BLOMKEST

Community Housing Spotlight



BLOMKEST HOUSING SNAPSHOT

What the Kandiyohi County Housing Study Means for Blomkest

AT A GLANCE

145 **2020 Population**	**135 → 120** **2025 Population Estimate → 2040 Projection**	**91%** **Homeownership Rate** (2020)
70 → 65 **Number of Households** 2025 → 2040	**3 homes** **Potential Demand** 2025-2035	**1-2 homes** **Infill Construction Recommended** 2026-2031

A SMALL COMMUNITY FOCUSED ON HOUSING STABILITY

Blomkest is located near the intersection of Highways 7 and 71, about 10 miles south of Willmar. Its population was 145 in 2020, down from a peak of 200 in 1980. With very little new housing construction over several decades, its household base has remained relatively steady. The 2026 Kandiyohi County Housing Study anticipates a modest decline in Blomkest's population and households through 2040. The study's central housing message for the Blomkest community is to preserve the quality of its existing homes and to allow limited new construction where suitable infill lots are available.

THE MAIN TAKEAWAY

A new subdivision or apartment development is not recommended for Blomkest. The housing study instead emphasizes the need to preserve the quality of the community's existing housing stock and then add one or two new single-family homes on infill lots.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Blomkest community summary, pp. 146–148.



BLOMKEST'S HOUSING MARKET

A High Rate of Homeownership and Very Limited New Construction

COMMUNITY PROFILE

52.6	64 / 6	$71,986
Median Age	**Owner / Renter Households**	**Median Household Income**
2020	2020	2025

58	0	0
Single-Family Homes	**Multifamily Units**	**New Housing Permits**
2024	2024	2020–2025

HOUSING CONDITIONS AND SUPPLY

Blomkest's housing consists almost entirely of single-family homes. The Kandiyohi County Housing Study reports two permits for new housing during the 2000s, one during the 2010s, and none from 2020 through 2025. It identifies no vacant single-family lots in active subdivisions.

Housing Cost Burden (2024 Estimates)

About 7% of owner households and 11% of renter households were estimated to be housing cost burdened. Cost burden generally means spending more than 30% of household income on housing.

POPULATION AND HOUSEHOLD PROJECTIONS

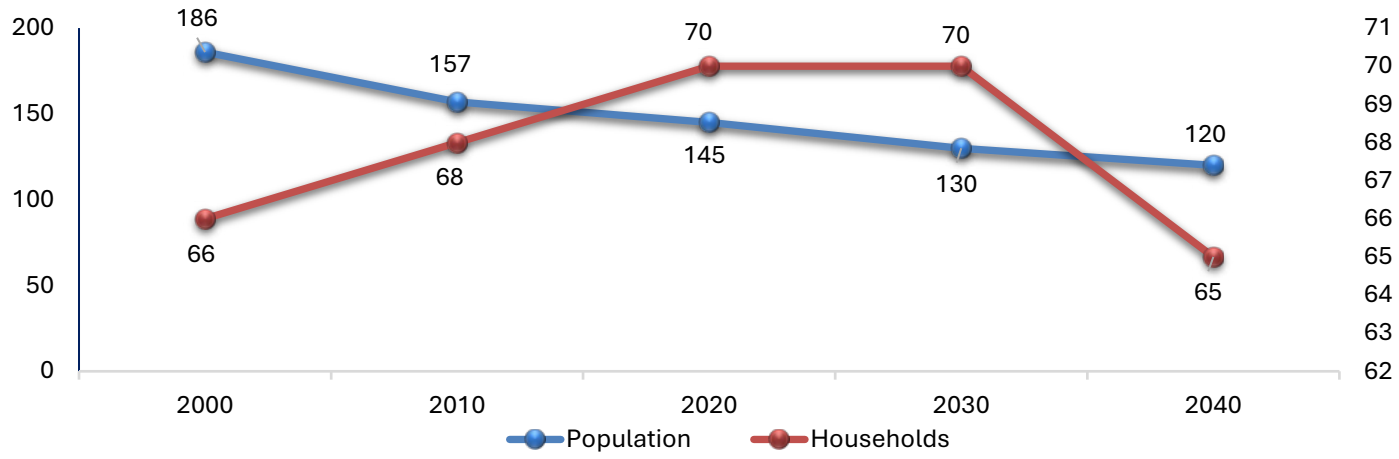


Chart data: 2000 – 86 people/66 households; 2010 – 157 people/68 households; 2020 – 145 people/70 households; 2025 – 135 people/70 households; 2030 – 130 people/70 households; 2040 – 120 people/65 households.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Blomkest community summary, pp. 146–147.

A PRACTICAL HOUSING PATH

Preserve What Exists. Make Room for Modest Reinvestment.

HOUSING DEMAND THROUGH 2035

-5	3	1-2
Projected Household Change 2025–2035	**Potential New Homes Including Replacement Demand**	**Recommended Infill Homes** 2026–2031

Although the study projects a decline of five households from 2025 to 2035, replacement of older housing creates potential demand for approximately three new housing units. This is a modest market opportunity rather than a signal for a large development.

STUDY RECOMMENDATION: 2026-2031

MAINTAIN EXISTING HOMES AND DEVELOP INFILL HOUSING

Maintain the quality of the existing housing stock and develop one or two single-family homes on infill lots within Blomkest. An infill lot is a vacant or underused parcel within an already developed community.

WHAT THE STUDY DOES NOT RECOMMEND

The study does not recommend a new single-family subdivision or apartment building in Blomkest, given the limited projected demand.

QUESTIONS FOR LOCAL LEADERS

- Which existing vacant or underused parcels could accommodate one or two new homes?
- What maintenance or reinvestment needs exist among older homes?
- Could infrastructure or site constraints affect the feasibility of infill construction?
- Who could initiate conversations with property owners and potential builders?

WHY THIS MATTERS

In a community of Blomkest's size, preserving existing homes and adding even one or two well-sited houses can support continuity and offer opportunities for future households. The study's approach favors small-scale improvements consistent with local demand.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Blomkest community summary, p. 148. Questions for local leaders are discussion prompts prepared for this handout, not recommendations from Viewpoint Consulting Group, Inc.