



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

CITY COUNCIL WORKSESSION AGENDA

Monday, October 28, 2024

4:00 PM

CALL TO ORDER: Pursuant to due notice and call thereof, a Worksession meeting of the Grand Rapids City Council will be held on Monday, October 28, 2024 at 4:00 PM in the City Hall Council Chambers, 420 North Pokegama Avenue, Grand Rapids, Minnesota.

ROLL CALL:

BUSINESS:

1. Itasca County HRA Housing Study Update ~ Diane Larson & Isaac Meyer
2. VFW Memorial Presentation

REVIEW OF REGULAR AGENDA:

ADJOURN:

Attest: Kimberly Gibeau, City Clerk



Itasca County
Minnesota

Item 1.



COMPREHENSIVE HOUSING STUDY

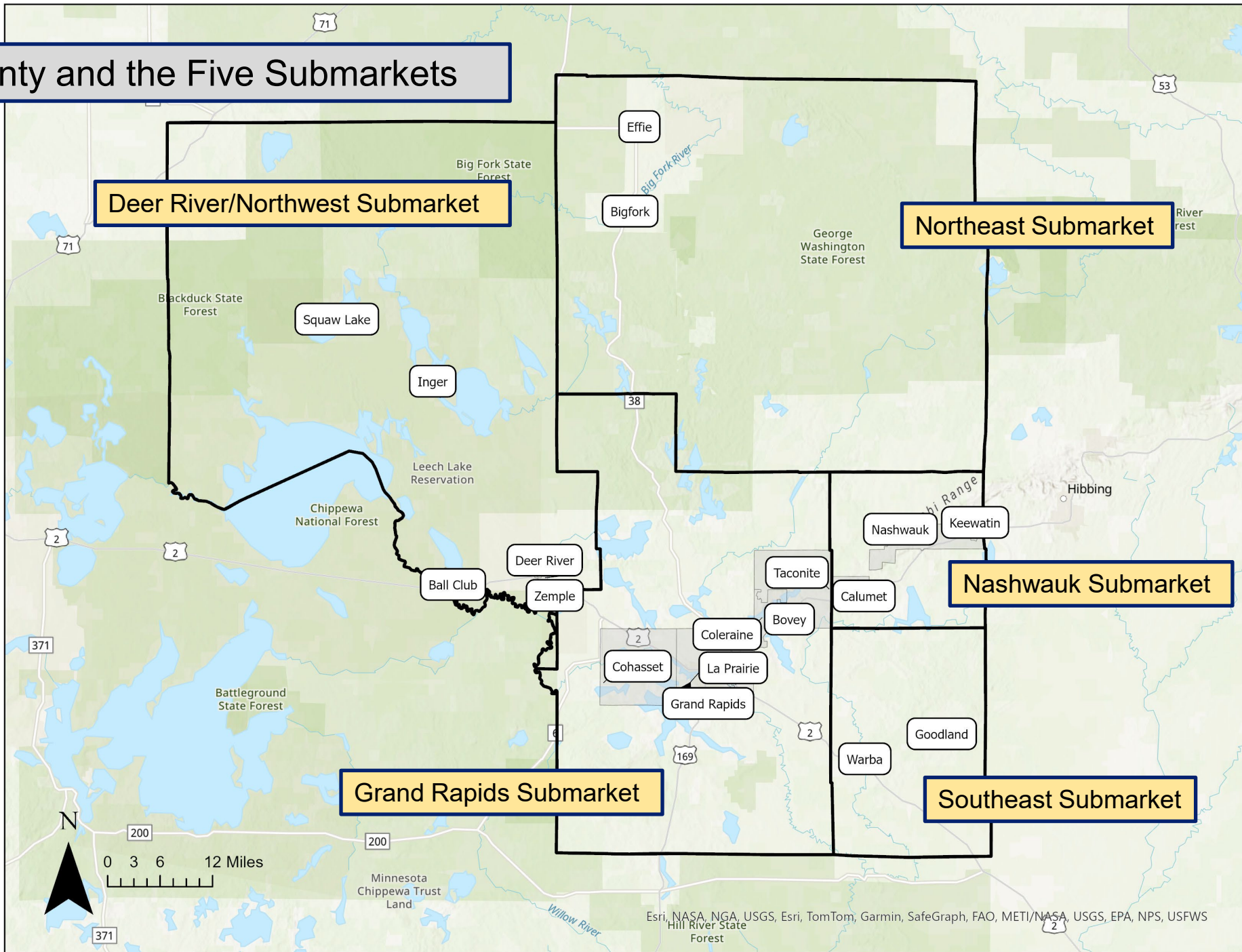
HOUSING NEEDS & LAND USE / ZONING ANALYSIS FOR ITASCA COUNTY, MN

September 2024



Itasca County and the Five Submarkets

Item 1.



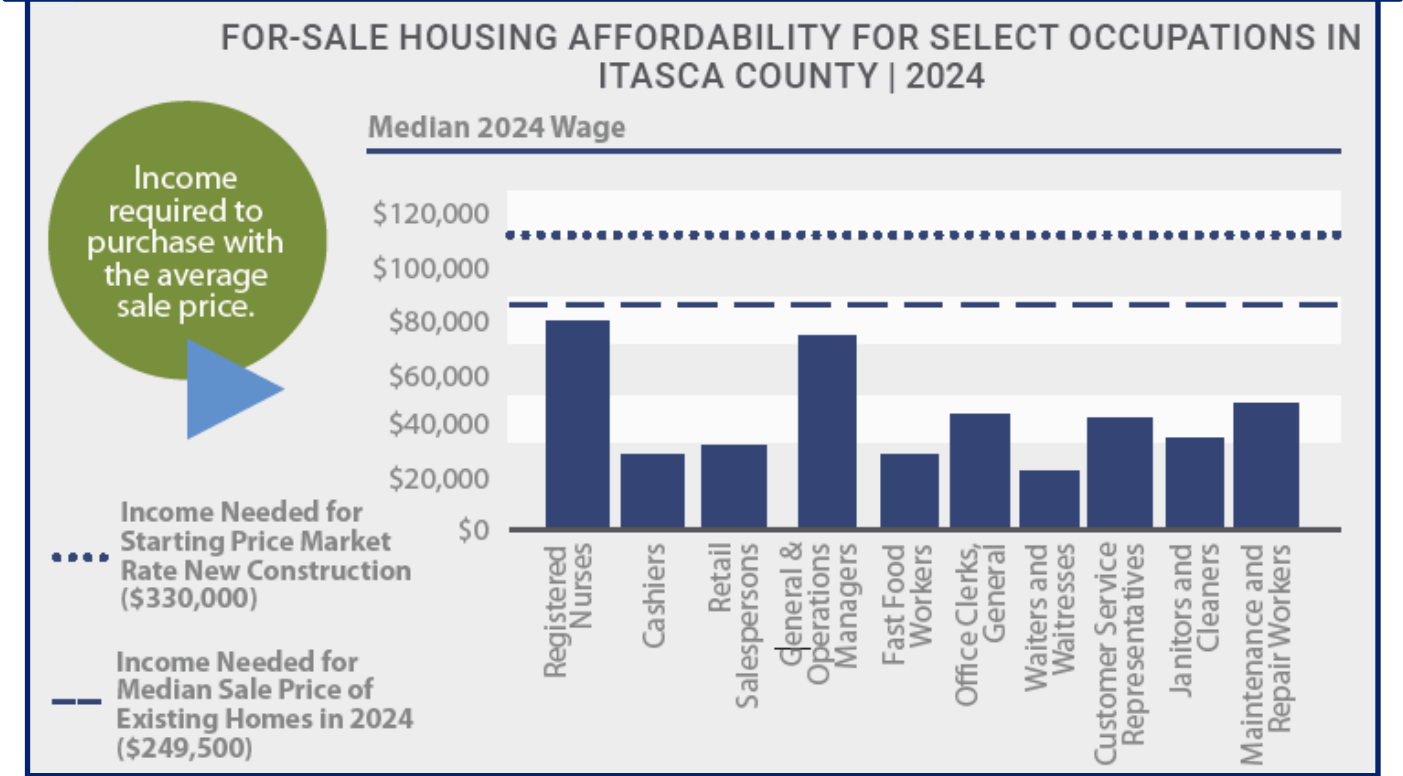
Esri, NASA, NGA, USGS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS

