KANDIYOHI

Community Housing Spotlight



KANDIYOHI HOUSING SNAPSHOT

What the Kandiyohi County Housing Study Means for Kandiyohi

AT A GLANCE

569 **2020 Population** 590 projected for 2030	**600** **2040 Population Projection** Continued modest growth	**~ 20 homes** **Estimated Housing Demand** 2025-2035
6-10 **Homes Needed for Owner Occupancy** 2025–2035	**10-14** **Rental Homes Needed** 2025–2035	**0** **Active Subdivision Lots** At the time of the 2026 study

A SMALL COMMUNITY WITH ROOM TO GROW

Located along U.S. Highway 12 about four miles east of Willmar, Kandiyohi had 569 residents in 2020, its highest recorded population in the study. The 2026 Kandiyohi County Housing Study projects continued growth to 590 residents in 2030 and 600 by 2040. Limited available lots and tight rental conditions point to a need for additional housing choices.

WHY HOUSING CHOICE MATTERS

Families & Workers More rental and ownership options can help people move into Kandiyohi and support the local workforce.	**Older Adults** Single-level dwellings, including rentals, can make it easier for residents to remain in Kandiyohi as their needs change.	**People With Disabilities** Accessible, single-level options can broaden the range of local housing for those with physical limitations.

THE HEADLINE FINDING

The study estimates demand for approximately 20 additional homes by 2035, including 6–10 owned homes and 10–14 rental homes.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Kandiyohi community summary, p. 149; Key Findings, p. 7.



KANDIYOHI'S HOUSING MARKET

Growth Potential – But Limited Ready-to-Build Housing

COMMUNITY PROFILE

31.4	**196 / 29**	**$79,911**
Median Age	**Owner / Renter Households**	**Median Household Income**
2020	Study projections	2025
194	**31**	**2**
Single-Family Homes	**Multifamily Homes**	**New Housing Permits**
2024	2025–2035	2020-2025

HOUSING CONDITIONS AND SUPPLY

Kandiyohi's population grew from 491 in 2010 to 569 in 2020. The Kandiyohi County Housing Study anticipates additional growth and reports no available lots in active subdivisions at the time of its analysis. It also notes low rental vacancy and occupied single-family homes, making new housing important to accommodate projected growth.

WHAT THIS MEANS

The study identifies opportunities for both owner-occupied homes and rental housing. New residential lots, a modest workforce apartment building, and single-level rental townhomes could address different household needs.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Key Findings, p. 7. The community-specific rental vacancy rate is not stated here.

POPULATION AND HOUSEHOLD PROJECTIONS

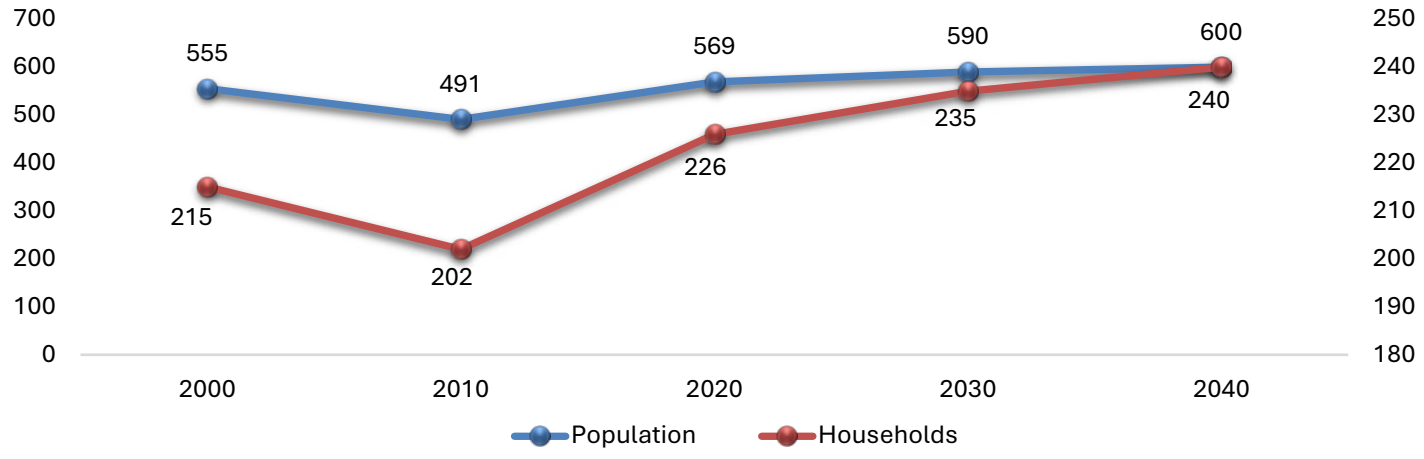

Chart Reference: 555 population/215 households (2000), 491/202 (2010), 569/226 (2020), 590/235 (2030) and 600/240 (2040).

A PRACTICAL HOUSING PATH

Three Study Recommendations, Plus Questions for Local Leaders

ESTIMATED DEMAND, 2025-2035

Approximately 20 homes: 6-10 homes for owner-occupancy and 10-14 rental homes.

THREE HOUSING STEPS: 2026-2031

1. CREATE LOTS FOR SINGLE-FAMILY HOMES & TWINHOMES

Create a subdivision with approximately 15 single-family/townhome lots. Price lots to support homes sales prices of about $350,000 to $450,000.

Who This Could Serve: Households seeking new owner-occupied homes or twinhomes.

2. ADD WORKFORCE APARTMENTS

Develop a market-rate, workforce apartment building with 10-12 units, targeting rents below $850 for one bedroom, $1,100 for two bedrooms and $1,450 for three bedrooms.

Who This Could Serve: Moderate-income households seeking rental choices.

3. ADD SINGLE-LEVEL RENTAL TOWNHOMES

Add 2-4 single-level rental townhomes with attached garages, primarily two-bedroom units. Target rent should be approximately $1,450 for a two-bedroom unit.

Who This Could Serve: Younger renters, older adults, and people with disabilities.

QUESTIONS FOR LOCAL LEADERS

- Where could a roughly 15-lot subdivision be efficiently served by city infrastructure?
- What public-private partnerships could help reduce lot development costs?
- Which sites might support a 10-12-unit workforce apartment building?
- Could small-scale single-level rental townhomes be developed near existing services?
- Who will initiate discussions with builders, landowners and housing partners?

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (2026), Key Findings, p. 7. Questions for local leaders are handout discussion prompts, not recommendations from Viewpoint Consulting Group, Inc.