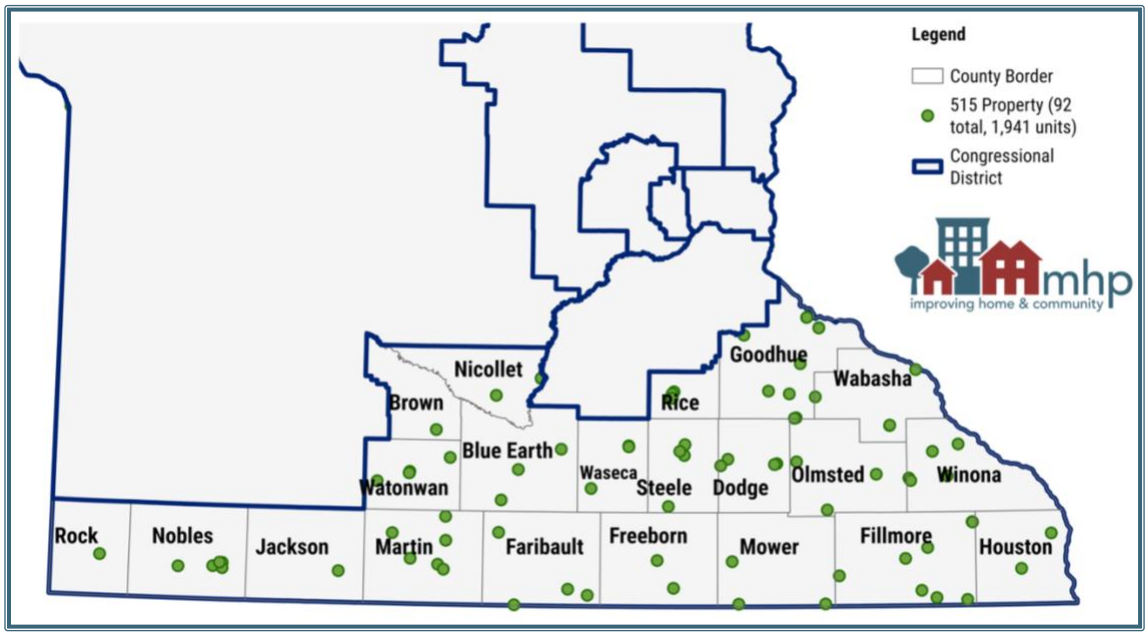
Preserving Rural Rental Homes in Minnesota's 1st Congressional District

Across the country, rural housing stock grew less than 2% from 2010 to 2020, and Minnesota faces the same challenge: rural communities are losing affordable homes faster than they can replace them. In many Minnesota communities, smaller rental properties with USDA Sec 515 loans are among the only available homes to seniors, people with disabilities, and families with low incomes.

In the next few years, thousands of USDA-financed Sec 515 properties, or rural rental multifamily homes, will reach loan maturity. Without further action, these homes will lose the rental assistance that keeps them affordable.

USDA Section 515 Active Properties: Congressional District 1, 2026



Section 515 Property Exits from March 2025–March 2026

Congressional District	Active Properties	Active Units	Properties Exited	Units Exited
1	92	1941	9	121
2	21	530	0	0
3	1	25	0	0
6	44	1171	2	45
7	153	3071	5	46
8	91	2066	1	24

Important to Minnesota's Rural Residents

As Section 515 mortgages mature, Greater Minnesota is steadily losing affordable homes that are **difficult—often impossible—to replace once they are gone**. In 2000, Minnesota was home to 453 Section 515 properties with 9,519 rental units. **In 2026, there are 402 properties with 8,804 units in Minnesota—a loss of 715 affordable rural rental homes in just six years due to maturing mortgages and other property exits.**

Why These Homes Matter

- In 48 of 80 counties, Section 515 homes account for more than 20% of all subsidized housing, reaching as high as 45% in some counties
- Almost 90% of Section 515 properties have 30 or fewer homes
- Properties average at least 35 years old
- Residents have very low incomes: $20,800 on average, or $14,200 for households with rental assistance.
- Many residents are seniors (30%) or people with disabilities (17%)

Minnesota Is One of the States Most at Risk of Losing Rural Rental Homes Residents Can Afford
The peak of mortgage maturations for Section 515 properties in Minnesota will occur in 2030, about 10 years *before* the peak in mortgage maturations occurs for Section 515 properties in the U.S. — with the potential for thousands of Section 515 homes to leave the program.

