing ongoing use of the corridor for the existing facilities and providing access for maintenance purposes. A condition of approval has been added that will require the recording of a utility easement over the existing public utilities to the satisfaction of Rochester Public Utilities and City of Rochester Public Works Department.

CD2024-004VAC– ZONING SUMMARY TABLE	
Land Use/ Zoning	The subject public alley is located in an MX-I (Mixed Use Institutional) zoning district. <u>Surrounding zoning & uses:</u> East: MX-I – Faud Mansour Sports Complex West: MX-I – Existing OMC Parking Lot North: MX-I -19th Ave SE Local Road, OMC, Rochester Community & Technical College Heintz Center South: MXI – Undeveloped OMC Property, Sports Complex, Homestead Addition residential subdivision, undeveloped State land.
Streets and Access	The subject ROW is adjacent to the intersection of 19th Avenue SE (Public Road) and College Parkway SE. There is a 10-foot wide multi use trail, extending in a north to south direction, on the east side of the ROW to be vacated. A new Public Utility – Pedestrian Facilities Easement required as a condition of approval that encompasses the subject mulit-use trail must be recorded prior to the Vacation Resolution.
Utilities	There are existing water, sanitary sewer and electric utilities lines that run through the existing right-of-way. No utility agency has expressed concern regarding the vacation of this portion 19th Avenue SE, subject to new Public Utility Easement being established allowing the public facilities and providing

	maintenance access, prior to the recordation of the Vacation Resolution.

VACATION PETITION REVIEW

Under the provisions of Section 60.500.040J, the Planning Commission shall recommend, and the City Council shall approve, or approve with conditions, the Public Street/Utility Easement Vacation if it determines that the application complies with the following criteria:

a. The vacation of the public street/utility easement is in the public interest and will confer a public benefit on the City;

The applicant seeks to incorporate the subject ROW into the Olmsted Medical Center facility. Currently, there is no public use of the right-of-way for vehicular access since the ROW has no public street improvement. There is a 10' multi-use trail along the east side of the ROW that is located that will be placed within a new Pedestrian Facilities Easement to be recorded prior to the Vacation Resolution. This mulit-use trail will also remain. Existing water, sanitary sewer and electric public utilities are also located within the existing 19th Ave SE ROW corridor.

Removing the right-of-way would be in the interest of the public since the street alignment is not intended to be extended further southward for vehicular traffic purposes. Existing public utilities in the ROW can be addressed via the establishment of a Public Utility Easement placed over such facilities. With recording of such easement, there would be no need for the City to hold on to the existing right-of-way. The vacation of the ROW has no bearing on existing or future traffic conditions in the general area, which will continue to function in the exact same manner as it currently does.

Subject to recording and establishing the Public Utility-Pedestrian Facilities, the right-of-way may be released and should be returned to the adjoining properties from which they were platted or established. It is anticipated that the west half of the ROW will be returned to Lot 18 of the Auditor's Addition subdivision (OMC Parcel), and the east half will be absorbed into State Land on the east side of the ROW which OMC would then acquire from the State after the new parcel is established. Vacation of the subject ROW will help facilitate the OMC parking lot expansion to benefit the existing hospital facility.

b. The vacation of the public street/utility easement will not deny legally required public access to any lot or parcel.

The vacation of right-of-way will not deny legally required public access to any lot or parcel as there are no street improvements within this portion of the 19th Ave SE ROW. Upon vacation, the vacated area will be absorbed by adjoining OMC and State Land properties. OMC will then opt to purchase the east half from the State of Minnesota and utilize the 66' wide area as part of a parking lot improvement project (CD2025-026SDP) for OMC. The ROW does contain a 10-foot wide multi-use trail on the east side. As noted above, the existing public multi-use trail will be placed in an easement that will allow on-going use and maintenance of the existing pedestrian facility.

COMMUNITY DEVELOPMENT RECOMMENDATION

The Community Development Team has reviewed the Vacation for conformance with the Unified Development Code and recommends that all Vacation findings are met (Section 60.500.040J.3D).

The Development Review Team recommends APPROVAL with conditions, as outlined in the City Council Summary above.

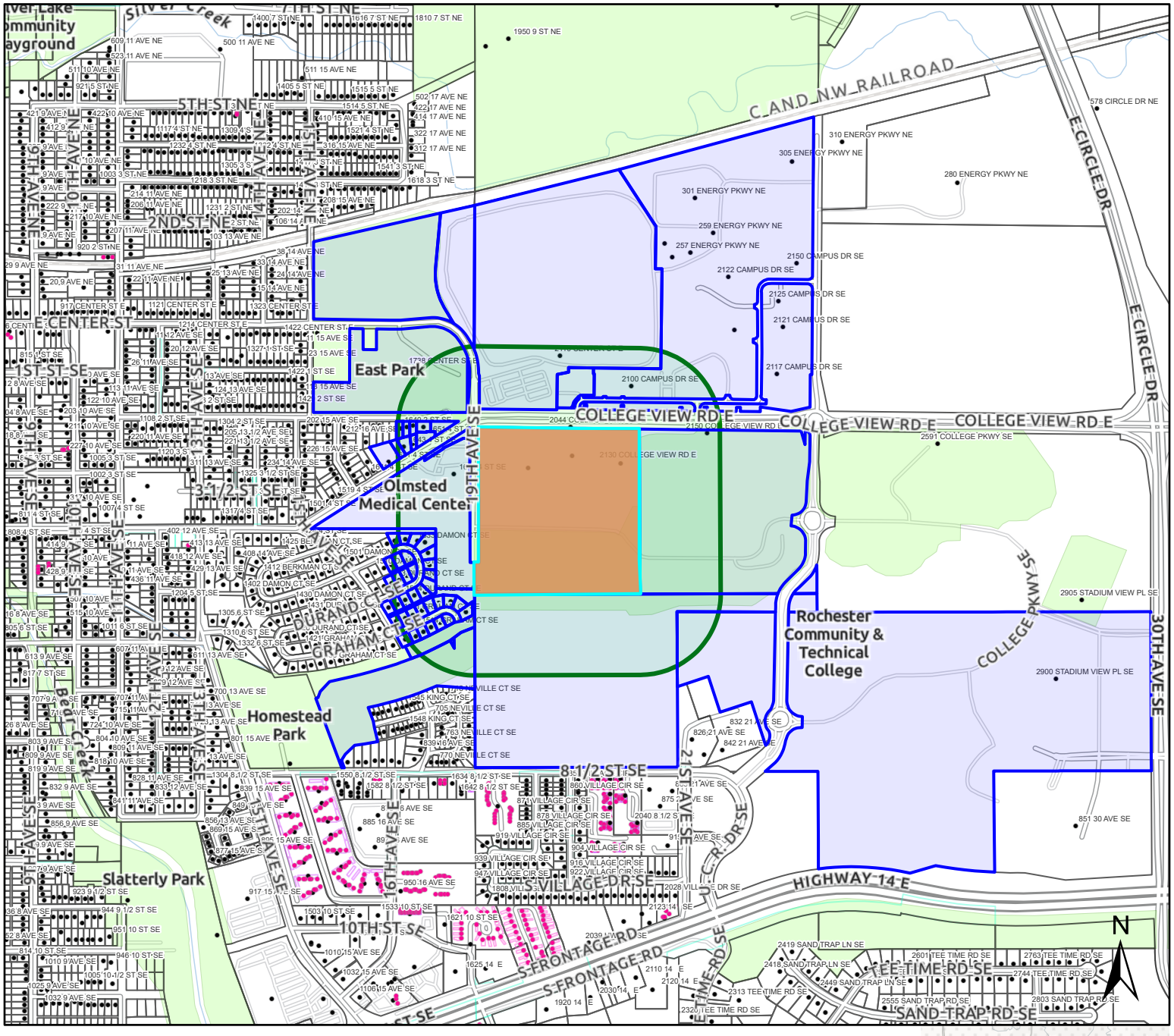
ATTACHMENTS

1. Notification Map
2. Site Location Map
3. Vacation Petition Exhibit & Legal Description
4. Applicant Letter
5. Agency Referral Comments