50%

The median sale price of an existing home increased **50% between 2019 and 2024**. The median sale price for an existing home is **\$249,500 in 2024**.

Driven by a lack of inventory and strong demand, existing home prices have increased significantly.

Most workforce occupations do not have incomes high enough to support homeownership



* Median sale price is for Jan. – July 2024.

Average Market-Rate Rent:

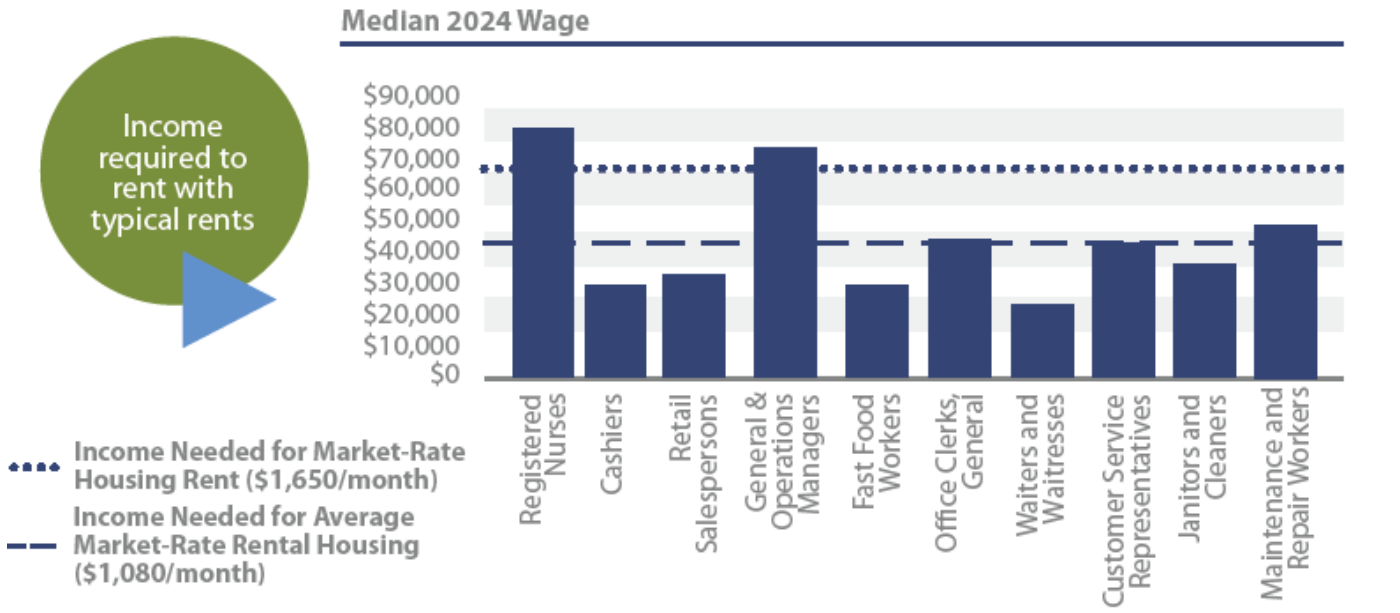
\$1,080

Rents have increased 3% per year across northeastern Minnesota since 2020

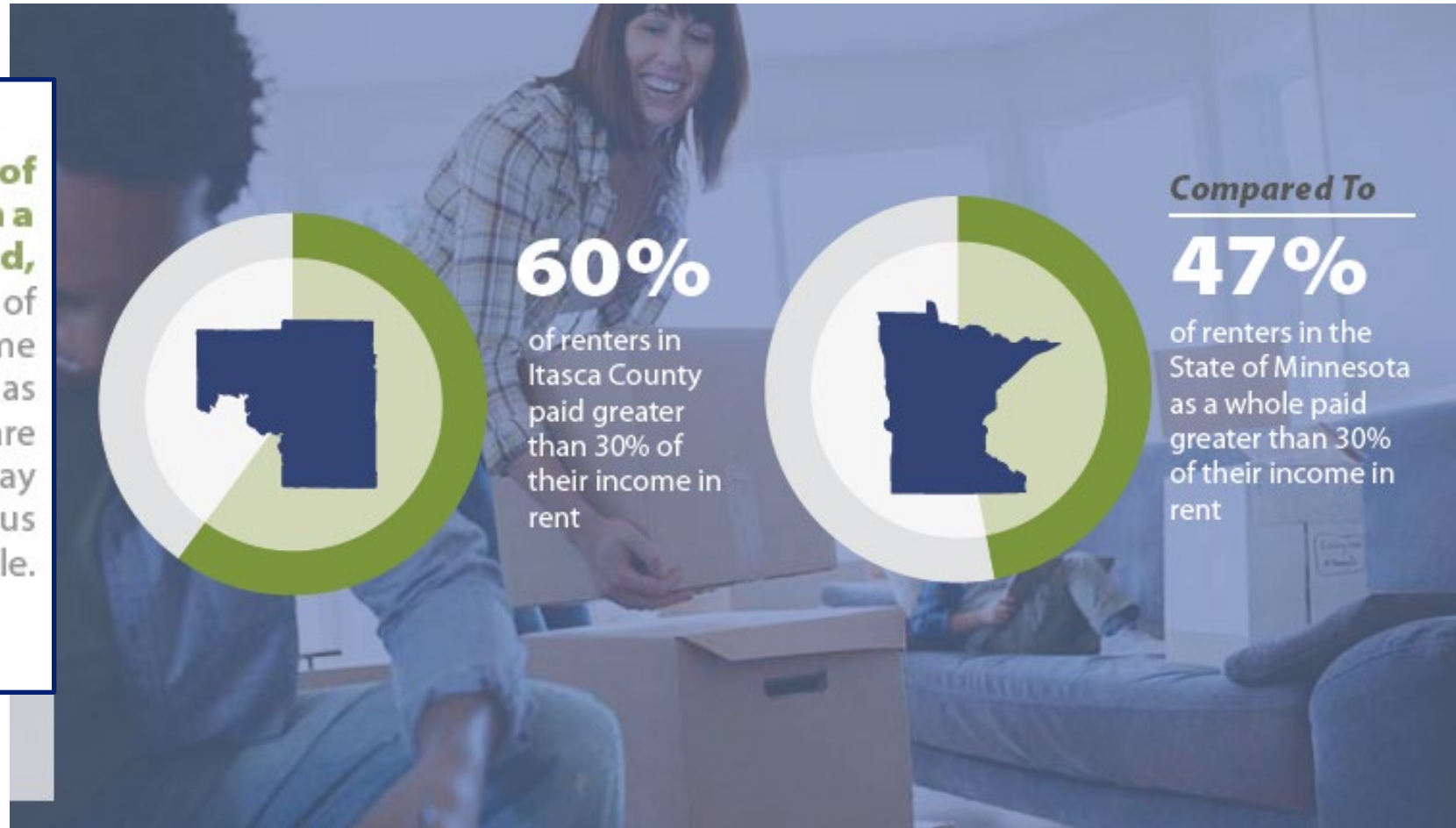
Compared to 2.2% for the state as a whole