Year	USDA RD 515 Properties in MN	Rental Units
2026	402	8804
2025	418	9032
2023	433	9207
2020	453	9519

Preserving Minnesota's Section 515 rental homes is one of the most cost-effective ways to maintain housing stability. Federal appropriations priorities for preserving Section 515 homes include:

- Section 515 Multifamily Direct Loans
- Multifamily Preservation and Revitalization Program
- Section 521 Rental Assistance and Section 542 Vouchers
- Multifamily Housing Nonprofit Transfer Technical Assistance Program (USDA)
- Stand Alone Rental Assistance (decoupling)

See 2023 Report: "The USDA Section 515 Program and the Challenge Of Preserving Affordable Housing In Greater Minnesota," https://mhponline.org/publications/research-usda-section-515-program/



MN Congressional District 1 Sec 515 Properties	City	Rental Units
NORTHBRIDGE APT	ALBERT LEA	48
ALTURA PLACE APTS	ALTURA	10
MEADOW-BLOOM APT	AMBOY	16
BRICELYN PLAZA	BRICELYN	8
ROLLING HEIGHTS	BYRON	16
LORETTO HERITAGE HAVEN	CALEDONIA	23
RIVERWOOD APTS LLC	CANNON FALLS	39
CANTON MANOR	CANTON	8
CLAREMONT MANOR	CLAREMONT	8
CLAREMONT CENTER	CLAREMONT	18
NORTH GROVE APT	CLARKS GROVE	12
ELLENDALE SQUARE	ELLENDALE	16
PARKVIEW APT (ELMORE)	ELMORE	12
EYOTA MANOR	EYOTA	24
PHEASANT RUN	FAIRMONT	24
FAIRMONT PLACE APTS	FAIRMONT	34
HERITAGE ESTATES	FAIRMONT	24
PARK CENTRAL APTS	FARIBAULT	24
SPRING COURT	FARIBAULT	24
ALEXANDER APTS	FARIBAULT	18
HALTER ONE	FARIBAULT	30
WINDSOR GREENS C/O THIES & TALLE	FARIBAULT	18
SOUTHGATE VILLAGE	FARIBAULT	36
HALTER TWO	FARIBAULT	18
5TH STREET APTS	GLENVILLE	8
TIMBERBROOK PROP	GOOD THUNDER	20
GOODHUE APT	GOODHUE	10
HANSKA HAUS	HANSKA	8
HARMONY APT	HARMONY	12
COMO FALLS ESTATE	HOKAH	12
RIVERINE APTS	JACKSON	16
SUNWOOD MANOR	KASSON	31
GREENFIELD VILLAGE	KASSON	16
GREENFIELD MANOR	KASSON	12
KEE VALLEY APTS	KIESTER	12
KENILWORTH APT	LANESBORO	19
LEROY MANOR	LE ROY	8
THE CORNERS	LEWISTON	12
DAMAX APTS	LUVERNE	16
COLONIAL MANOR	LYLE	8

CHERRYWOOD ESTATES	MABEL	16
PARKVIEW APTS (MADELIA)	MADELIA	16
RIVERVIEW APT (MAZEPPA)	MAZEPPA	12
ZINS ELDERLY APARTMENTS	NICOLLET	12
NORTHROP APTS	NORTHRUP	8
PRAIRIE VIEW MANOR	OSTRANDER	8
CEDARDALE SOUTH APT	OWATONNA	34
NORTH COURT	OWATONNA	29
CEDARDALE WEST APT	OWATONNA	16
CEDARDALE NORTH APT	OWATONNA	16
HEATHER COURT	OWATONNA	36
CITY CENTRE	PINE ISLAND	23
KNOLLWOOD APARTMENT	PINE ISLAND	24
NORPLAIN APTS	PLAINVIEW	8
EASTWOOD APT	PLAINVIEW	24
VESTERHEIM MANOR	PRESTON	16
BURNSIDE APT	RED WING	32
WINGS APT	RED WING	24
MALMQUIST ESTATES	RED WING	30
TRAILSIDE ACRES	RED WING	48
NORSTONE APTS	ROLLINGSTONE	16
RUSH CREEK TOWHM	RUSHFORD	6
RUSHFORD MANOR	RUSHFORD	16
THOMAS APTS (B & R)	RUSHMORE	8
WHITEWATER WAY APT	ST CHARLES	24
CLOVER PATCH APTS	ST CHARLES	32
SCHALOW APT	ST CLAIR	20
SOMERSET SOUTH APTS	ST JAMES	24
SOMERSET NORTH APTS	ST JAMES	32
BELL APTS	ST JAMES	24
JAMESTOWN APTS	ST JAMES	20
PIONEER PROPERTIES OF ST PETER	ST PETER	32
MAPLEWOOD APTS	ST PETER	30
SUNNYVALE COURT	ST. PETER	24
DOWNTOWNER II	STEWARTVILLE	35
TRIMONT SQUARE APTS	TRIMONT	16
SOUTHWEST APTS	TRUMAN	16
RIVER VALLEY APT	WABASHA	64
COUNTRY GARDEN APT	WALDORF	8
SPRINGCROFT APT	WANAMINGO	31
NORMANDY APT	WASECA	16

GREEN LEAF APT (WASECA)	WASECA	28
B & R - NORTH STATE	WASECA	40
CAMPBELL ST APTS	WELCOME	12
NORTHSIDE ESTATES	WINNEBAGO	12
CASTLEWOOD APTS C/O VANBINSBERGEN	WORTHINGTON	24
SUNSHINE APTS	WORTHINGTON	47
STATELY MANOR	WORTHINGTON	24
LENORE MANOR	WORTHINGTON	12
NOBLES SQUARE APT	WORTHINGTON	48
BRITTANY APTS	WORTHINGTON	24
HALTER GREEN APTS	ZUMBROTA	16