CD2025-007VAC - Olmsted Medical Center

0 0.1 0.1 0.2 0.3 mi

9/18/2025 Olmsted County Geographic Information Systems Scale: 1:18,056

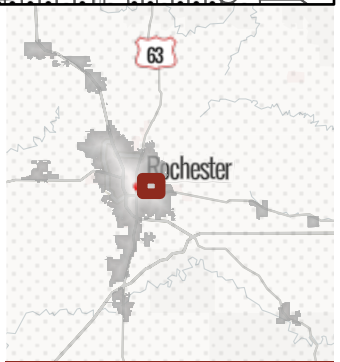


Site of Interest

Notification Locations

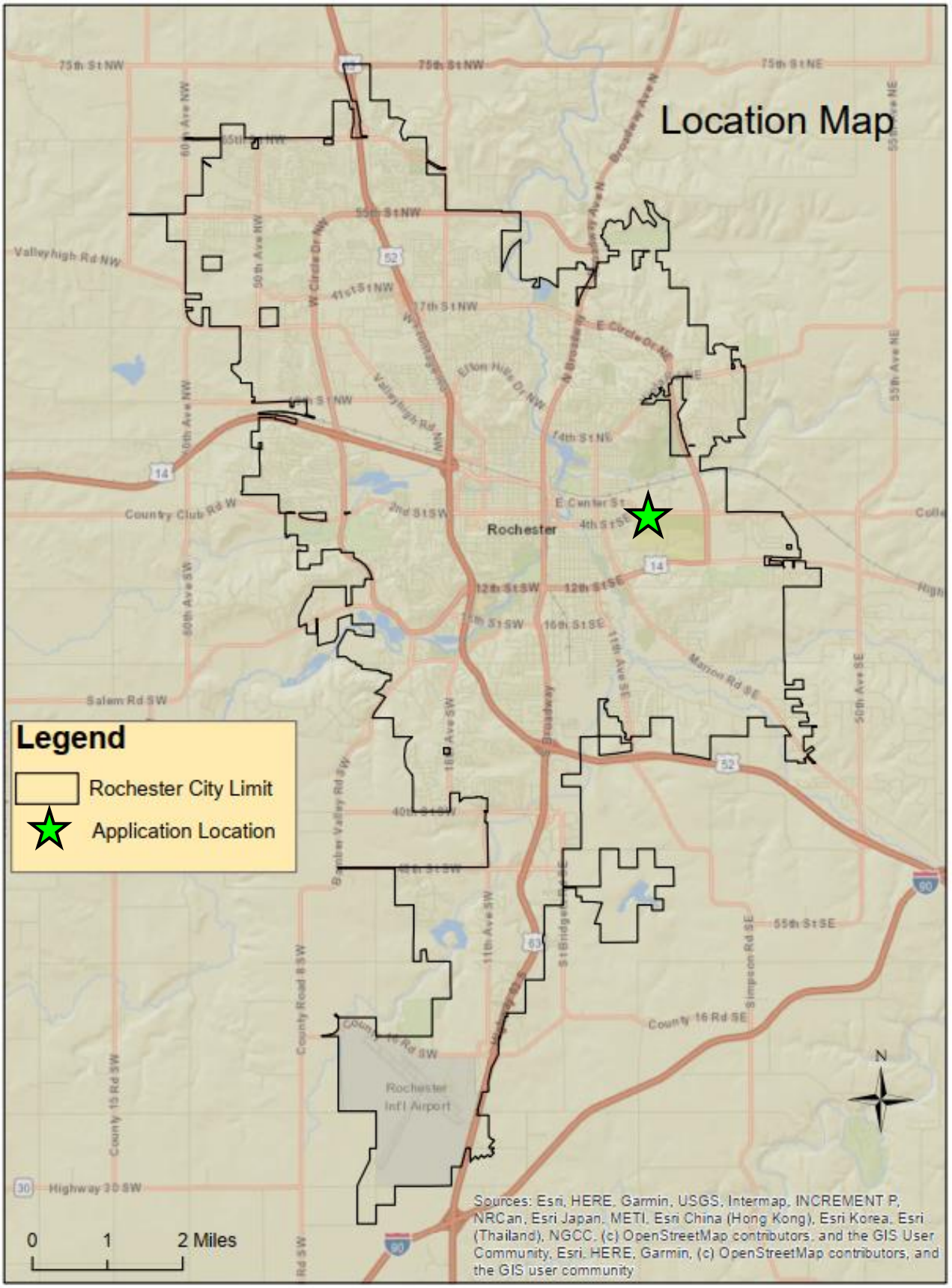
Notification Perimeter

Vacation Petition #CD2025-007VAC, by Olmsted Medical Center, to vacate a 66-foot-wide public right-of-way having a length of approximately 450 feet, located south of the intersection of 19th Ave SE with College Parkway SE.
PIN: 025628
Notif Area: 600'
Ward 4; Homestead Neighborhood



