All Parks Alliance For Change (APAC)

25th Anniversary
Commemorative Book
You Can!

Own A Home
With $10,000 from ADDI!

At Minnesota Housing, we believe, You Can own a home! We offer first-time homebuyer loans with below market interest rates. And, right now, you might qualify for an interest-free American Dream Downpayment Initiative (ADDI) loan up to $10,000 to help with your downpayment and closing costs!

So contact Minnesota Housing today to learn more about ADDI and find out how to get started. It’s time to buy the home of your dreams!
Dear friends and supporters:

Please join our board of directors, staff, members, alumni and community supporters in celebrating the 25th anniversary of All Parks Alliance for Change, the statewide organization representing Minnesota’s 180,000 manufactured home park residents:

**APAC 25th Anniversary Celebration**  
Saturday, July 15, 2006  
5:00 p.m. to 8:00 p.m.

North Star Ballroom (St. Paul Student Center)  
University of Minnesota-St. Paul  
2107 Buford Avenue  
St. Paul, MN 55108

Enjoy an evening of food and entertainment, make and re-kindle connections, learn about the challenges faced and victories won by APAC, residents and their partners, view clips from the Twin Cities Public Television parks documentary, be there for the unveiling of APAC’s first strategic plan, receive a 25th anniversary commemorative program book, and support the continuing work of APAC:

- **Attend APAC’s 25th Anniversary Celebration:** Come together with other residents, housing and low-income advocates, philanthropic organizations, and public officials to enjoy dinner, speakers and entertainment.

- **Advertise in our 25th Anniversary Commemorative Book:** Show your support for APAC and reach residents, non-profit leaders, and others around the state with your message. Copies will be distributed at the event and throughout the upcoming year.

- **Join our Major Donor Campaign:** APAC is looking to diversify the support for its work. You can be listed among the contributors to APAC’s first major donor campaign in the 25th anniversary commemorative book.

We look forward to our next contact with you and hope to see you at our 25th Anniversary Celebration or appearing in our commemorative book. If you would like more information about our plans for the summer, we can be reached at (651) 644-5525 or (866) 361-APAC.

Thank-you for your support during our first 25 years!

Sincerely,

Edward Landrum  
President, Board of Directors  

Dave Anderson  
Executive Director
25th Anniversary Celebration – Event Schedule

• **5:00 – Registration, Socializing and Silent Auction**
  Bar opens (coffee, iced tea and water available at tables)
  APAC T-shirt and “American Dream Under Fire” DVD sales begin
  Silent auction bidding begins

• **5:30 – Welcome to Guests & Formal Program Begins**
  Event host welcomes everyone, reviews schedule and opening remarks
  APAC Highlights over 25 Years – President and Executive Director
  APAC Strategic Plan for 2006 to 2009
  Moment of Remembrance for Park Communities and Resident Homes Lost
  Opening Speaker
  Governor’s Proclamation:
  “Manufactured Home Park Week” – July 15 to 21, 2006
  “All Parks Alliance for Change Day” – July 15, 2006

• **6:00 – Dinner Begins**
  Dinner served buffet style by table number

• **6:30 – Formal Program Continues**
  “American Dream Under Fire” presented by director Dan Bergin
  Skit – “The APAC Players”
  Recognition Awards:
  o Service to APAC
  o Community Leaders
  o Local Public Officials
  o State Public Officials
  o Community Organization
  o Philanthropic Organization
  Mass recognitions – Resident, staff, housing advocate, legislators, etc.
  Calls to Action:
  o Join as a member
  o Become a major donor
  o Bid on a silent auction prize
  o Take legislative action
  Closing Speaker

• **7:00 – Entertainment, Socializing and Fundraising**
  Raffle and Silent Auction – Winners and prizes announced

• **8:00 – Event Ends and Guest Departure**
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Anniversary congratulations to our friends at APAC! Thanks for your commitment, passion, and hard work.

Lommen Abdo Salutes APAC for its Hard Work on behalf of Park Residents!

When you are looking for an attorney, turn to someone you can trust.

Eviction
Personal Injury
Family Law/Divorce
Employment Law
Wills

Call Attorney Valerie Sims from Lommen Nelson
(612) 336–9318
Major Donor Campaign

All Parks Alliance for Change is the statewide organization for Minnesota’s 180,000 manufactured (mobile) home park residents. We provide tenant advocacy, community organizing, public policy advocacy and promote the conversion of parks to resident or non-profit ownership. As the only organization of its kind in the state, APAC is critical to providing an effective voice for manufactured home owners to express their needs and concerns not only in their parks, but in the larger community.