Most workforce occupations struggle to afford typical rents in the county.

RENTAL HOUSING AFFORDABILITY FOR SELECT OCCUPATIONS IN ITASCA COUNTY | 2024



“Cost-burdened” means at risk of being forced to choose between a home and other basic needs like food, clothing, and medicine. In 2022, 60% of renters paid greater than 30% of their income in rent, compared to 47% for the state as a whole. It is estimated that 28% of renters are “severely cost burdened,” meaning they pay more than 50% of their income in rent (versus 20% for the state as a whole).



The vacancy rate for market-rate rental housing is below 1%

In general, a healthy market should have a vacancy rate of 5%. That amount of vacancy allows for a healthy turnover of units. **Below 5% means that it is very difficult for renters to find units that meet their needs.** These low vacancy rates also tend to drive up rents.



FOR RENT

0.8%

Market-Rate Rentals



FOR RENT

1.6%

Affordable Rentals





6.5% Affordable Senior Housing

0.0% Active Adult For Sale

3.0% Active Adult Rental

3.8% Independent Living

8.3% Assisted Living

8.4% Memory Care

For the second quarter of 2024, the estimated **national vacancy rate for independent living senior housing was 12.4%**, according to the National Investment Center for Seniors Housing & Care (NIC). Over the same period, the national vacancy rate for assisted living was 15.7%.

ITASCA COUNTY

ESTIMATED HOUSING DEMAND | (2024-2029)

► For Sale Housing Units



95-105
Market-Rate Single-Family



80-85
Affordable Single and Multi-Family



35-45
Market-Rate Townhomes

Total For-Sale Housing Demand

210-235

Additional potential demand from economic development projects
500

► Rental Housing Units



210-220
Affordable Rentals



85-90
Workforce Rentals



50-60
Market-Rate Rentals

Total Rental Housing Demand

345-370

Additional potential demand from economic development projects
800

► Senior Housing Units



75-80
Affordable Senior Housing



65-70
Market-Rate Active Adult



25-30
Market-Rate Active Adult Rentals

Total Senior Housing Demand

240-270



25-30
Market-Rate Independent Living



20-25
Market-Rate Assisted Living

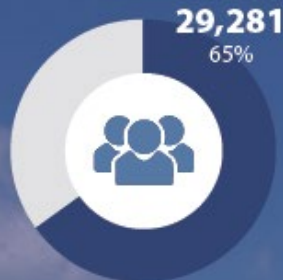


30-35
Memory Care

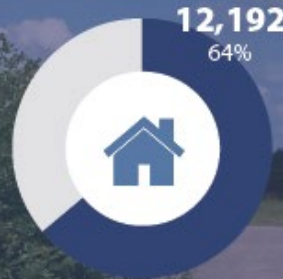
GRAND RAPIDS SUBMARKET

Grand Rapids Submarket Itasca County

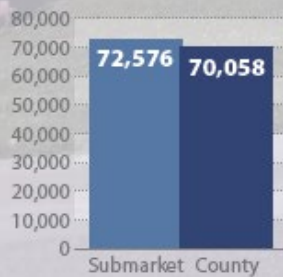
Population



Number of Households



Median Household Income



ESTIMATED HOUSING DEMAND

(2024-2029)