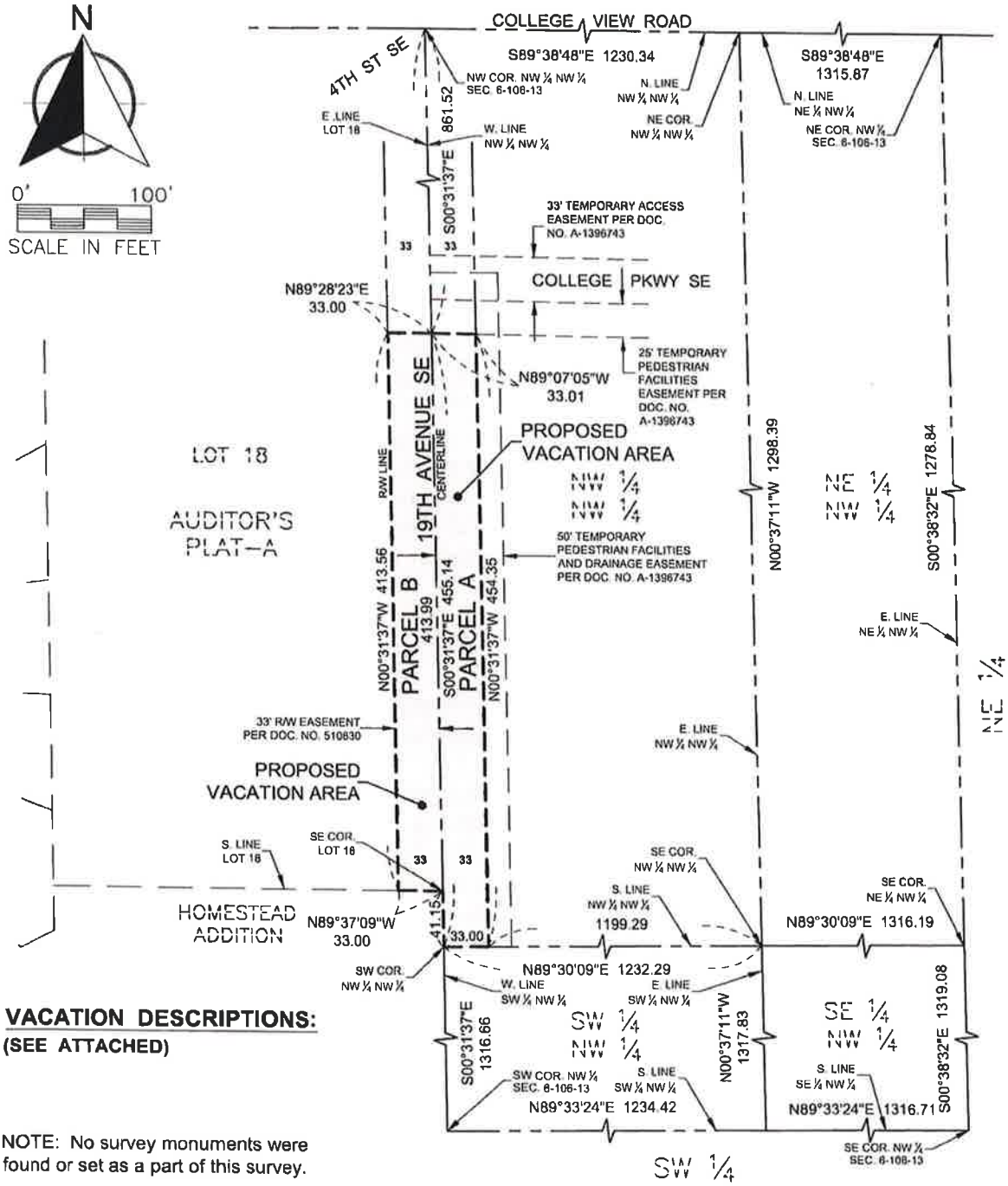
OLMSTED COUNTY MINNESOTA

This document is not guaranteed to be 508C. For accessible maps, please contact the author or Olmsted County GIS. Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found within this map please notify Olmsted County GIS at (507) 328-7100, gissupport@olmstedcounty
Public Works Service Center 1188 50 St SE, Rochester, MN 55904.
Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


Location Map
Legend
Rochester City Limit
Application Location
Rochester
Rochester Int'l Airport
0
1
2 Miles
N
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Survey of The Parent Parcel and Parcels A and B

VACATION EXHIBIT



VACATION DESCRIPTIONS:
(SEE ATTACHED)

NOTE: No survey monuments were found or set as a part of this survey.

Part of NW ¼ NW ¼, Sec. 6-106-13
AND
Part of Lot 18, AUDITOR'S PLAT-A
Olmsted County, Minnesota

CLIENT: HGA		
SCALE: 1" = 100'	DRAWN BY: JJR	
DATE : 05/09/2023	ACCT. NO. : 022795	
DWG: 022795 V-EX		

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

Survey of Parcels A and B

PROPOSED VACATION DESCRIPTIONS

PARCEL A:

That part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 6; thence South 00 degrees 31 minutes 37 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Northwest Quarter, 861.52 feet to the southerly line of the 25 foot Temporary Pedestrian Facilities Easement as described and recorded in Document Number A-1396743, in Olmsted County, for the point of beginning; thence continue South 00 degrees 31 minutes 37 seconds East, along said west line of the Northwest Quarter of the Northwest Quarter, 455.14 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 30 minutes 09 seconds East, along the south line of said Northwest Quarter of the Northwest Quarter, 33.00 feet to a line which is 33.00 feet easterly of, as measured at right angles to and parallel with, the west line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 31 minutes 37 seconds West, along said parallel line, 454.35 feet to the southerly line of said 25 foot Temporary Pedestrian Facilities Easement; thence North 89 degrees 07 minutes 05 seconds West, along said southerly easement line, 33.01 feet to the point of beginning.

PARCEL B:

That part of the 33.00 foot right of way easement as described and recorded in Document Number 510630 in Lot 18, AUDITOR'S PLAT-A, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 106 North, Range 13 West; thence South 00 degrees 31 minutes 37 seconds East, assumed bearing, along the west line of said Northwest Quarter of the Northwest Quarter, 861.52 feet to the southerly line of the 25 foot Temporary Pedestrian Facilities Easement as described and recorded in Document Number A-1396743, in Olmsted County, for the point of beginning; thence continue South 00 degrees 31 minutes 37 seconds East, along said west line of the Northwest Quarter of the Northwest Quarter, 413.99 feet to the southeast corner of Lot 18 in said AUDITOR'S PLAT-A; thence North 89 degrees 37 minutes 09 seconds West, along the south line of said Lot 18, a distance of 33.00 feet to a line which is 33.00 feet westerly of, as measured at right angles to and parallel with, the west line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 31 minutes 37 seconds West, along said parallel line, 413.56 feet; thence North 89 degrees 28 minutes 23 seconds East, 33.00 feet to the point of beginning.

HGA

202 1st Avenue SW, Suite 200
Rochester, MN 55902

507.281.8600
HGA.COM

September 17, 2025

Desmond McGeough
Community Development Department
City of Rochester
4001 West River Parkway Northwest, Suite 100
Rochester Minnesota 55901

Re: Olmsted Medical Center Hospital
Street/Easement Vacation Application

Dear City of Rochester Community Development Department:

Olmsted Medical Center is acquiring a parcel of land from the State of Minnesota that is currently adjacent to a parcel that was at one point intended to be a street Right-Of-Way (extension of 19th St SE). It has been determined that this ROW is not needed, and future plans do not include extending 19th St SE. As a result, Olmsted Medical Center intends to purchase from the State of Minnesota a 33-foot-wide parcel so the combined parcels complete a 66 foot width adjoining lot condition so OMC can utilize the combined parcels for a private roadway to benefit the design of their parking lot ingress and egress needs. The two parcels currently have a variety of easements that are not necessary, however there are several utilities that have been located on the parcels that will remain. OMC intends to create the necessary easements requested by the local agencies to allow the City of Rochester the typical benefits of an easement to facilitate access to the utilities when necessary.

Olmsted Medical Center has finalized a purchase agreement with the State of Minnesota and the intent is to complete the sales transaction once the lot line adjustment and the creation of the easements is completed to satisfaction the City of Rochester agencies.

Sincerely,

Hal Henderson
Principal
507.281.8601

Agency Review Comments

Application No: CD2025-007VAC

9/18/2025 **County GIS/E911**

There are no comments at this time from the E911 Addressing Division Staff.

10/6/2025 **County Long Range Planning**

10/2/2025 **County Public Works**

9/18/2025 **Fire Review**

10/2/2025 **Public Works Review**

See attached comment in Accela software.

9/29/2025 **RPU Electric Review**

Items to be addressed prior to application approval:
-None

Additional Comments:
-RPU may pursue easement rights in the future, as OMC intends to establish the easements requested by local agencies to provide the City of Rochester with the typical rights needed to access and maintain utilities when necessary.

9/22/2025 **RPU Water Review**

RPU Water Dept. has no objections with this vacation request but with one (1) condition. A dedicated public utility easement must be recorded over all existing water main and fire hydrants.