APAC is entering its 25th year of service to this marginalized set of low-income Minnesotans and we are repositioning ourselves to fight for another 25 years. We are looking to diversify the support for our work through our first Major Donor Campaign. Those who contributed by June 30, 2006 are listed among the initial contributors below:

Initial Contributors To APAC's First Major Donor Campaign

Becker Consulting .................................................................$300
United Food & Commercial Workers, Local 789 .........................$300
Minnesota Housing Finance Agency ......................................$300
Steve and Lori Wik Moore ..................................................$250
Housing Preservation Project ..............................................$200
Lommon Abdo ..................................................................$100
Dave Anderson ..................................................................$120
Ned Moore .......................................................................$120
Rodrigo Sanchez-Chavarria ................................................$120
Harriet Brunelle .................................................................$75
Russ Adams ......................................................................$50
Daren Nyquist ..................................................................$50

What Can You Do To Support APAC and Resident Advocacy?

Your support is vital to addressing the needs of Minnesota’s manufactured home owners. APAC has been lucky to receive assistance from philanthropic organizations that understand the value of resident leadership development, community organizing and social change. But, there are limits to that assistance. APAC is looking to diversify the support for its work and launching a Major Donor Campaign is one of those approaches. We hope that you can join this campaign. So, show us your “metal” and contribute at one of the following levels:

____ $50 to $74 – “Brass” donor level
____ $75 to $99 – “Bronze” donor level
____ $100 to $199 – “Silver” donor level
____ $200 – “Gold” donor level
____ Over $200 – “Platinum” donor level

Remember:
Contribute by June of 2007 and you can be listed in APAC’s annual meeting program book next year.
By joining together right now, we can Wake Up Wal-Mart to our vision for America, putting our people and our communities first. Please join our campaign today and help us send a Wake-Up call to Wal-Mart. For more information on how to become involved locally contact: UFCW Local 789 at 651-451-6240 or ufcw789@ufcw789.org

WAL-MART’S HEALTH CARE IS UNAFFORDABLE

- More than 600,000 Wal-Mart employees are not covered by the company’s plan.
- A full-time Wal-Mart worker who elects family coverage would have to spend on average 25% of his or her poverty-level earnings before Wal-Mart began covering any health care costs.
- Part-time employees must wait 2 years for insurance and their family members are never covered.
- Wal-Mart spends 37% less on health care per employee than the average U.S. employer, as reported by the Wall Street Journal.

YOU PAY FOR WAL-MART’S POOR HEALTH INSURANCE

- Despite $10 billion in net profits, in almost every state where data has been released, Wal-Mart leads all companies with the most employees on taxpayer-funded public health assistance.
- In Wal-Mart’s home state of Arkansas, for example, nearly 4,000 Wal-Mart employees are enrolled in taxpayer-funded health care at a cost to taxpayers of at least $16 million per year.

WAL-MART ABUSES OUR HEALTH CARE SYSTEM

- Wal-Mart believes public assistance for the poor, meant as a safety net, is a “better value” than Wal-Mart health care. Wal-Mart CEO Lee Scott said, “In some of our states, the public assistance program may actually be a better value.”
- An editorial by the St. Petersburg Times, outraged by Wal-Mart’s abuse of the health care system, called it “Wal-Mart welfare.”

What You Can Do

1. Join America’s campaign to change Wal-Mart at www.wakeupwalmart.com or call 1-866-253-1350. The Wake-Up Wal-Mart campaign is a grassroots movement of Americans who believe that by joining together in common purpose we can change Wal-Mart.


www.wakeupwalmart.com

Rosetta Brown
Employee at Sam’s Club, a Division of Wal-Mart - Cicero, Illinois

Very few of my co workers have insurance through Wal Mart because it is gimmick insurance.

If an employee works long enough to qualify, Wal Mart’s health insurance is extremely expensive and doesn’t cover very much at all.

Immunizations?
Not covered.

Preventative care? Guess what? Wal Mart doesn’t cover that either.

Because Wal Mart workers pay high premiums for very little coverage, it is more cost effective for them to rely on county provided services. This means that taxpayers subsidize health benefits for Wal Mart’s workers.
Recognition Awards

Service to APAC (Current and former, residents and staff)

Beth Newkirk – Beth is being honored for her unique contribution to the formation and shaping of APAC and its work. She was among APAC’s original staff and was hired in 1980 as its first executive director, a position she held for over six years. During her tenure, APAC evolved into an effective voice for manufactured home park residents. APAC worked to eliminate no-cause evictions, and to create new storm shelter standards, which lead to the establishment of a special section of state law for manufactured home parks (Minnesota Statute 327C), providing numerous resident rights and protections. She is now the executive director of the Organizing Apprenticeship Project, which works to strengthen community organizing in Minnesota by increasing the number, effectiveness and diversity of community organizers and leaders.

Ed Landrum – Ed is being honored for his long service on the APAC board of directors and as its president. He is also being recognized for his leadership in promoting conversion of parks to resident ownership. He has been on the board of directors since 1992, and president since 1997. He has a wide range of experience on park issues, and has been a strong leader of his own park neighborhood since he joined APAC. Under his leadership, APAC’s vision has expanded to include converting parks to resident-owned cooperatives. He provided leadership in two attempts to make Whispering Oaks the state’s first resident-owned park. The first as a board member of the Northstar State Community Land Trust and the second as president of APAC’s board of directors, in collaboration with Northcountry Cooperative Development Fund.

