REGAL

Community Housing Spotlight



REGAL HOUSING SNAPSHOT

What the Kandiyohi County Housing Study Means for Regal

AT A GLANCE

43 / 45 **Population / Projected Population** 2020 - 2040	**~ 1 Home** **Estimated Housing Demand** 2025 - 2035	**95%** **Homeownership Rate** 2020
20 **Households** 2020 / 2040 projected	**0** **New Housing Permits** 2020–2025	**1 - 2** **Infill Single-Family Homes** Recommended, 2026–2031

A SMALL COMMUNITY FOCUSED ON PRESERVING EXISTING HOUSING

Regal is located along Minnesota State Highway 55 in northeastern Kandiyohi County, about 22 miles from Willmar. With 43 residents in 2020, Regal is Kandiyohi County's smallest incorporated community. The 2026 Kandiyohi County Housing Study projects a stable population of 45 residents and 20 households through 2040. Regal's housing stock consists entirely of single-family homes, and the community's homeownership rate is 95%.



THE HEADLINE FINDING

The Kandiyohi County Housing Study estimates demand for approximately one new home from 2025 to 2035, arising from anticipated housing replacement needs rather than household growth. It recommends preserving the existing housing stock and developing one or two single-family homes on infill lots. A new subdivision or apartment building is not recommended.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (July 24, 2026), Regal community summary, pp. 167–169; Key Findings, p. 13.

REGAL'S HOUSING MARKET

Stable Population, High Homeownership, and Limited New Construction

COMMUNITY PROFILE

37.5 **Median Age** 2020	**19 / 1** **Owner / Renter Households** 2020	**$81,744** **Median Household Income** 2025
18 / 0 **Single-Family Homes / Mobile Homes** 2024	**0** **Multifamily Units** 2024	**0** **New Housing Permits** 2020–2025

HOUSING CONDITIONS AND SUPPLY

Regal had 19 owner households and one renter household in 2020, resulting in a 95% homeownership rate. The study identifies 18 single-family homes, no multifamily units, and no mobile homes in 2024. Three housing permits were issued in the 2000s, with none in the 2010s or from 2020 through 2025. Regal's household count is projected to remain at 20 through 2040.

REGAL'S HOUSING SUPPLY

The study reports no vacant single-family lots in active subdivisions. With limited demand, it recommends considering suitable infill lots within the existing community rather than creating a new subdivision.

REGAL POPULATION AND HOUSEHOLD PROJECTIONS

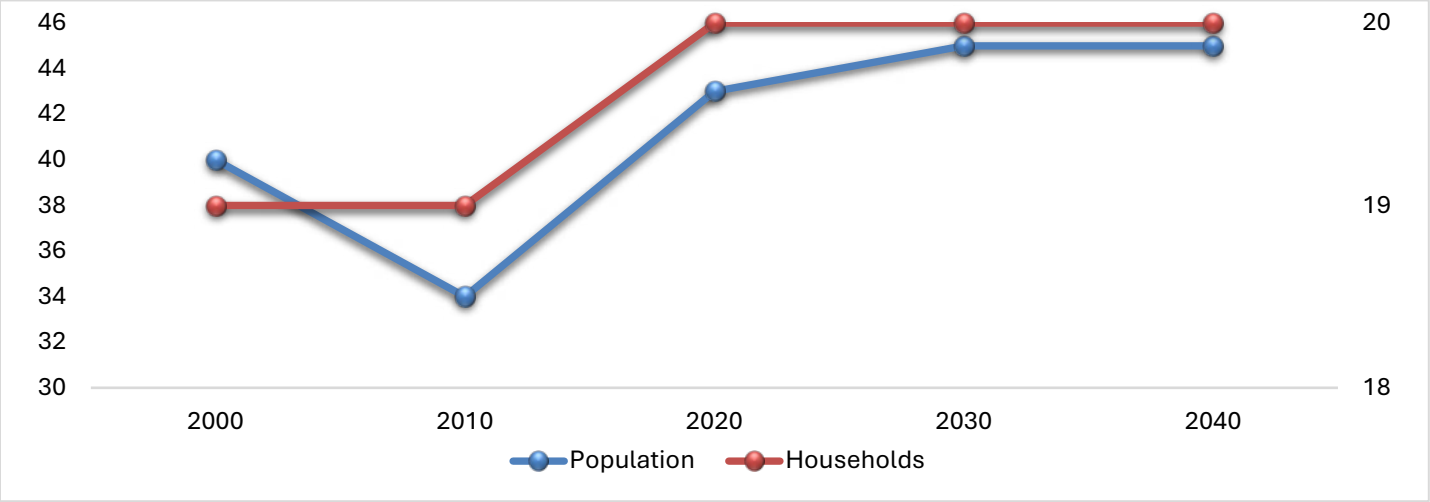

Chart reference: 2000: 40 people / 19 households | 2010: 34 people / 19 households | 2020: 43 people / 20 households | 2025: 45 people / 20 households | 2030: 45 people / 20 households | 2040: 45 people / 20 households.

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (July 24, 2026), Regal community summary, pp. 167–169.

A PRACTICAL HOUSING PATH

Maintain Existing Homes and Consider Limited Infill Construction

HOUSING DEMAND THROUGH 2035

~ 1	1 - 2	0
Potential New Home	**Infill Homes**	**New Subdivisions**
2025 - 2035	Recommended 2026 - 2031	Recommended 2026 - 2031

HOUSING STEPS: 2026 - 2031

1. **MAINTAIN THE EXISTING HOUSING STOCK**

   The study emphasizes maintaining the quality of existing homes. Regal has a stable household base and little recent new construction, making preservation of its existing single-family homes especially important.

2. **CONSIDER ONE OR TWO INFILL HOMES**

   Develop one or two single-family homes on suitable infill lots within the community, as opportunities arise. The study does not recommend a new subdivision or larger apartment development.

WHY A SMALL AMOUNT OF NEW HOUSING MATTERS

The study projects no household growth from 2025 through 2040 but identifies demand for approximately one additional home through 2035 because of anticipated replacement housing needs. Maintaining existing homes and selectively building on infill lots can support the community without requiring a new subdivision or apartment development.

QUESTIONS FOR LOCAL LEADERS

- Which existing homes would benefit from rehabilitation or maintenance assistance?
- Are any vacant or underused infill lots suitable for one or two new single-family homes?
- What partnerships could help homeowners maintain and improve the existing housing stock?

Source: Viewpoint Consulting Group, Inc., Kandiyohi County Housing Study (July 24, 2026), Regal community summary, pp. 167–169; Key Findings, p. 13. Questions are local discussion prompts, not consultant recommendations.