ROCHESTER PUBLIC WORKS

City of Rochester
Development Services and Infrastructure Center
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2400
Fax: 507-328-2401

TO: Community Development
4001 West River Parkway NW, Suite 100
Rochester, MN 55901-7090

FROM: Mark E. Baker

RE: Vacation of East Half of 19th Avenue SE – RCTC Campus
State of Minnesota / OMC

DATE: 10/2/25 **Updated 10/16/2025**

The Department of Public Works has reviewed the requested application by the State of Minnesota and Olmsted Medical Center (OMC) for Vacation Application CD2025-007VAC for vacation of part of the east half of 19th Avenue SE on the RCTC campus. The following are Public Works comments for this request:

1. There **is an existing public pedestrian trail and** are existing public utilities within Parcel A. Dedication of applicable public **pedestrian facility and utility** easements are needed over all of Parcel A. Execution of the needed easements should occur ~~prior to~~ **after** recording the Metes & Bounds split, ~~and would be recorded~~ OMC **taking** ~~took~~ fee title to proposed Parcel A, **and prior to recording of the associated ROW Vacation**. **Recordation of the Vacation will occur concurrent with and immediately prior to recording of the new easements**. Please contact Jamie Miller (507) 328-2403 or Mark Baker (507) 328-2427 to initiate preparation of the easements.

Sent to Planning Department via Accela only.

REQUEST FOR ACTION

Olmsted County Comprehensive Housing Study

MEETING DATE:
October 22, 2025

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Other Business

PRESENTER:

Prepared By:
Janelle McGee

Attachments:
Maxfield 2025 Presentation

COALITION FOR ROCHESTER AREA HOUSING



2025

OLMSTED COUNTY HOUSING NEEDS ANALYSIS

Read Complete Study Here:
2025 Olmsted County Housing Needs Analysis

Maxfield Research & Consulting

BACKGROUND

2014 First Housing Study Completed

2015 Destination Medical Center $5.6B initiative launched

2016 Olmsted County Housing Levy Established

2018 Coalition for Rochester Area Housing Launched with $4M contribution from Mayo Clinic

2018 City of Rochester Establishes Community Development Department

2020 Updated Housing Study Completed



Bold Multi-Year Plan to Address Our Housing Gaps

- **Stabilize the Path to Homeownership**
- **Ensure Access to Affordable Rental Housing**
- **Invest in Innovative Solutions**

Blueprint of Priorities to Guide the Plan









01 Increase Affordable Homeownership

02 Increase BIPOC Homeownership

03 Increase Senior Housing Options

04 Increase Rental Housing for Below 50% AMI Individuals and / or Families

05 Preserve Existing Affordable Housing Options

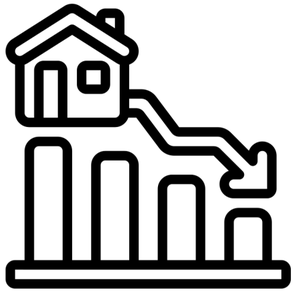
Collective Impact = Results



Since **2020,** the Coalition directly invested **$20 million** and with its partners launched **20 programs & policies** to create and preserve **1,154** homes across our region



Unprecedented investments from the **State of Minnesota** and **Mayo Clinic,** paired with targeted outreach by the **Coalition** and its partners, have catalyzed a robust pipeline of new housing projects



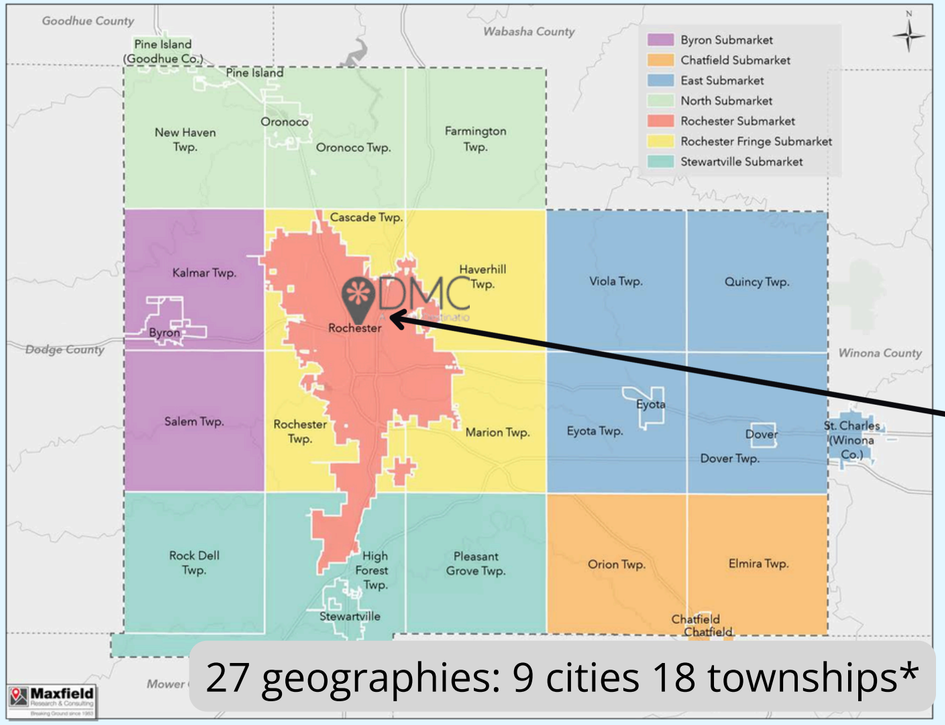
With robust economic growth, the need for affordable housing has **decreased** in Olmsted County by **26%** due to increased production



The Coalition's collective impact model of leveraging funds and policy successfully spurs home creation and preservation

2025 Study Geographic Changes

7 Study Submarkets

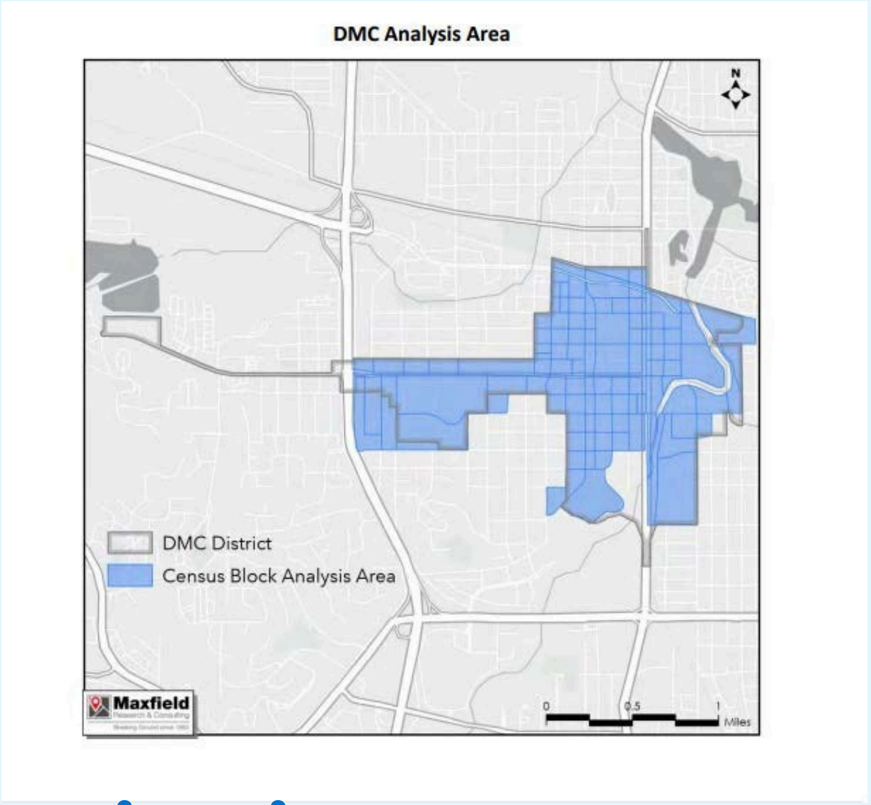


27 geographies: 9 cities 18 townships*

*Changes from 2020: Chatfield Submarket added & Pleasant Grove Township Moved to Stewartville Submarket