Community Leaders

Jay Clark – Jay is being honored for his role in training and mentoring APAC community organizers and resident leaders. He is the director of and community organizer for the Twin Cities Training Program for Neighborhood Organizers, which is housed in the University of Minnesota’s Center for Urban and Regional Affairs. Since 1994, the program has trained individuals in effective community organizing skills through an intensive, six-month program that begins with workshops and includes one-one-one weekly mentoring. He defined the scope of the program to include the work that APAC does in park neighborhoods and has helped to develop generations of APAC organizers. Jay himself has been an organizer for community groups in the Twin Cities and Chicago and has often become directly involved in APAC organizing campaigns.

Ron Elwood – Ron is being honored for public policy research and legislative advocacy on behalf of manufactured home park residents. He is an attorney and legislative advocate for the Legal Services Advocacy Project. On behalf of low-income Minnesotan’s, LSAP engages in legislative and administrative advocacy, conducts research and policy analysis, and provides community education and training. He has worked in some cases to expand the rights of residents, including protections for utility services provided to park residents and for owners of older manufactured homes. He has also fought to preserve residents’ rights, including blocking efforts by park owners to break lease agreements and charge for water, even if it was already included in lot rent.


**Public Officials**

**Gene Merriam** – Gene is being honored for his early leadership to shape state public policy in order to benefit manufactured home park residents. He was the chief author in the Minnesota Senate of S.F. 1918, which eliminated no cause eviction, prevented retaliatory action and established standards for storm shelters. This began the development of a special section of state law for manufactured home parks (Minnesota Statute 327C). He has been the commissioner of the Minnesota Department of Natural Resources since 2003. He retired from the Minnesota Senate in 1996, after serving 22 years. Following his retirement, he had served as vice president and chief financial officer for the newspaper publisher and printer, ECM Publishers, Inc.

**Kurt Laughinghouse** – Kurt is being honored for his leadership in promoting relocation compensation for manufactured home park residents displaced by park closings. As mayor of the city of Bloomington, he led his city in adopting the first ordinance guaranteeing compensation for residents. In 1987, the Minnesota Legislature authorized cities to adopt park-closing ordinances. The ordinances guarantee that when the park is closed for redevelopment purposes, the park owner and/or new developer pay the reasonable relocation costs to move each home within a 25-mile radius. If a home cannot be moved, the owner/developer buys out the home at its tax assessed or appraised market value. In 2005, he supported the efforts of Shady Lane residents in Bloomington to preserve their park. He is now a Minnesota assistant attorney general.

**Community Organizations**

**HPP** is being honored for its significant commitment and contributions to issues effecting manufactured home park residents and the effort to preservation parks as a source of affordable housing. HPP was founded in 1999 as a non-profit public interest advocacy and legal organization whose primary mission is to preserve and expand affordable housing for low income individuals and families. Although based in Minnesota, HPP works nationwide. HPP has for several years been significantly involved in public education, legal advocacy and public policy work around park issues and concerns. Prior to their HPP work, two staff members, Ann Norton and Jack Cann, represented APAC and worked to convert parks to resident-ownership.

The Bremer Foundation is being honored for its early and consistent support of manufactured home park residents. The foundation recognized early on that the principles set forth by Otto Bremer in his trust agreement described the challenges residents faced. Residents have unique obstacles to achieving full economic, civic and social participation in their communities. Support from Bremer has allowed residents to take important steps in participating in the public arena, advancing their rights, and obtaining access to economic opportunities. The foundation is currently supporting APAC’s work in Greater Minnesota as well as resident participation in public policy discussions and election processes through its support of the Democracy! Fund and of the Higher Education Consortium for Urban Affairs’ Partners Internship Program.
All Parks Alliance for Changes is the statewide organization for Minnesota's 180,000 manufactured (mobile) home park residents. As the only organization of its kind in the state, APAC is critical to providing an effective voice for manufactured home owners to express their needs and concerns in their parks and in the larger community. Located in St. Paul, APAC serves as a tenant's union for park residents throughout Minnesota. The organization's programs include tenant advocacy, community organizing, housing preservation, and state policy advocacy.

**APAC has several unique programs for park residents to utilize:**

- **Tenant Hotline & Advocacy.** Through our statewide, toll-free tenant hotline (866-361-APAC), 500 residents call each year about a wide variety of other issues and receive information, advice and referrals in both English and Spanish.

- **Neighborhood Organizing.** APAC provides education, community organizing, and leadership development through education workshops, formation of resident associations, and community organizing support around resident-defined issues and concerns, with special Latino outreach.