► For Sale Housing Units



60-70
Market-Rate Single-Family



35-40
Affordable Single and Multi-Family



20-30
Market-Rate Townhomes

Total For-Sale Housing Demand

115-140

► Rental Housing Units



135-145
Affordable Rentals



65-70
Workforce Rentals



40-50
Market-Rate Rentals

240-265

► Senior Housing Units



35-40
Affordable Senior Housing



30-35
Market-Rate Active Adult



10-15
Market-Rate Active Adult Rentals

100-130



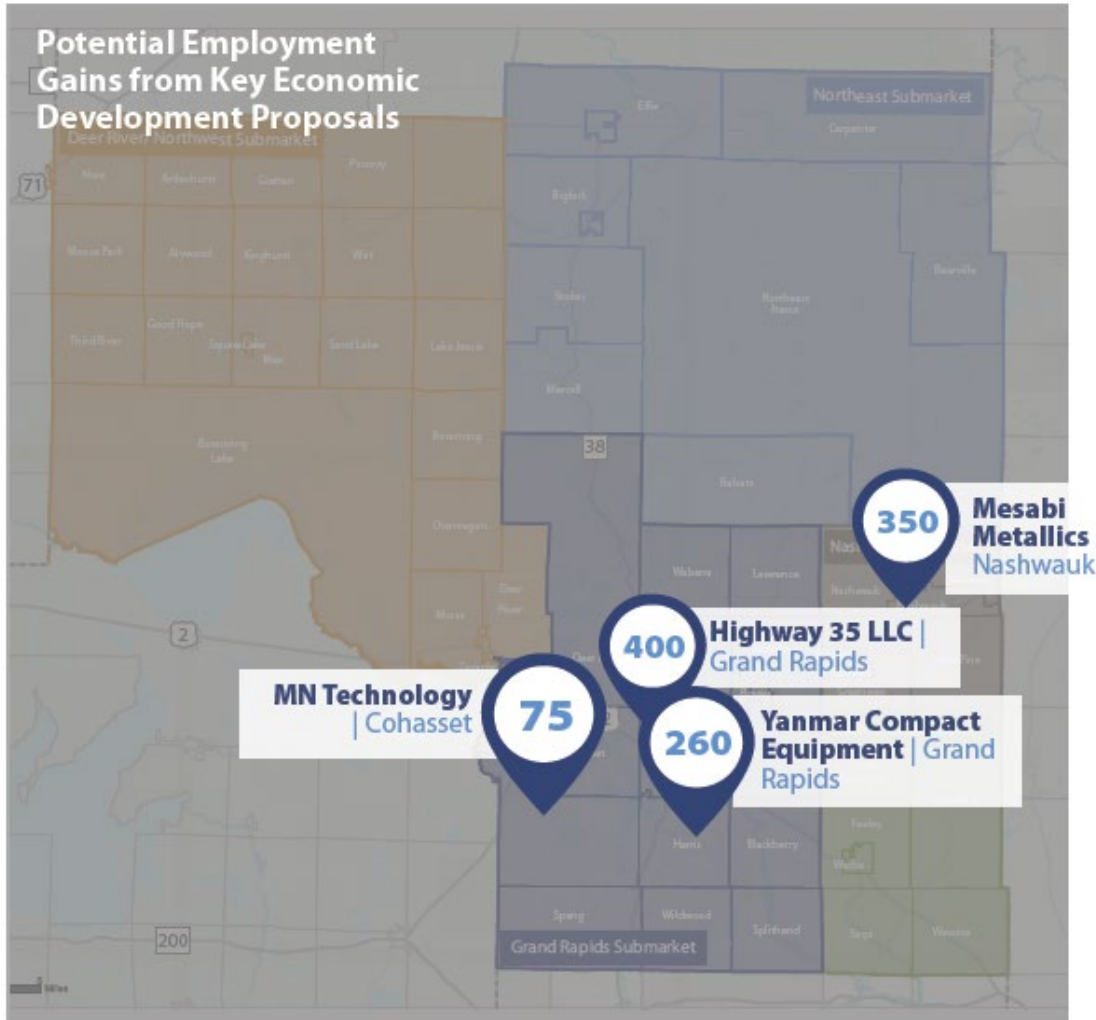
10-15
Market-Rate Independent Living



5-10
Market-Rate Assisted Living



10-15
Memory Care Unit

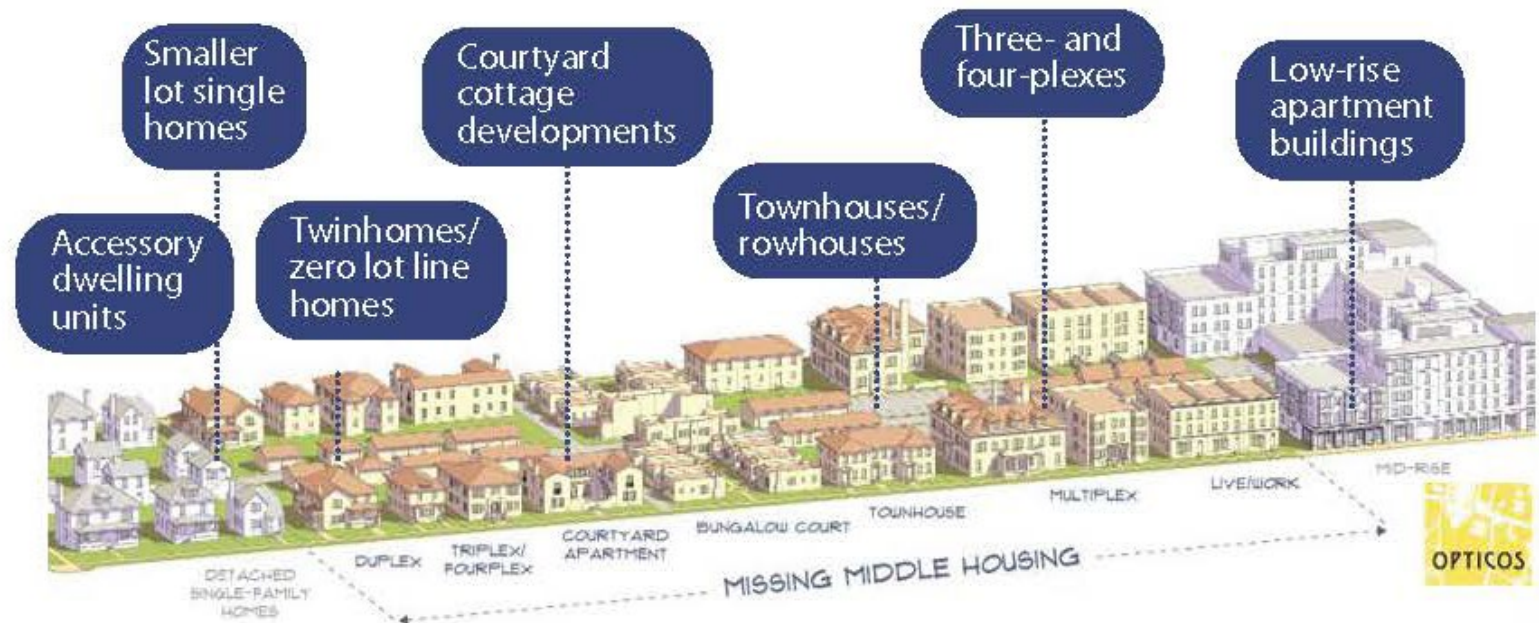


Based on identified economic development projects proposed in Itasca County, there could be an additional 1,500 jobs added to the workforce.

Assuming all of these jobs are added, these employees would create demand for an additional 1,300 housing units above the demand estimated in the analysis.

- Housing uses too simplified:
 - ✓ one-family, two-family, multi-family
- Missing Middle Housing
- More focus on form and scale of housing than number of units
- Need to have definitions of each housing type

OVERALL, ZONING AND LAND USE REGULATIONS DO NOT ALLOW FOR THE RANGE OF HOUSING OPTIONS TO MEET FUTURE DEMAND



Urban residential districts:

- Grand Rapids – 5
- Nashwauk - 5
- Cohasset - 2
- Coleraine - 2
- Deer River - 1
- Keewatin - 1

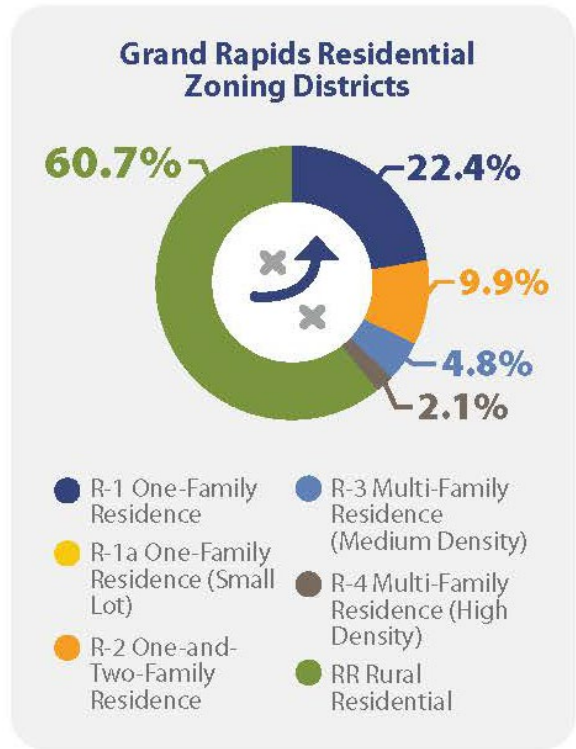
Cities with just one or two residential districts should add a new district that is oriented toward allowing middle- and high-density housing options.