DMC ZONE defined: 119 Census Block Area

- 50% of the employees in Olmsted County work in this geography
- Home to the state of MN's largest employer
- 52% population growth in last 10 years



& Destination Medical Center District

5







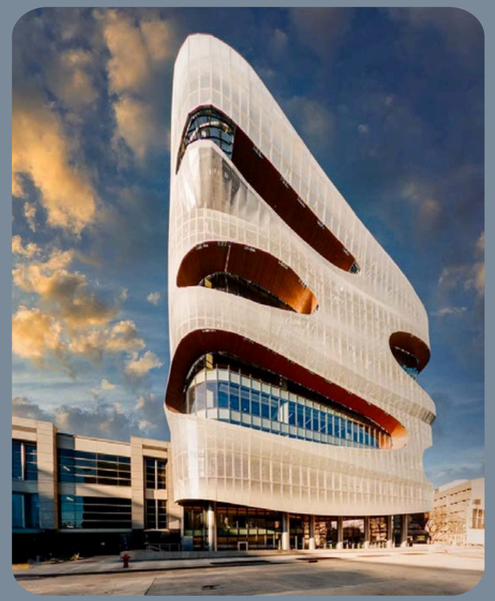
2025 Olmsted County Needs Analysis

Demographics Snapshot

The Olmsted County Market

- **Currently 64% of households are 1-2 person homes**
- **Projected Population Growth from 2020-2030**
  - **10%** growth countywide
  - **52%** growth in the DMC District
  - **16.5%** growth in Senior population
  - **80%** of total county growth within the City of Rochester







2025 Olmsted County Needs Analysis

Economy

- **Strong Employment Growth**

  Mayo Clinic

  Bold. Forward. Unbound.

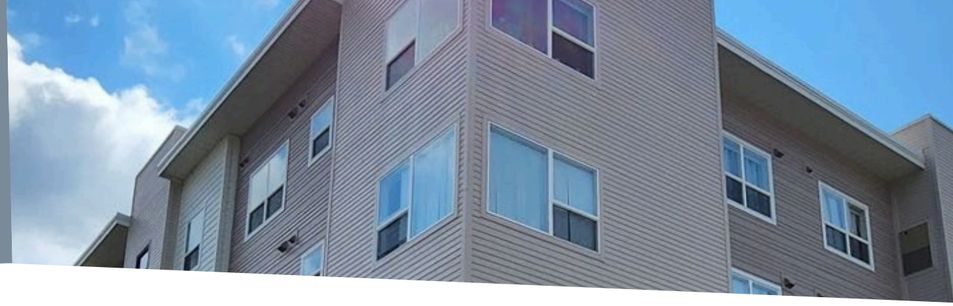
  $5B Economic investment

  Projections show gain of almost **15,000** jobs from 2025-2032

- **Destination Medical Center**

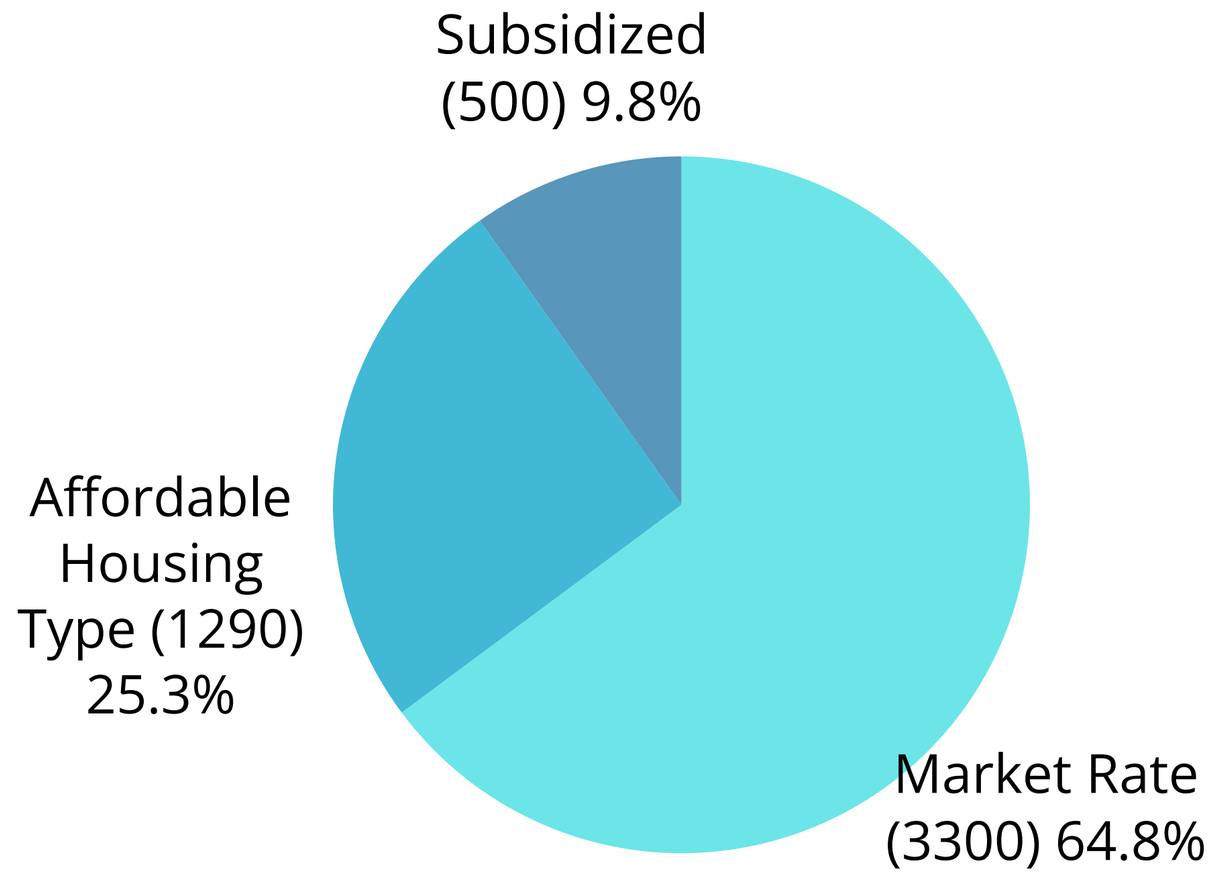
  Catalyst attracting people, investment and jobs to America's City for Health through infrastructure investments and programming

Multi-Family Rental Housing Demand



General Occupancy Rental Demand Through 2035

Submarket	Units	Pct.
Byron	106	2.1%
Chatfield	31	0.6%
East	92	1.8%
North	81	1.6%
Rochester	4,691	91.5%
Rochester Fringe	26	0.5%
Stewartville	97	1.9%
Total	5,124	100.0%



Subsidized Housing-income restricted to households earning at at or below 30% AMI

Affordable Housing-contract is based on amount affordable to households within a specific income restriction who will pay no more than 30% of their income for housing. i.e. 30%, 50% , or 60% AMI