- **Promoting Healthy, Safe Communities.** Manufactured home parks are often referred to as “cash cows.” However, the rising land values of these properties and the potential for lucrative redevelopment serves as a disincentive for far too many park owners to reinvest funds into maintenance and infrastructure needs. APAC will file tenant remedies actions in order to ensure both that parks remain healthy, safe communities as well as structurally and financially viable for park preservation.

- **Maintaining Resident Self-Sufficiency.** APAC has worked to pass city ordinances that guarantee that when a park is closed for redevelopment purposes, the park owner and/or new developer pay the reasonable relocation costs to move each home. If a home cannot be moved, the owner/developer buys out the home. APAC and park residents have passed ordinances in 16 cities. This now represents about 10 percent of park households in the state.

- **Preserving Affordable Housing.** Park residents face the threat of a park being sold or closed, needed park improvements not being made, unfair or inconsistently applied park rules, profit driven rent increases, and an inability to accumulate equity. One solution that answers all of these problems is conversion to resident-ownership through a cooperative, land trust, or non-profit. APAC was able to see the conversion to the first two park cooperatives in Minnesota: Sunrise Villa MHP in Cannon Falls and Paul Revere in Lexington.

- **Effecting Public Policy.** Formed in 1980, APAC first worked to eliminate no-cause eviction and to create new storm shelter standards. These efforts eventually lead to a special section of state law for parks (Minnesota Statute 327C), providing numerous resident rights and protections. Currently, APAC is working to develop a comprehensive set of recommendations related to manufactured home purchase and rehab financing, park closings and relocation compensation, and park preservation financing strategies, which has taken the form of the Coalition for Manufactured Home Park Preservation.
All Parks Alliance for Change is the statewide organization for Minnesota’s 180,000 manufactured home park residents. The primary purpose of APAC is to educate park residents and to help them to advocate on their own behalf. Through education, grassroots organizing and leadership development, APAC works to improve the quality of life in park neighborhoods, to protect the rights of park residents, to advance public policy change that supports safe, affordable, dignified and stable park communities and to preserve these vital units of affordable housing.

Originally known as the Anoka People’s Alliance for Change, APAC was founded in 1980 by a group of park residents from the city of Blaine, who worked to eliminate no-cause evictions and to create new storm shelter standards. These efforts eventually lead to the establishment of a special section of state law for manufactured home parks (Minnesota Statute 327C), providing numerous resident rights and protections. During the 1980s, APAC gradually expanded its focus beyond Anoka County (in the northern Twin Cities metro area) to park residents across the seven county metro area. In 1989, the organization changed its name to “All Parks Alliance for Change” and expanded its focus statewide.

APAC has, since 1987, organized with park residents to pass ordinances to guarantee relocation compensation in the event of a park closing in 16 cities (from Rochester, to Bloomington, to Brainerd). Since 2004, APAC has worked in collaborative partnerships to preserve these valuable units of affordable housing by converting parks to resident ownership, which has resulted in two park cooperatives, Sunrise Villa in Cannon Falls and Paul Revere in Lexington. In 2006, APAC worked with the Northwest Area Foundation, Housing Preservation Project and Twin Cities Public Television to dramatically increase public awareness of the threats to parks through the documentary, “American Dream Under Fire: Manufactured Home Park Residents Fight to Hold Ground.” In recent years, APAC has also been the catalyst for increased attention and resources going to park preservation; drawing in non-profit and cooperative developers, affordable housing funders, legal and public policy advocates, media and other housing and low-income advocates.

In 1989, APAC was honored with a Certificate of Commendation from Governor Rudy Perpich for “outstanding service” to our community. In 1993, APAC received the distinguished honor of the Nonprofit Mission Award from the Minnesota Council of Non-profit. Also in the mid-1990’s, APAC was the recipient of the Leo C. Byrne Social Justice Award, given by the Christian Sharing Fund for our success in “achieving dignity for people.” In 2002, APAC received an award of recognition from the Otto Bremer Foundation for our “community contributions.”
**APAC Accomplishments**

**1980** – APAC is founded as the “Anoka People's Alliance for Change” to address the needs of low and moderate income individuals. Over 70 citizens attended the first meeting at Blaine High School, which covered issues of inadequate public transportation, lack of low cost health care and other issues. APAC later evolved into “All Parks Alliance for Change” becoming an effective voice for manufactured home park residents. APAC hires its first executive director, Beth Newkirk. APAC and the Minnesota Manufactured Housing Association, the industry group, negotiate a plain English lease giving residents a better understanding of their rights and responsibilities. APAC obtains increased health care funding for low to moderate income individuals provided for under the Hill-Burton Act.

**1981** – APAC sets a national precedent by utilizing Community Development Block Grants (CDBG) to fund park storm shelters in Blaine parks.

**1982** – APAC successfully lobbied the Minnesota Legislature to eliminate no cause eviction, prevent retaliatory eviction and establish storm shelter standards. The bill was signed into law on March 22, 1982.

