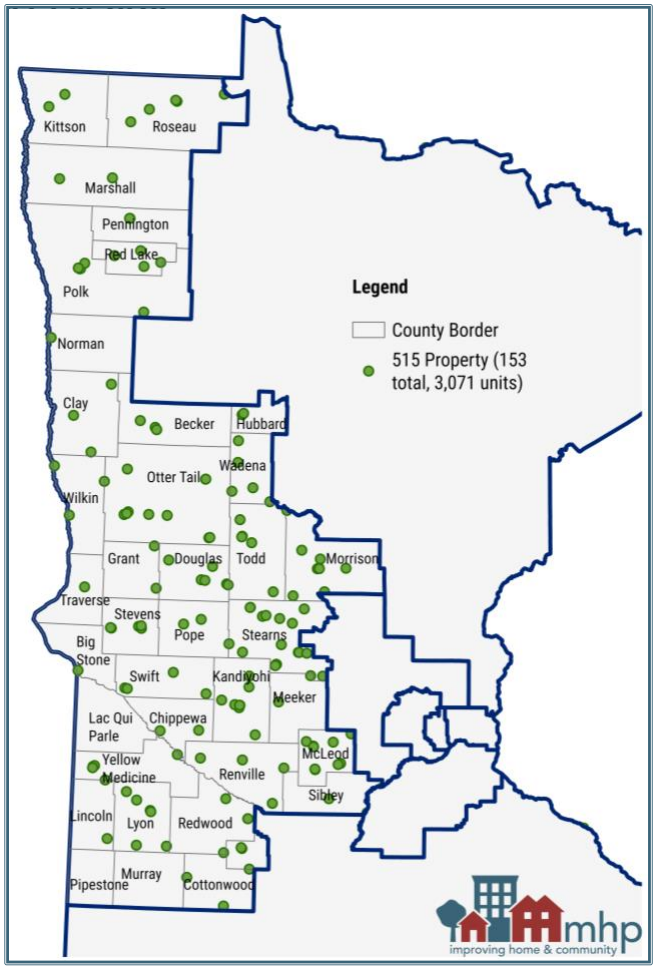
Preserving Rural Rental Homes in Minnesota's 7th Congressional District

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 7, 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: 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 US—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 solutions 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 7 Sec 515 Properties	City	Rental Units
SCHOOL SQUARE APTS	ALBANY	17
HIGHLAND TERRACE	ALEXANDRIA	25
ROYAL MANOR II APTS	ALEXANDRIA	24
DIAMOND VILLAGE	APPLETON	24
ARGYLE HOMES	ARGYLE	14
ASHBY APT II	ASHBY	8
ZEPHYR ESTATES	AUDUBON	8
NORTHLAND HOMES	BADGER	4
CIRCLE PINES APT (BALATON)	BALATON	20
LEONHARDT MANOR	BARNESVILLE	16
SUMMIT VILLAGE APTS	BATTLE LAKE	16
BEL-PLEX APTS	BELGRADE	18
NEW PARIS APARTMENT	BENSON	40
BERTHA MANOR	BERTHA	16
YORK APARTMENTS	BRECKENRIDGE	16
BROOKS 1	BROOKS	14
BROOTEN AREA LABOR HOUSING	BROOTEN	40
WESTFIELD APTS	BROOTEN	24
MIDWAY APTS	BROWNTON	12
PARKVIEW APTS (BROWNTON)	BROWNTON	16
BUFFALO LAKE HSG	BUFFALO LAKE	12
LEBENS RAUM	CANBY	10
TWIN WOODS APT	CANBY	24
VALLEY VIEW APT (CANBY)	CANBY	16
CARLOS HOUSING	CARLOS	8
EASTSIDE ACRES	CHOKIO	14
CHOKIO HOUSING DUPLEX #5	CHOKIO	6
CHOKIO HOUSING DUPLEX #3	CHOKIO	6
CLARA CITY COMMUNITY HAUS APTS	CLARA CITY	36
HERITAGE PLACE	CLARISSA	17
PINE WEST	COLD SPRING	68

COMFREY DEVELOPMENT	COMFREY	20
GREENTREE SQUARE	CROOKSTON	18
PRAIRIELAND DUPLEXE	CROOKSTON	20
GREENTREE SQUARE II	CROOKSTON	16
NIMENS ESPEGARD APT	CROOKSTON	98
SILVER BIRCH APTS	DETROIT LAKES	31
MARIGOLD APARTMENTS	DETROIT LAKES	24
PELICAN RVR APTS 2	DETROIT LAKES	18
PELICAN RVR APTS 1	DETROIT LAKES	18
GREEN LEAF APTS (EAGLE BEND)	EAGLE BEND	10
EAGLE HEIGHTS APTS	EAGLE BEND	16
EVANSVILLE APTS	EVANSVILLE	8