Rental Market Inventory & Vacancy Rates

Total Inventory - 20+ Units

160 Properties |**13,000** units 94% of all units in Rochester
Blended vacancy rate **3.1%** compared to **4.4%** in 2020 study

Market Rate

- **10,035** units | **106** properties
- Vacancy rate: **7.9%** all properties
- **2.9%** (excluding newer properties in initial lease up)

Affordable

- **2,340** units | **38** projects
- Vacancy rate: **5.1%** all properties
- **4.5%** (excluding new properties in lease up)

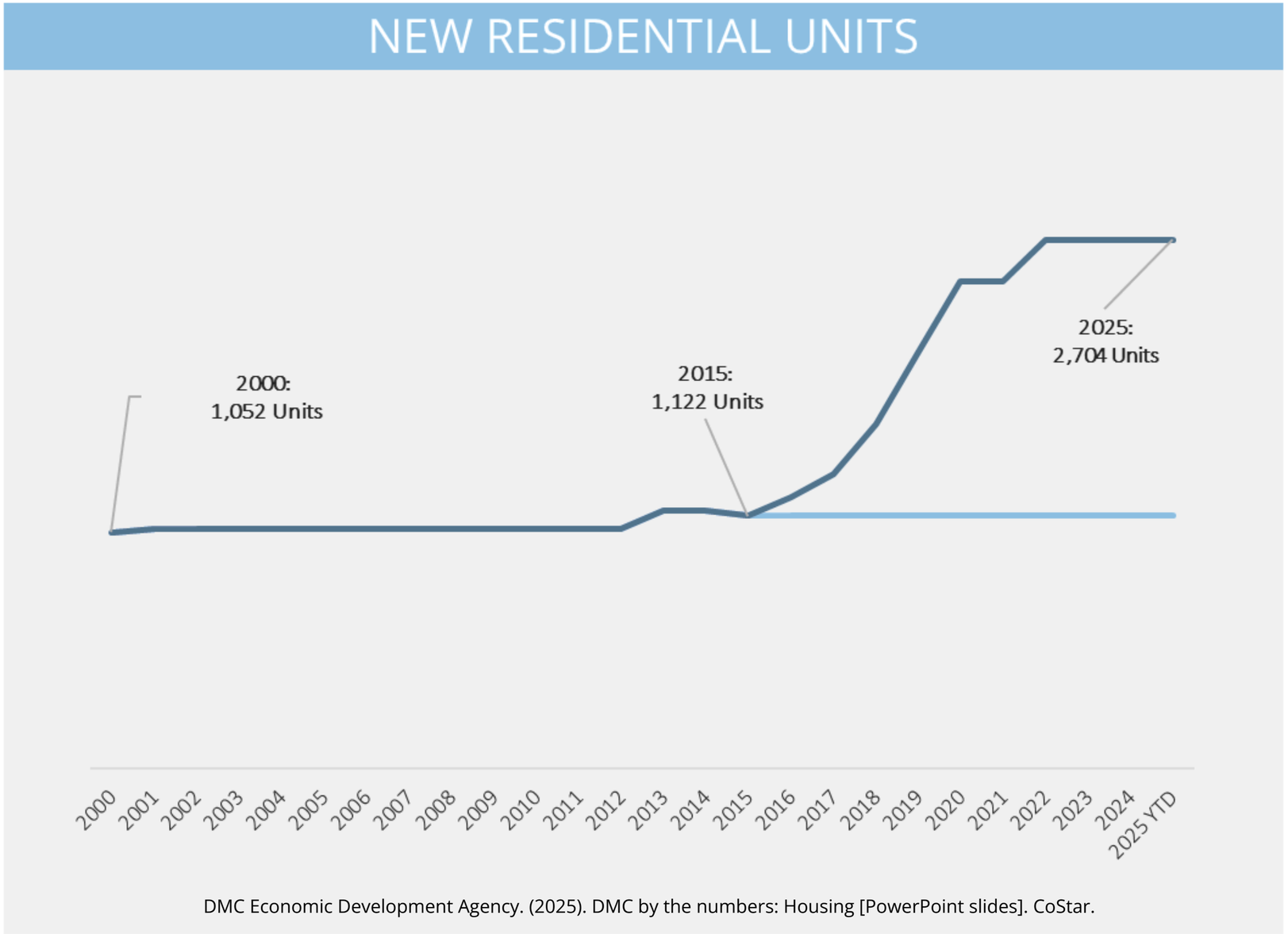
Subsidized

- **593** units | **16** projects
- **1.2%** vacancy rate



Maxfield Research & Consulting

Downtown Added New Housing Options with Different Unit Types and Price Points



DMC Economic Development Agency. (2025). DMC by the numbers: Housing [PowerPoint slides]. CoStar.

The downtown has added approximately 1,580 new residential units including 229 student housing units, representing 55% of the 2035 goal of 2,850 units.

- Since DMC implementation, residential inventory has more than double to 2,704 units by 2025
- Number of multi-family buidlings increased from 27 to 38
- affordability: despite average housing cost rising from $1,095 in 2015 to $1,316 in 2024, the housing cost burden decreased from 16.4% to 12.8% of income due to wage growth outpacing housing costs.

Livability:

Rochester Ranks 4th in the AARP livability index, matched with St. Paul and Minneapolis

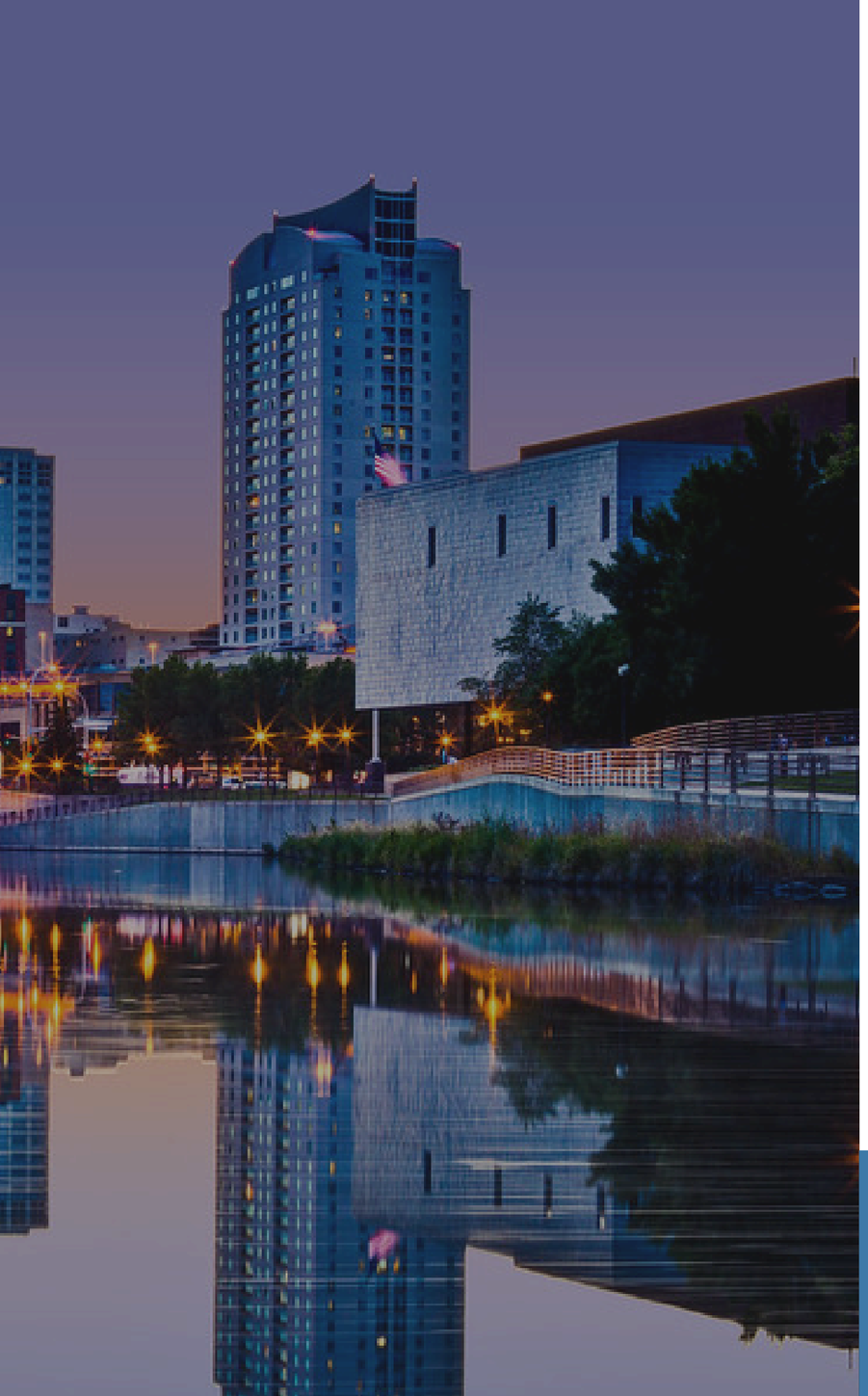
Rank	Community	Livability Score	Crime Rate (per 10,000 people)
#1	Arlington, VA	67	180.2
#2	Cambridge, MA	66	136.7
#3	Madison, WI	66	235.4
#4	Rochester, MN	64	201.5
#5	St. Paul, MN	64	353.7
#6	Salt Lake City, UT	64	526.9
#7	Minneapolis, MN	64	335.8
#8	Alexandria, VA	64	207.0
#9	Lincoln, NE	64	336.9
#10	Boulder, CO	63	260.8