Cities with zoning districts oriented to middle- and high-density housing should apply the districts to more land on the zoning map.

NEED MORE ZONING DISTRICTS THAT ALLOW MIDDLE AND HIGHER DENSITY HOUSING OPTIONS

Current zoning codes typically have just one district that allows more than two-unit dwellings

Current zoning maps do not zone enough land for districts allowing middle and higher density housing



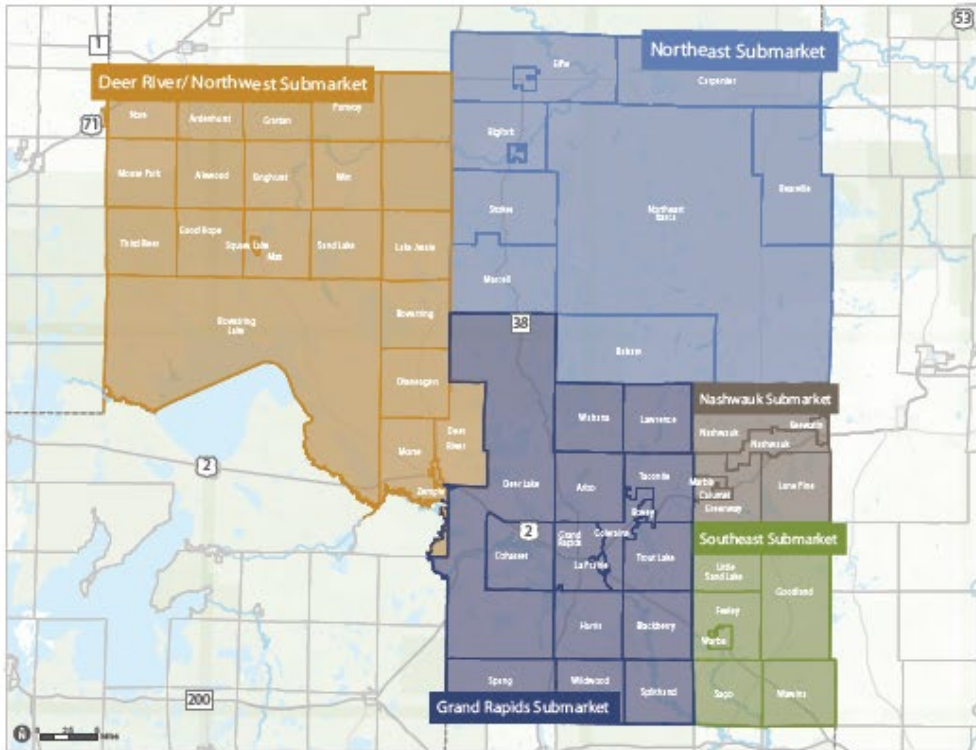
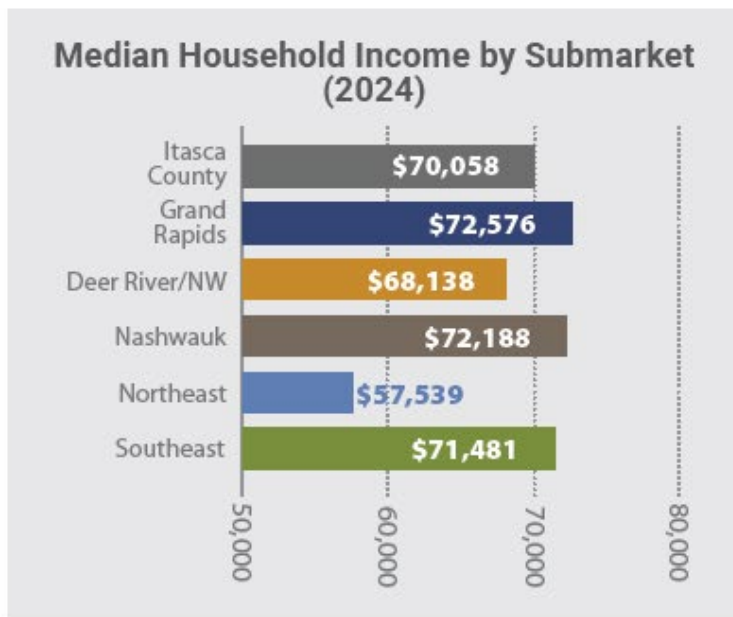
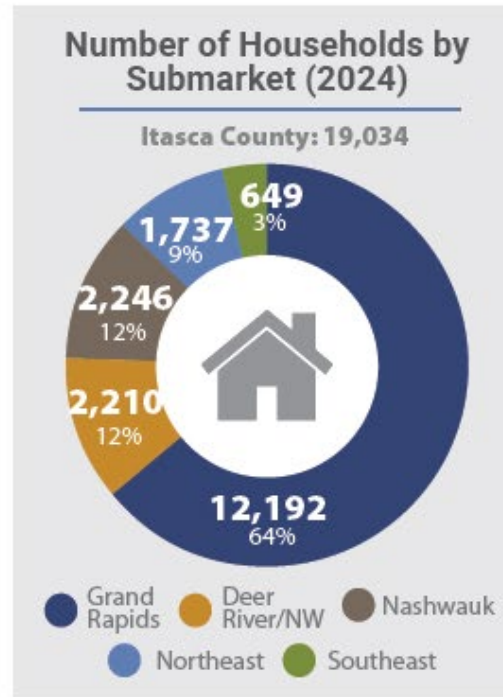
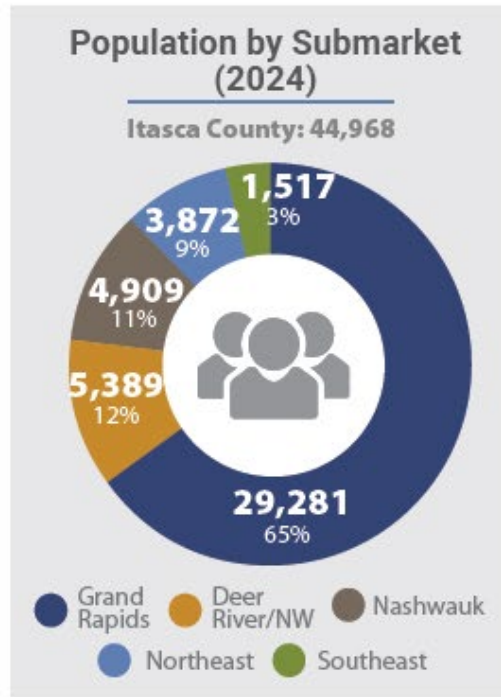
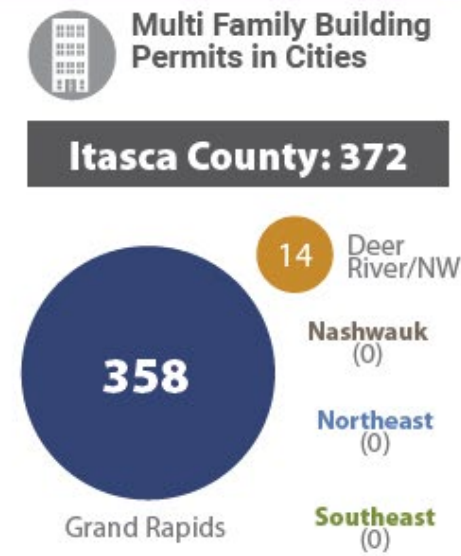
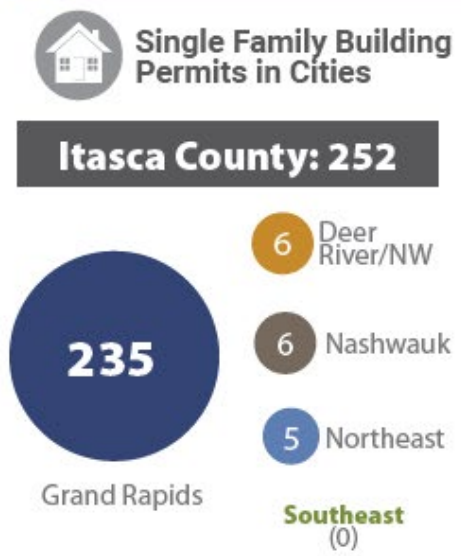
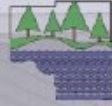