**1983** – APAC adopts manufactured home parks as the specific focus of its low and moderate income organizing efforts. APAC successfully lobbied the Minnesota Legislature to bar so-called 15-year clauses in leases. These clauses allowed park owners to prohibit in-park sales of older homes, forcing residents with older homes at their own expense to either demolish the home or move it out of the park. Residents now have the right to sell a home within the park regardless of the age as long as it is within compliance with park rules.

**1984** – APAC begins to organize its structure around the formation of park chapters at Fridley Terrace, Northview Villa, Village Green North, Sandpiper Bend and Spring Lake Terrace. APAC stopped an illegal rent increase and obtained federal home improvement loans to bring homes up to code at Spring Lake Terrace.

**1985** – APAC stopped discrimination against families with children at Northview Villa. APAC negotiated with the U.S. Postal Service and the park manager to allow residents to maintain individual mail service at Fridley Terrace.

**1986** – APAC worked with the Attorney General’s office to protect the right to organize in parks, by preventing management from evicting residents for forming a resident association and peacefully distributing flyers in their parks. APAC secured an agreement for a storm sewer system and new storm shelter at Castle Towers.

**1987** – APAC successfully lobbied the Minnesota Legislature to authorize municipalities to adopt park closing ordinances to require park owners and/or purchasers to provide relocation compensation in the event of a park closing. APAC also successfully pushed a storm shelter law allowing for stricter enforcement of shelter requirements. It gives cities the authority to order park owners to construct shelters if an evacuation plan is determined to be inadequate. APAC prevented the mass eviction of 110 families and required a major clean up at the Pines in Hopkins. Lee (Roderick) Blons becomes APAC's second executive director when Beth Newkirk leaves to work with Community Solutions Fund and direct the Organizing Apprenticeship Project.
APAC Accomplishments

1988 – APAC changes its name to “All Parks Alliance for Change” and expands metro-wide. New chapters are started in Hennepin and Dakota counties in several cities. In the next few years, chapters are organized in Washington, Carver and Ramsey counties as well.

1989 – APAC successfully lobbied the Minnesota Legislature to allow cooperative and non-profit owned parks to homestead. This tax change reduces the costs of park conversions by lowering property taxes about 65 percent. APAC successfully pushed for the first park closing ordinance in the city of Bloomington. The ordinance provided for relocation compensation in the event of a park closing. APAC obtained a $50 per month reduction and $430 per person rebate in a rent challenge. APAC was awarded with a Certificate of Commendation from Governor Rudy Perpich for “outstanding service” to the community.

1990 – APAC successfully pushed for a park closing ordinance in the city of Hopkins. APAC re-locates its office from Fridley to St. Paul in recognition of its metro-wide focus.

1991 – APAC successfully pushes for a park closing ordinance in the city of Lake Elmo. APAC incorporates the Northstar State Community Land Trust and begins its efforts to purchase parks from traditional investor owners, focusing on Whispering Oaks in Oakdale. Russ Adams becomes APAC’s fourth executive director.

1992 – APAC, through the Northstar State CLT, falls $50,000 short of acquiring Whispering Oaks in Oakdale. The park does leave investor hands when it is purchased by the Washington County HRA, which announces plans in 2005 to close the park for re-development. APAC and residents use tenant remedies action to get a storm shelter at Ardmor in Lakeville.

1993 – APAC received the Minnesota Council of Non-profit’s Non-profit Mission Award. APAC also received the Christian Sharing Fund’s Leo C. Byrne Social Justice Award for its success in “achieving dignity for people.” Collins Park became the first park to close under a closing ordinance. Under the terms of the Bloomington ordinance, 90 households were given relocation compensation or the fair market value for their homes. APAC works with the city of Lake Elmo to require two storm shelters be built at Cimarron.

1994 – APAC expands its focus statewide, creating Greater Minnesota as a secondary service area. Working with the Legal Service Advocacy Project, APAC successfully lobbied the Minnesota Legislature to pass three bills: (1) a requirement that home repossession actions take place in the county in which the home is located; (2) a requirement that park residents receive a copy of the park’s evacuation plan and a certificate of rent paid form; and (3) a prohibition on restrictive zoning against parks. APAC obtained relocation compensation for residents of Cimarron Park in St. Cloud township. APAC worked with the city of Sauk Centre to remedy a dangerous electrical system at Boyack Park. APAC sues to gain access to the Skyline Village community center for resident meetings.

1995 – The Bloomington park closing ordinances is successfully upheld in court, establishing a legal precedent for park closing ordinances in the state of Minnesota. The former owner of Collins Park, which closed in 1993, had sued the city over paying relocation compensation. APAC obtained relocation compensation for 120 households in Elm Lane in Willmar and 25 households for a partial closing in Madison East Park in Mankato. APAC and residents force Oak Lane in Cannon Falls township to install new sanitary sewer system. Dakota County District County Judge rules in favor of residents holding meetings in Skyline Village. APAC receives its first AmeriCorps*VISTA (Volunteers in Service to America) housing organizer since 1980. With the except of one year,
APAC Accomplishments

APAC has continued to receive placements since then. Glenn Shoemaker becomes APAC’s executive director when Russ Adams leaves to direct the Alliance for Metropolitan Stability.