SOUTHVIEW APTS (FAIRFAX)	FAIRFAX	12
ASPEN GREEN II	FERGUS FALLS	18
SILVERLEAF APTS C/O EMIL MADSEN	FERGUS FALLS	32
PLEASANT VIEW APTS	FERGUS FALLS	16
GOLDENWOOD APTS	FERGUS FALLS	31
PAGE HOUSE	FERGUS FALLS	31
FREEPORT SQUARE APT	FREEPORT	19
TOWNEDGE ESTATES	GAYLORD	16
GHENT HOUSING	GHENT	12
PARK PLACE APTS	GLENCOE	16
BEIHOFFER APTS	GLENCOE	8
PARK CREST PLACE	GLENWOOD	16
PLEASANT VIEW MANOR	GLYNDON	12
SCOTLAND GREEN APT	GRANITE FALLS	16
OAK TERRACE APT	GREENBUSH	9
GROVE HEIGHTS TH	GROVE CITY	26
HALLOCK HOMES	HALLOCK	20
HALSTAD COMMUNITY HOMES	HALSTAD	12
WESTVIEW APTS	HENDRICKS	12
CAROLINA VILLAGE	HOFFMAN	8
FAIRVIEW APTS	HOLDINGFORD	16
LEONA APTS	HUTCHINSON	15
NORTH PLACE APTS	HUTCHINSON	23
SOUTH PLACE APTS	HUTCHINSON	24
GRA-MAR COURT	KERKHOVEN	16
KIMHAVEN APARTMENTS	KIMBALL	14
LARSON APARTMENTS	LAKE LILLIAN	8
LANCASTER HOMES 1&2	LANCASTER	20
THE BUCKMAN HOTEL	LITTLE FALLS	27
FALLS MANOR	LITTLE FALLS	22
WILLOW APTS	LITTLE FALLS	29
RIVERWOOD PINES	LITTLE FALLS	24
WINDSONG APT	MARSHALL	39
HALTER VILLA III	MARSHALL	24
ROSE MIL APTS LLC CATHOLIC CHARITIES	MELROSE	16

BLUEBERRY HILLS	MENAHGA	18
TRI-MINN APT	MINNEOTA	24
BURNSDALE APTS III	MONTEVIDEO	16
BURNSDALE APTS II	MONTEVIDEO	16
NORTHVIEW APT (MORGAN)	MORGAN	12
SUNRISE APT(MORGAN)	MORGAN	12
HERITAGE APTS (MORRIS)	MORRIS	13
GREEN RIVER APTS	MORRIS	16
PACIFIC PLACE APTS WEST CENTRAL	MORRIS	12
COUNTRY TERRACE	MOTLEY	24
NEW LONDON HOUSING	NEW LONDON	24
SCANDIA VILLAGE	NEW YORK MILLS	30
FINLANDIA APTS	NEW YORK MILLS	10
NEWFOLDEN COMM HOME	NEWFOLDEN	18
OKLEE COMMUNITY HMS	OKLEE	19
ERICKSON MEADOWVIEW	OLIVIA	16
HOME-RITE APARTMENT	ORTONVILLE	16
OSAKIS CMTY MANOR	OSAKIS	24
HERITAGE APARTMENTS (OSAKIS)	OSAKIS	16
MCCARTHY APARTMENTS D W JONES MGMT INC	PARK RAPIDS	16
PARKVIEW HOUSING LP	PARK RAPIDS	30