Figure 1.1 Boundaries of 5 Housing Submarkets



BUILDING PERMITS BY SUBMARKET | (2014-2023)





Itasca County
Minnesota

Contact Information

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ITEM # _____



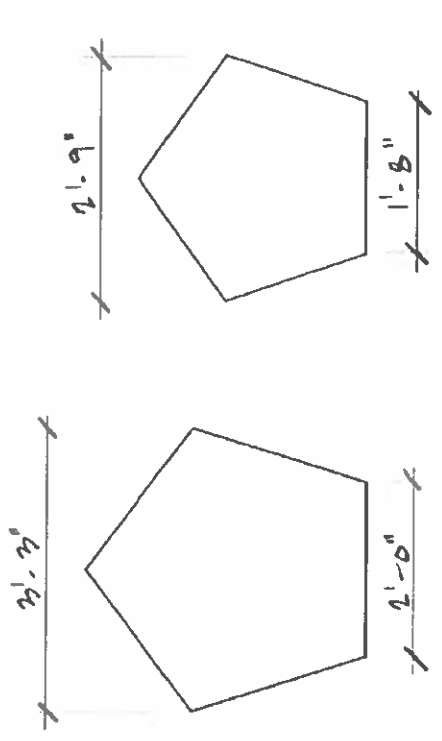
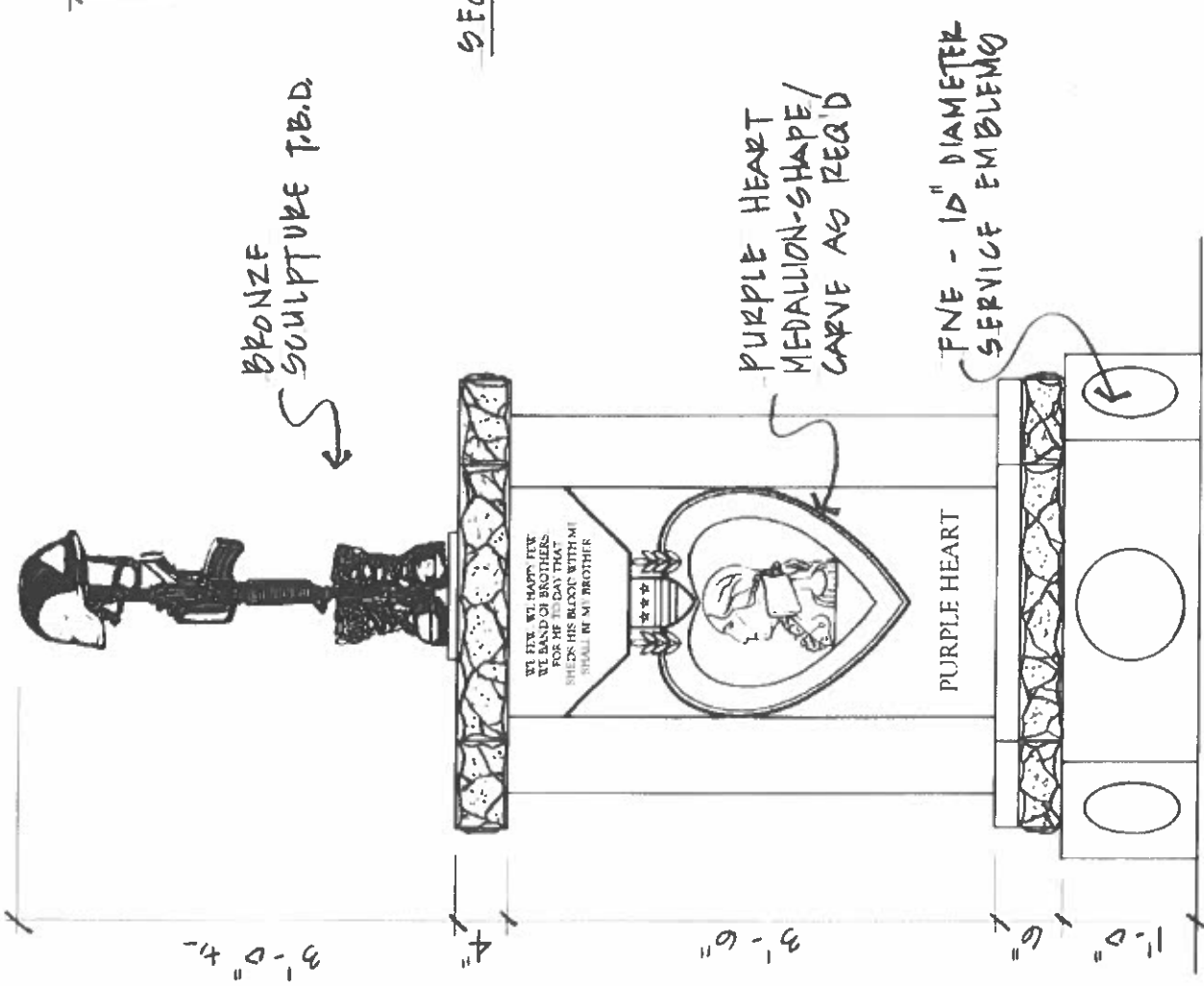
WORKSESSION COVERSHEET