1996 – APAC successfully pushed for a park closing ordinance in the city of Mounds View.

1997 – APAC successfully pushed for a park closing ordinances in the cities of Burnsville, Dayton and Elk River. APAC successfully lobbied the Minnesota Legislature to require parks to provide criteria used for evaluating prospective tenants.


1999 – APAC successfully pushed for a park closing ordinances in the city of Shakopee. APAC expands its primary service area to include Wright and Sherburne Counties.

2000 – APAC successfully pushed for a park closing ordinances in the cities of Apple Valley, Oakdale, and Roseville.

2001 – APAC successfully pushed park closing ordinances in the cities of Fridley and Red Wing.

2002 – APAC obtained relocation compensation for 27 households in Castle Court in Rochester. APAC received an award of recognition from the Otto Bremer Foundation for its “community contributions.”

2003 – APAC launches a joint program with the North Country Cooperative Development Fund (NCDF) to preserve parks through conversion to resident-owned cooperatives.

2004 – APAC worked with NCDF to convert Sunrise Villa in Cannon Falls into the first resident-owned manufactured home park cooperative in Minnesota and the upper Midwest. APAC successfully pushed for a park closing ordinances in the city of Lexington. APAC obtained relocation compensation for residents in Janesville, Le Center, and Hermantown.

2005 – APAC worked with NCDF to convert Paul Revere in Lexington into the second resident-owned park cooperative in Minnesota and the first in the Twin Cities. After a five year effort, APAC passed a park closing ordinances in the city of Brainerd; making it the first in northern Minnesota. APAC worked with residents of Shady Lane in Bloomington on the first exercise of the right of first refusal. It is challenged by the park owner and successfully upheld in court, establishing a legal precedent for the right of first refusal in the state of Minnesota. APAC stopped passage of proposal that would have allowed park owners to break lease agreements and charge for water, even if it was already included in lot rent. APAC and others convened over 45 individuals from more than 30 organizations for “Preserving Minnesota’s Manufactured Home Parks,” a first of its kind conference focusing on the challenges facing park residents.

2006 – APAC worked with the Northwest Area Foundation, Housing Preservation Project and Twin Cities Public Television to dramatically increase public awareness of the threats to parks through the documentary, “American Dream Under Fire: Manufactured Home Park Residents Fight to Hold Ground.” APAC successfully lobbied the Minnesota Legislature to require that park closing notices be sent to the Minnesota Housing Finance Agency and the Minnesota Department of Health. APAC establishes its first Latino community organizer and staff attorney positions. APAC is completing its first strategic plan.
Manufactured home parks are a vital source of affordable housing. Many people can literally not afford to live anywhere else if their park closes, or if they are evicted. Many families who live in parks are very low-income and working poor, including single parents and seniors living on a fixed income. In addition, there is a growing number of recent immigrants, particularly Latinos, living in both rural and metro parks in Minnesota.

Park residents have an unusual rental situation, because in most cases they own their home, but rent their lot. Thus, the closure of a manufactured home park neighborhood has a devastating impact on the households affected. The closure of a park also affects the greater community, when local shelters and transitional housing facilities are already booked. As property values continue to rise, these pockets of affordable housing become more vulnerable to development.

Owners of traditional, stick-built homes are fully compensated when new development forces them to abandon their homes, but residents of parks are not. The closure of a park can be financially devastating for residents and most often means the loss of their homes and now where to move within their means, because their home cannot be moved because of age, moving costs (averaging $3,500 rural and $5,500 metro for a single wide), shortage of available lots or parks barring homes over 10 years old (which is 71 percent of homes).

APAC is seeing an accelerating rate of park closings around the state. Never before have park residents been at such imminent risk of displacement by redevelopment. In the last six years, 17 parks have or are in the process of closing, displacing over 1,200 Minnesotans. There are also severely vulnerable parks throughout the state that place another 1,500 families at immediate risk. The following information was collected from the seven most recent park closings (East Gate in Brainerd, Grove Street in Janesville, Halsted Point in Mound, Rainbow in Hermantown, Serpent Lake in Crosby, Shady Acres in LeCenter and Shady Lane in Bloomington).

<table>
<thead>
<tr>
<th>Information</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Year Home was Built</td>
<td>1976</td>
</tr>
<tr>
<td>Percent Who Own their Homes</td>
<td>96%</td>
</tr>
<tr>
<td>Average Years in Park</td>
<td>7</td>
</tr>
<tr>
<td>Percent of Homes that can be Moved</td>
<td>31%</td>
</tr>
<tr>
<td>Percent of People Who Can Afford Relocation</td>
<td>9%</td>
</tr>
<tr>
<td>Percent of People Who Want to Stay in the Park</td>
<td>88%</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.7</td>
</tr>
<tr>
<td>Percent of Residents Who are Disabled</td>
<td>9%</td>
</tr>
<tr>
<td>Percent of Park Residents Who are People of Color</td>
<td>10%</td>
</tr>
<tr>
<td>Percent of Displaced Park Residents Who are People of Color</td>
<td>54%</td>
</tr>
</tbody>
</table>

APAC estimates that within a year 1,274 predominately low-income Minnesotans will have been displaced by park closings since 2000. Currently, there are approximately 4,500 living in parks considered to be at risk of closing in the next few years.