Destination Medical Center Economic Development Agency. (2025). DMC by the Numbers: Housing. CoStar; AARP Livability Index.

Positive Differential categories

Compared to the U.S median, Rochester showed the largest positive differentials in the areas of health, engagement, safety, and neighborhood

- in the *housing* category, Rochester benefits from lower monthly housing costs and a smaller housing cost burden as a percentage of household income.
- In the *health* category, Rochester stands out with no designated healthcare professionals shortage areas and a patient satisfaction rate of 83 percent, well above the national average of 69 percent.
- in the *public safety* category, Rochester has the 3rd lowest crime rates among other livable cities.
- Finally, in the *opportunity* Rochester excels in workforce and educational indicators, including a high school graduation rate of 90.6 percent.



Progress in Multi-Family Rental Housing (2020-2025)

Positive Trends:

- +5,120 new rental units added since 2020
  - 31% increase in active rental licenses
  - Now totaling 21,830 licensed rental units in Rochester
- Over 2,500 units currently in the development pipeline
- Pipeline includes homes across income levels, household sizes, and housing types

  - Demand for affordable rental homes decreased by 1,248 units



More Work to Be Done

⚠️ Affordability Still Out of Reach For Many

- 24% of households earn less than $50,000/ year
  - Many cannot afford a 1-bedroom apartment in Rochester
- Market-rate rent up 17%
- Affordable rental rates up 41%

Single-Family For-Sale Demand

Recommend 3 to 5-year lot supply

Tight lot supply in most submarkets.

Need for diverse lot types (look-outs, acreage, higher-density, etc.)

Demand for **4,800+ single-family homes** (through 2035)

Demand across all price points, products, etc.

Strong need for entry-level single-family…but most difficult to build in today's environment





Single-Family Demand through 2035

Submarket	Units	Pct.
Byron	394	8.2%
Chatfield	104	2.2%
East	253	5.2%
North	251	5.2%
Rochester	3,298	68.4%
Rochester Fringe	310	6.4%
Stewartville	212	4.4%
Total	**4,822**	**100.0%**

Progress in Single-Family Homeownership



🏘️ Growth Signals:

- Significant number of subdivisions on the horizon
- Increased interest from developers across the country
- Demand for single-family homes has decreased by 806 homes

📈 Rising Momentum for Innovative Solutions

- Focus on smaller parcels and creative housing models to increase affordability

Development interest and design innovation are paving the way for more accessible homeownership.

Multi-Family For-Sale Demand

Demand for 2,115+ for-sale multifamily homes-(through 2035)

- Products include: twinhomes, villas, detached townhomes, side-by-side/back-to-back townhomes, rowhomes
- Many units should prioritize one-level living or main-level master suites



Recommend diverse products types and maintenance-free options

- Demand driven by aging population and shifting household types
- Strong appeal among empty-nesters, retirees, singles, and young professionals
- Desire for alternatives to traditional single-family homes

More affordable than single-family homes

- Average 20%+ lower price point
- ideal for first time buyers, downsizers & dual-income households without children

Submarket	Units	Pct
Byron	169	8.0
Chatfield	26	1.2
East	45	2.1
North	28	1.3
Rochester	1,776	84.0
Rochester Fringe	0	0.0
Stewartville	71	3.4
TOTAL	**2,115**	**100.00**

Barriers to Affordable Homeownership



🚨More Work To Do:

- 5% fewer households can afford a median-priced home in 2025 vs. 2020
- Cost of Construction up 50%
- Limited entry level supply

Market Trends:

- Existing home sale prices up 63%
- Most listings are $500K+ new, high-end homes
- 75% of mortgages are locked in under 5%
- “Lock-in effect” limits resale and downsizing, reducing inventory turnover

🔍 **Without accessible price points, first-time and move-down buyers are being left behind.**

Senior Housing Market

Demand for senior housing = 5,880 homes

Senior Demographics

Strong senior growth **(65+)** projected from 2020 to 2030

(**+5,000 seniors** | **+16%**)

