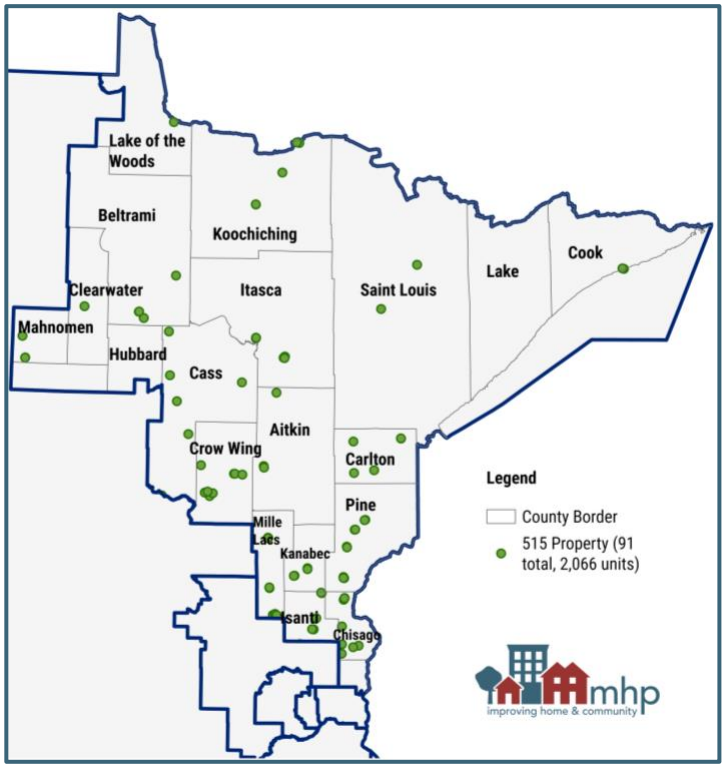
Preserving Rural Rental Homes in Minnesota's 8th Congressional District

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 8, 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 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 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 the 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 8 Sec 515 Properties	City	Rental Units
VILLAGE APARTMENTS (AITKIN)	AITKIN	16
RIVER HGTS/PINEWOOD	AITKIN	24
MAYVIEW MANOR	AKELEY	20
FERNDALE ESTATES	ASKOV	14
VOSSEVANGEN II	ASKOV	16
HILLSIDE MANOR	BAGLEY	24
PARKSIDE APTS (BARNUM)	BARNUM	25
WESTSIDE MANOR	BAUDETTE	20
EXCELSIOR COURT	BAXTER	24
RIDGEWAY COURT IV	BEMIDJI	24
NYMORE EVRGREEN ACR	BEMIDJI	51
RIDGEWAY COURT III	BEMIDJI	24
BIG FALLS SUNVIEW	BIG FALLS	20
BIG FALLS HOUSING I & II	BIG FALLS	12
PINEVIEW MANOR	BLACKDUCK	20
BRAHAM HEIGHTS CMHP	BRAHAM	12
BRAHAM SQUARE TOWNH	BRAHAM	18
OAK CREST MANOR II	BRAINERD	30
OAK CREST MANOR	BRAINERD	30
RIDGEVIEW APTS	BRAINERD	24
RIDGEVIEW II APTS	BRAINERD	24
CIRCLE PINES APTS (BRAINERD)	BRAINERD	28
HERITAGE TOWNHOMES	CAMBRIDGE	24
CAMBRIDGE TWN SQR	CAMBRIDGE	76
CASS LAKE SQ APTS	CASS LAKE	24
THE WOODS APTS	CHISAGO CITY	36
MAPLEWOOD APTS	CLOQUET	24
MAPLEWOOD COURT	CLOQUET	22
SOUTHVIEW APTS (CROMWELL)	CROMWELL	16
ITASCA COUNTY APTS	DEER RIVER	32
TIMBERWOLF TOWNHOMES	DEER RIVER	20
DEER CREST MANOR	DEER RIVER	12
INDIAN CARRY / WOODLAND APTS	DEERWOOD	40
GRAND MARAIS APTS	GRAND MARAIS	16
BIRCHWOOD II	GRAND MARAIS	24
POKEGAMA SQUARE II APTS	GRAND RAPIDS	16
GRAND MANOR	GRAND RAPIDS	40
GRAND MANOR 2 & 3	GRAND RAPIDS	56
POKEGAMA SQUARE APTS	GRAND RAPIDS	24
POKEGAMA SQUARE III APTS	GRAND RAPIDS	20
WOODLAND MANOR	GRAND RAPIDS	24
BIRCH LAKE APTS	HACKENSACK	19
HILL CITY APTS	HILL CITY	16
DUNN SQUARE APTS	HINCKLEY	34
HINCKLEY SQ APTS	HINCKLEY	24

FAIRVIEW HORIZON C/O KOOTASCA COMM ACTION INC	INTERNATIONAL FALLS	8
HAMPTON COURT	INTERNATIONAL FALLS	28
IRONTON TERRACE	IRONTON	25
IRONTON VILLA	IRONTON	16
OAKWOOD ESTATES	ISANTI	24
PARK VIEW APTS (ISANTI) ISANTI COM SERV INC	ISANTI	28
ELMHURST APARTMENTS	ISANTI	20
KETTLE RIVER APTS	KETTLE RIVER	8
PARK VILLAGE (LAKE PARK)	LAKE PARK	12
PARKVIEW APARTMENTS (LINDSTROM)	LINDSTROM	20
KOOCHICHING CO APTS	LITTLEFORK	36
PARK TERRACE APTS	MAHNOMEN	18
CENTENNIAL TERRACE	MILACA	24
CENTENNIAL MANOR	MILACA	30
EVERGREEN APTS	MORA	24
DALA HOUSE APTS	MORA	24
MOUNTAIN MANOR	MOUNTAIN IRON	39
PINE SHADOWS	NISSWA	8
OAKHURST APTS	NORTH BRANCH	12
GROUNDHOUSE APTS CMHP	OGILVIE	8
OGILVIE SQUARE APTS	OGILVIE	15
ONAMIA SHORES	ONAMIA	12
ONAMIA MANOR	ONAMIA	17
ONAMIA TOWN SQUARE	ONAMIA	39
JOHNSON APTS	PINE CITY	8
HALTER PINES II	PINE CITY	20
PINE CITY ESTATES	PINE CITY	9
NORTH PINE APTS	PINE CITY	27
PINE RIVER SQ APTS	PINE RIVER	18
RIVERVIEW PLACE NORTH APARTMENTS	PRINCETON	24
OAKWOOD COURT	PRINCETON	20
RIVERVIEW PLACE APT	PRINCETON	24
D&G APTS #1	PRINCETON	8
RIVERSIDE APTS (PRINCETON)	PRINCETON	25
D&G APTS #2 C/O SECURITY MGMT.	PRINCETON	8
CEDAR ST COMPLEX	REMER	12
RUSH ESTATES II	RUSH CITY	10
RUSH ESTATES	RUSH CITY	10
BRIDGEFORD APTS	RUSH CITY	18
RUSH OAKS	RUSH CITY	36
KETTLE RIVER TOWNHOMES	SANDSTONE	12
SANDSTONE SQ APTS	SANDSTONE	15
HAVEN ESTATES STACY	STACY	20
LAKEVIEW MINEVIEW	TOWER	52
EVERGREEN VILLAGE	WAUBUN	16
HAVEN ESTATES WYOMING	WYOMING	40