It is very likely that there are other parks that have either closed or are at risk of closing of which we are now unaware. In 2006, the Minnesota Legislature finally required that park closing notices be sent to the Minnesota Housing Finance Agency and the Minnesota Department of Health. Previously, they were only sent to residents and the local municipality.
Basic Facts About Manufactured Home Parks

- Manufactured (mobile) home parks are governed by Minnesota Statute 327C and are licensed through the Minnesota Department of Health or the county. There are over 900 licensed parks distributed among nearly all 87 counties in Minnesota.

- There are almost 180,000 individuals residing in these parks who are, according to Housing and Urban Development (HUD) guidelines, 80 percent low- to very-low income.

- Manufactured homes make up 15 percent of all households, with two-thirds on home owner land and one-third on park land.

- There are more units of affordable housing in manufactured home parks (48,700) than there are HUD subsidized units (36,000) and Rural Development units (12,400) combined.

- Manufactured home parks provide a vital affordable housing option ($367 mean monthly rent statewide), compared with traditional, stick-built homes and apartment units.

- Manufactured homes in parks in Minnesota are 87 percent owner occupied, thus providing an opportunity for low- to moderate-income home ownership.

- The affordability of park housing and the opportunity for home ownership can encourage long-term residency (42 percent of residents have lived in the same unit for 10 or more years) and therefore greater ties to and investment in the community.

- Parks are the leading source of independent housing for Latino migrant workers in southern Minnesota and Latino residents make up over 90 percent of residents in some parks.

- Residents are in a vulnerable housing situation, since they own their homes but not the land, and face a number of threats, including the park being sold or closed, needed improvements not being made, unfair or inconsistently applied park rules, profit-driven rent increases and an inability to accumulate equity.

- Manufactured home parks are located on some of the most valuable land for commercial redevelopment and parks are steadily closing, with new parks rarely opening.

- The closure of a park can be financially devastating for residents and most often means the loss of their homes and nowhere to move within their means, because their home cannot be moved because of age, moving costs (averaging $3,500 rural and $5,500 metro for a single wide), shortage of available lots or parks barring homes over 10 years old (71 percent).

- As many as 1,000 of the estimated 55,000 parks in the United States are now owned by residents through cooperatives, land trusts or non-profit purchases, including 15 percent of all parks in New Hampshire. Since 2004, Minnesota has gained its first two park cooperatives, Sunrise Villa in Cannon Falls and Paul Revere in Lexington.
APAC’s Strategic Plan Summary

For 25 years, APAC has had great success in organizing manufactured home owners, providing assistance through its tenant hotline, forming strong resident associations and changing state law. As the only organization of its kind in Minnesota, its services are constantly in demand. APAC has reached a point in its development, though, that a long-term strategic look is necessary.

With support from the Saint Paul Foundation’s Management Improvement Fund and the Otto Bremer Foundation’s Organizational Effectiveness Program, APAC has worked through a series of discussions and interviews to develop strategies to guide APAC over the next three years. The planning group will produce a final strategic plan this summer after receiving feedback from key stakeholders. The following are some steps APAC is taking as it enters its next quarter century:

- **Increasing Capacity for Resident Advocacy:** In July 2006, APAC will hire its first Staff Attorney to file tenant remedies actions in order to ensure that parks remain livable as well as structurally and financially viable for continued operation. Parks are often referred to as “cash cows.” However, the rising land values of these properties and the potential for lucrative redevelopment serves as a disincentive for far too many park owners to reinvest funds into maintenance and infrastructure needs.

- **Developing Capacity for Park Preservation:** APAC is working with advocates, developers and funders to increase the capacity for park preservation through purchase by residents, non-profit and land trusts. The principle goal is to increase the funding for public policy, community organizing, and legal advocacy and the financing and for acquisition, infrastructure improvements and home replacement and rehab. In June 2006, a joint proposal will be formulated for affordable housing funders.

- **Changing Public Policy:** In May 2006, APAC successfully lobbied for a bill that requires park closures be sent to the Minnesota Housing Finance Agency and Department of Health. The new law will make it much easier to monitor closings, protect resident rights and preserve affordable park housing. APAC is developing a comprehensive set of recommendations related to manufactured home purchase and rehab financing, park closings and relocation compensation and park preservation financing strategies.