AGENDA DATE: October 28, 2024
TITLE: VFW Memorial Presentation
PREPARED BY: Matt Wegwerth

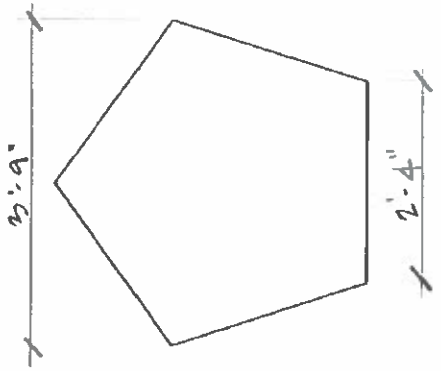
BACKGROUND:

Discuss proposed VFW Memorial near the intersection of 7th Avenue SE / 17th Street SE

ATTACHMENTS:



SECTION - PLINTH/CAP SECTION - COLUMN

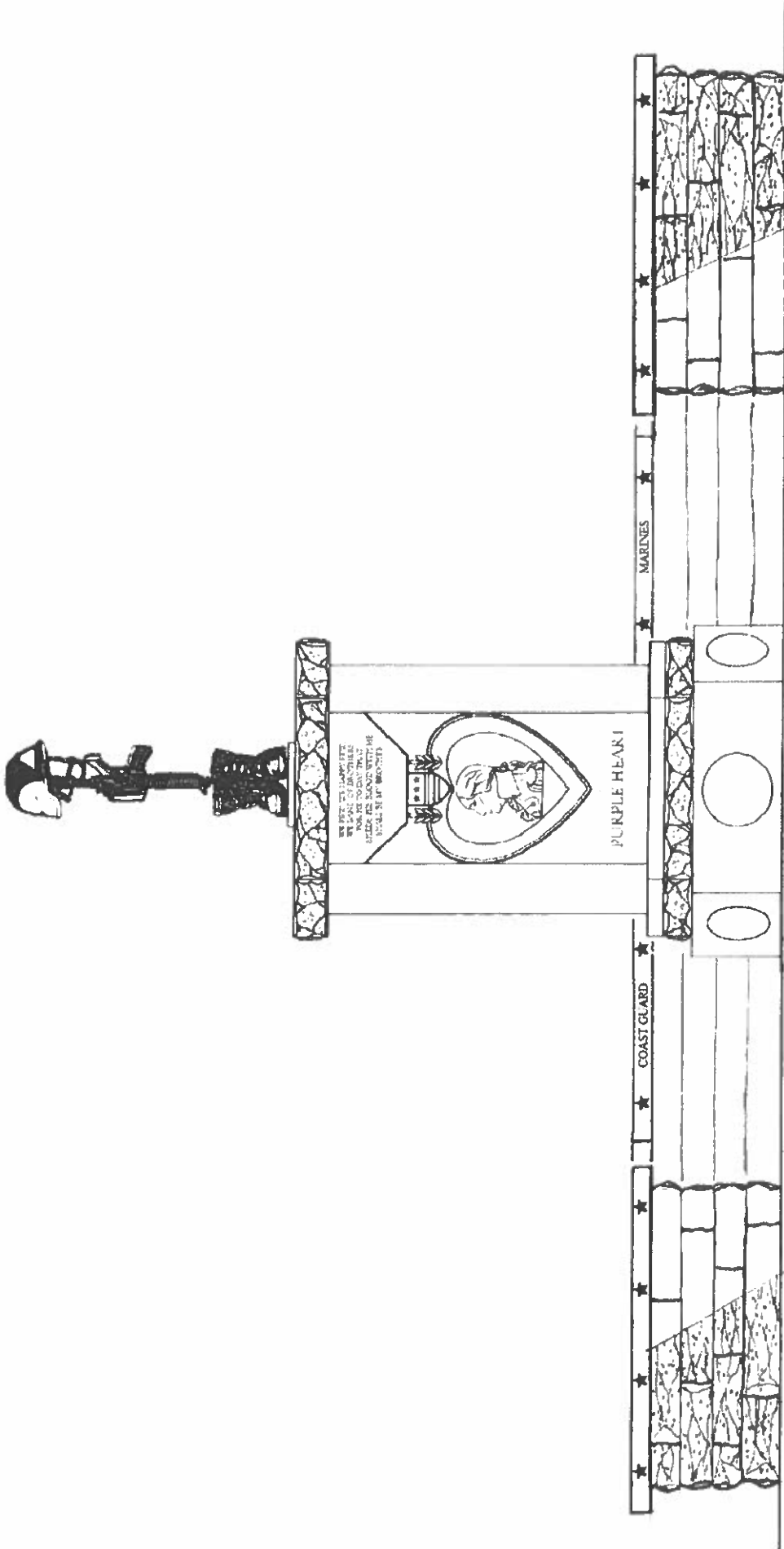


SECTION THRU BASE



218-566-1324
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ELEVATION - PURPLE HEART FEATURE



ELEVATION



218-566-1324

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AMERICAN & POW
FLAGS, POLES & BASES
BY OTHERS