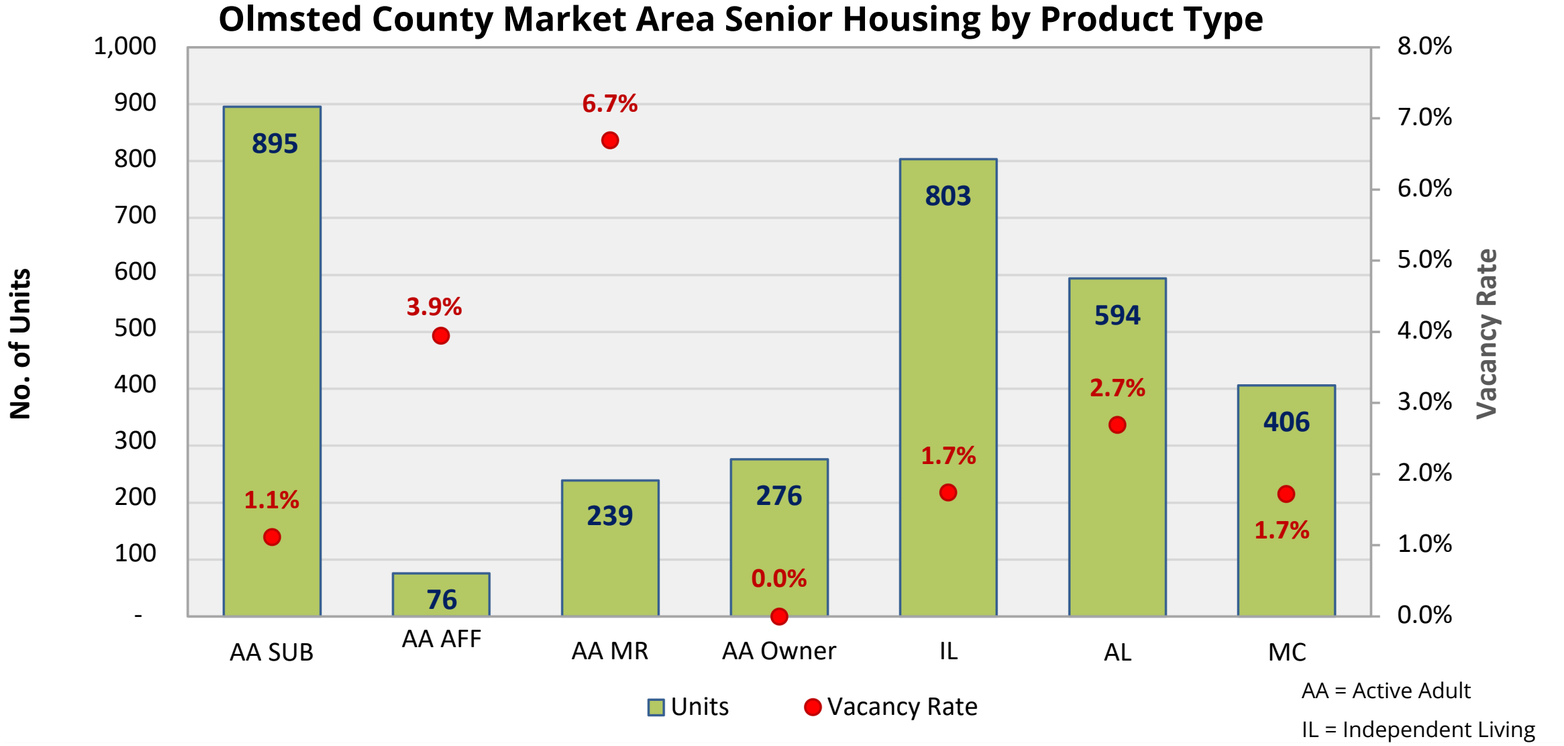
79% of households **65+** are homeowners

2024 Median Income

- 65-74: $78,024
- 75+ $50,181



Need for senior housing increased from **29%** to **31%** of **total housing demand.**



AA = Active Adult
IL = Independent Living
AL = Assited Living
MC = Memory Care

Senior Inventory

3,289 units | **39** projects

2.0% Overall vacancy rate

Active Adult rental near market equilibrium due to new supply in initial lease-up

5% - 7% Vacancy = Market Equilibrium

Progress via Public Policy & Community Collaboration Since 2020

- City of Rochester establishes Housing & Neighborhood Services division
- Housing Coalition completes strategic planning and adopts housing priorities
- City of Rochester revised Unified Development Code to enhance process, predictability, diversify housing city wide
- Housing Coalition launches initiative to create and preserve **1000** homes in **4 years**
- City of Rochester Local Sales Tax Extension passes



Progress via Public Policy & Community Collaboration since 2020

Olmsted County Launches

- Aquisition of Residences of Old Town Hall with Coalition support
- Olmsted County/City of Rochester Update 4(d) program for new affordable rental housing
- Growing Affordable Inclusive Neighborhoods (GAIN) program
- Woodcrest Single-Family Home Project

Olmsted County in partnership with First Homes Community Land Trust



successfully creates Red Hawk affordable single-family homes project

RedHawkDriveSE

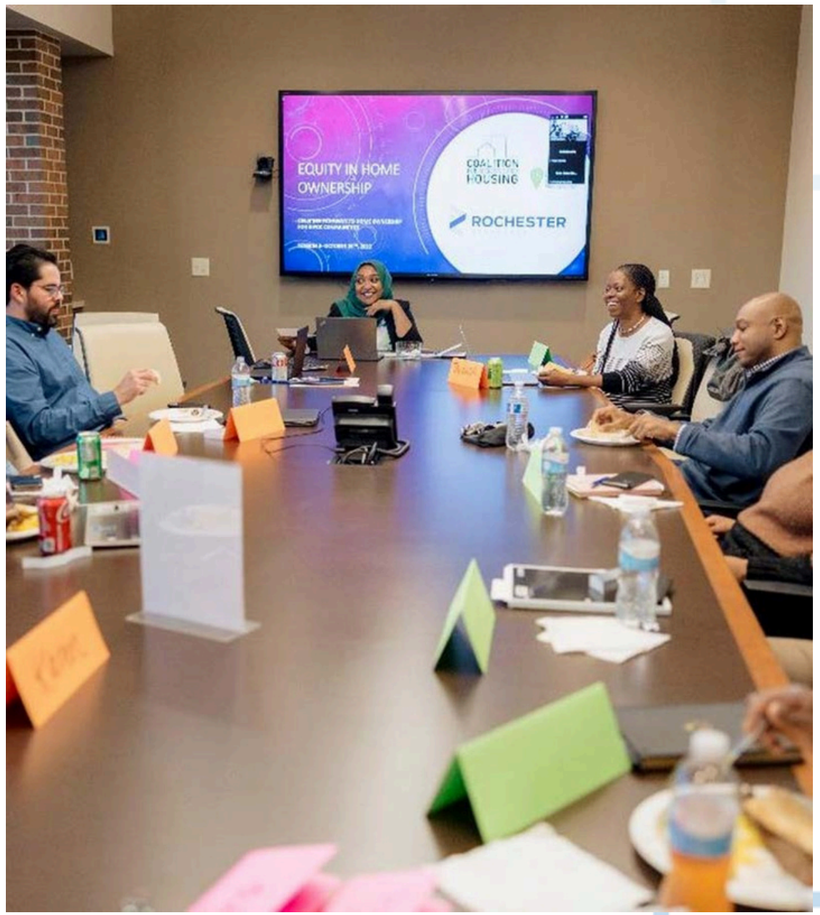
City of Rochester Launches

- Rental Rehab Pilot Program
- Single-Family Fee Reimbursement Pilot Program
- Accessory Dwelling Unit Pilot Program
- Single-Family Homeownership Creation Program
- Economic Vitality Fund-**$40M** Housing Initiatives

Progress via Public Policy & Community Collaboration since 2020

COALITION FOR ROCHESTER AREA HOUSING

- Completes Senior Housing Community Co- Design Project Report
- Convenes Senior Housing Transitions Workgroup
- Completes BIPOC Homeownership Community Co-Design Project Report
- Partners with Housing Alliance Members to Convene Accessible Housing Workgroup
- Collaborates with Three Rivers Community Action to Create BIPOC Homeowner Mentorship Pilot Program



BIPOC Homeownership Co-design Work Group



Progress Made. Work to Do.

The Coalition has made transformative strides in addressing our community's evolving housing needs.

Through unprecedented investments in housing production and preservation, paired with the creation of innovative programs and policy incentives—we've expanded access to homes across all income levels and stages of life.

Next Steps



1. Coalition partners will continue to share findings with community stakeholders

2. Coalition Leadership Council will then evaluate findings and community input to determine whether changes to housing priorities are necessary

3. Coalition partners will provide community with any updates to Housing Priorities

4. Coalition partners will continue to engage with community through Housing Alliance and outreach to inform funding investments and initiatives