WILLOW SQUARE C/O EMIL MADSEN	PARKERS PRAIRIE	9
PRAIRIE VILLAGE II	PARKERS PRAIRIE	10
EVERGREEN ESTATES	PAYNESVILLE	27
GREEN WING ESTATES C/O KORNGIEBEL PROP	PAYNESVILLE	12
SOUTH PLACE APT	PAYNESVILLE	16
RIDGECREST APTS	PELICAN RAPIDS	16
PENNOCK ESTATES	PENNOCK	8
PRAIRIE MANOR PIERZ	PIERZ	16
PLUMMER 1 DUPLEX	PLUMMER	12
COUNTRYSIDE MANOR	PORTER	12
RANDALL APARTMENTS CMHP	RANDALL	12
PRAIRIE ROSE APTS	RED LAKE FALLS	16
RIVER RIDGE APT	REDWOOD FALLS	24
RICHHAVEN APTS	RICHMOND	20
MAPLE APARTMENTS CATHOLIC CHARITIES	RICHMOND	16
SOUTHSIDE SQ APTS	ROSEAU	23
SUNBURST ACRES	ROSEAU	17
ROTHSAY HOUSING	ROTHSAY	16
MARANATHA INN APTS	ROYALTON	25
NORTH VILLA APTS	SACRED HEART	12
PARKVIEW APTS (SANBORN)	SANBORN	12
SAUK CENTRE ELDERLY CATHOLIC CHARITIES	SAUK CENTRE	12
SILVERARROW APARTME NTS	SAUK CENTRE	28
RIVERVIEW/HILLTOP APTS	SEBEKA	32
UPTOWN APARTMENTS	SILVER LAKE	12
COTTONWOOD APTS	SPICER	24

RIVER BLUFFS	SPRINGFIELD	12
DOWNTOWN ESTATES	SPRINGFIELD	20
SUNRISE APARTMENTS	ST MARTIN	14
STAPLES SQUARE APTS	STAPLES	12
MINNEWASKA APTS % MINNEWASKA LUTH	STARBUCK	21
GREENWOOD TERRACE APARTMENTS	THIEF RVR FALLS	26
PIONEER COURT	THIEF RVR FALLS	24
TRACY AREA HSG	TRACY	24
NEW VISTAS APTS	TYLER	16
AGASSIZ APTS	ULEN	12
TAMARAC MANOR	UNDERWOOD	16
UPSALA SWANVILLE APTS	UPSALA	32
VILLAGE GREEN (VERNDALE)	VERNDALE	9
WADENA SQUARE	WADENA	24
NORTHLAND APARTMENT	WARROAD	22
WATKINS AREA HOMES	WATKINS	12
WESTBROOK APTS	WESTBROOK	24
WHEATON ELDERLY APT	WHEATON	12
DANA HEIGHTS APTS	WILLMAR	48
CARDINAL MANOR	WILLMAR	131
COUNTRYSIDE ESTATES	WILLMAR	24
LAKE PLACE APTS I	WILLMAR	24
LAKE PLACE APTS II	WILLMAR	24
HANSON APARTMENTS	WILLMAR	56
TANGLEWOOD ESTATES	WINDOM	24
PARKVIEW APARTMENTS (WINGER)	WINGER	10
WINSTED PARK APTS	WINSTED	24
VILLAGE GREEN APTS (WOLVERTON)	WOLVERTON	8