30 DIAMETER FEATURE.
LANDSCAPED AREA CAN
BE CRUSHED STONE,
STAMPED CONCRETE SLAB,
CONCRETE OR GRANITE
PAVERS, ETC.

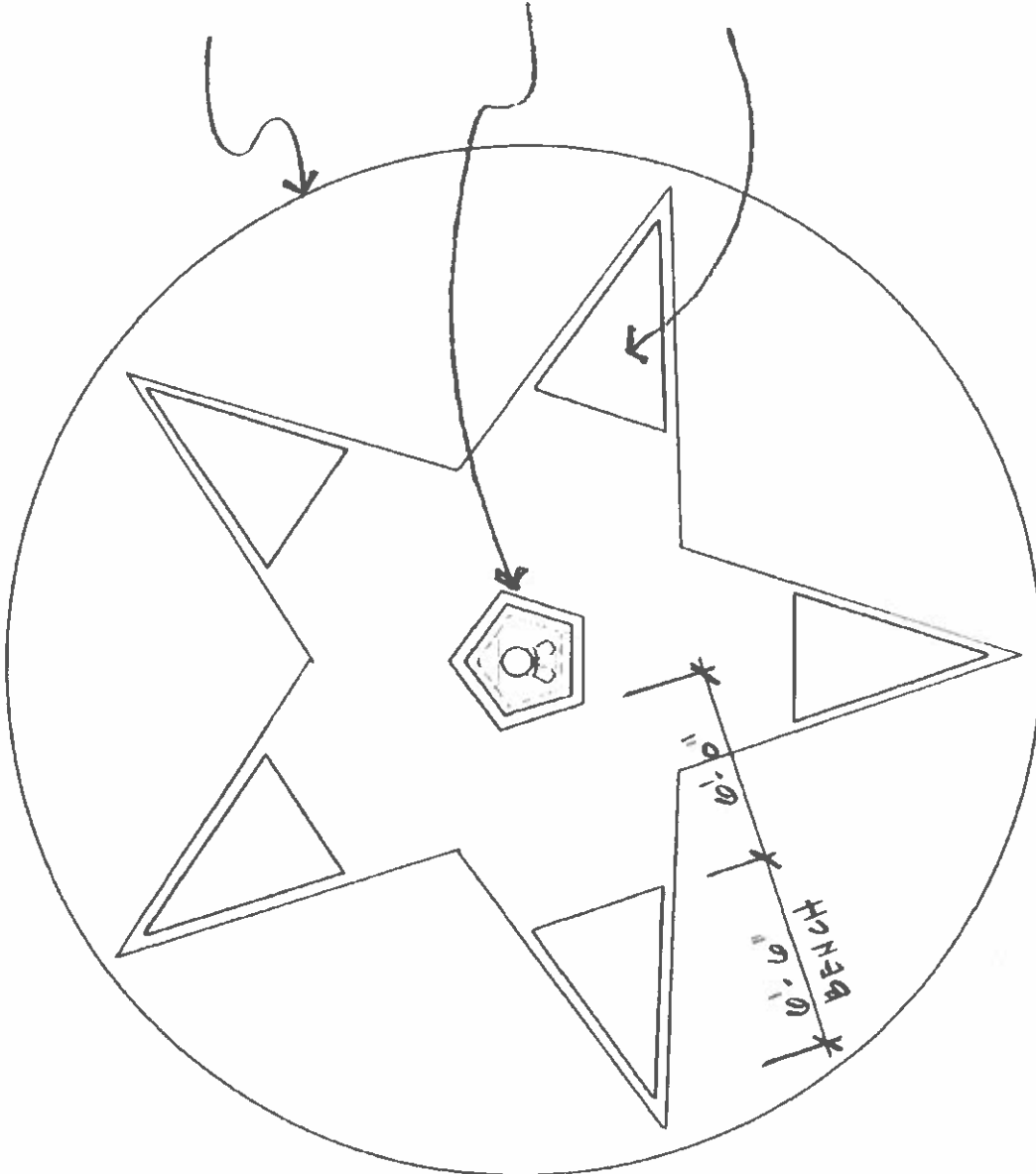
PURPLE HEART FEATURE
SEE ATTACHED ELEVATION

(5) GRANITE BENCHES -
CONSISTS OF FULL BED
GRANITE SPLITFACE & 2" +/-
POLISHED GRANITE CAP W/
TEXT & DESIGN SANDBLAST
INCISED & HILITED (ARMY,
NAVY, AIRFORCE, MARINES,
COAST GUARD & STARS)



213-566-1324

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PLAN - PROPOSED

Proposed VFW Monument



Item 2.

N

0 40 80 160 Feet

Future Monument

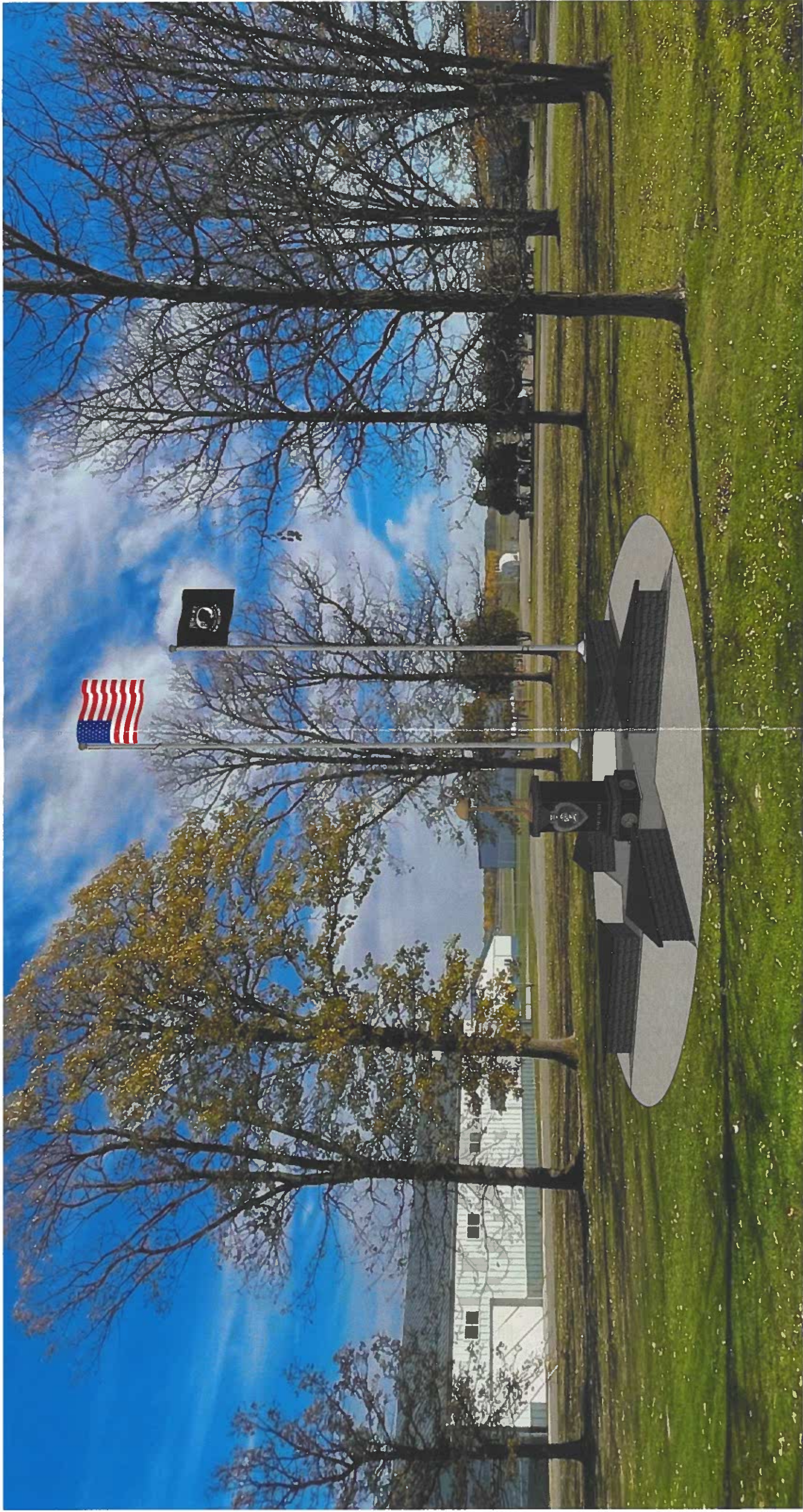
Future walk ways

Monument

Walk way

Grand Rapids Parcels

19



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VFW Post 1720 Purple Heart Feature

View 01



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VFW Post 1720 Purple Heart Feature

View 02