- **Organizing in Anoka County for the Greatest Impact:** Anoka County and the city of Blaine have an explosion of redevelopment activities on the horizon, including highway expansions and a proposed Vikings Stadium. Residents in Anoka County and Blaine can have tremendous power given their numbers. There are 5,000 households and 13,000 residents in Anoka County. In Blaine, park residents are 14 percent. Residents have the ability to take action in their park, city, at the State Capitol and by voting.

- **Organizing the Growing Latino Population:** The need for APAC’s services remains strong, but one factor has dramatically changed how those services need to be delivered; the growth of the Latino park population. According to a survey of recent park closings, Latino’s also make up 38 percent of those displaced by closures. Four of APAC’s eight staff members are now bilingual and three are Latino.

- **Expanding Membership Program:** APAC has received support from the Headwaters Foundation for Justice and Pax Christi Catholic Community. The goal is to promote an expanding membership base to not only diversify funding, but enlarge the pool of leaders and ideas and increase grassroots power.
APAC's board of directors is comprised entirely of manufactured home park residents. Board members are elected by the park residents, when their park has attained chapter status by recruiting 10 percent of the households to join as dues-paying members. The individuals elected to the board are generally the most active leaders within the park neighborhood's resident association. Here are APAC's current board members:

**Ed Landrum**, Board President and former Whispering Oaks (Oakdale) resident, has been on the board of directors since 1992 and president since 1997. Under his leadership, APAC's vision has expanded to include converting parks to resident-owned cooperatives. He provided leadership in two attempts to make Whispering Oaks the state's first resident-owned park. The first as a board member of the Northstar State Community Land Trust and the second as president of APAC's board of directors, in collaboration with Northcountry Cooperative Development Fund. He also provided leadership in 2000 for passage of the Oakdale park closing ordinance.

**Pat Therrien**, Board First Vice President and former Apple Valley Estates resident, joined the board in 1999 and became an officer in 2000. She was a leader of the successful effort to pass a Apple Valley park-closing ordinance in 2000. She was a leader in the successful class action lawsuit to stop her park owner from breaking leases with residents in order to install submeters and separately charge, over and above lot rent, for water.

**Judy Bartels**, Board Second Vice President and Baldwin Lakes (Lino Lakes) resident, joined the board in 2003 and became an officer in 2005. She was prompted to join APAC by questionable management practices in her park. She helped to form a resident association with her neighborhood in response to costly home improvements demanded by the park owner and frequent changes to park rules.

**Bev Adrian**, Board Treasurer and former Shady Lane (Bloomington) resident, joined the board in 2005 and became an officer. As president of Shady Lane resident association, she was part of the first exercise of the right of first refusal established under state law. It is challenged by the park owner and successfully upheld in court, establishing a legal precedent for the right of first refusal in the state of Minnesota.

**Betty Bailey**, Board Secretary and Paul Revere (Lexington) resident, joined the board in 2003 and became an officer in 2005. She was the driving force behind the adoption of the Lexington park-closing ordinance and formation of the state's second manufactured home park cooperative. She served as the president of Paul Revere's interim co-op board. She is also a member of the Lexington city council.

**Donald Pierson**, Board member and Southgate (Bloomington) resident, joined the board in 1989. He was prompted to join by Bloomington's first park closing. (There have now been three parks closed.) He was part of the successful push to establish the state's first park closing ordinance. He was also part of the effort to make sure that residents of Collins Park, the first park to close under the ordinance, received their full compensation. He has also been the chief coordinator of APAC's long-running St. Paul Saints tailgating fundraiser.
**APAC Professional Staff**

**Dave Anderson** joined APAC as its executive director in 2004. He served as executive director for the Minnesota Public Interest Research Group (MPIRG) for three years and as the associate state director and acting-state director of the Minnesota Senior Federation for two years. He has served with non-profit organizations as a board chair, administrative director, organizer and fundraiser/canvasser. For a number of years, he has been involved with neighborhood revitalization and affordable housing efforts in Minneapolis. He currently serves on the Community Solutions Fund and Energy CENTS Coalition boards of directors, the Alliance for Metropolitan Stability membership body and as an Organizing Apprenticeship Project mentor.

**Margaret Kaplan**, APAC’s Staff Attorney, began with APAC as an AmeriCorps*VISTA (Volunteers in Service to America) housing organizer with APAC in 1999-2000 and rejoined the organization in July 2006. Since 2003, she has been a staff attorney with the Housing Preservation Project, where she worked closely with APAC on park closings and preservation. She first started working with HPP as a law clerk through the Minnesota Justice Foundation summer clerkship program in 2002. While in law school, Ms. Kaplan served as the Executive Editor for the Journal of Law and Inequality. Prior to working for HPP, Margaret completed a clerkship with the Hennepin County Public Defender’s office.

**Ned Moore**, APAC’s Lead Community Organizer, has been with the organization since February 2003. He works with manufactured home owners around resident-defined goals, including holding outreach workshops, forming resident associations, gaining relocation compensation, passing park closing ordinances and converting parks to housing cooperatives. In addition, he uses his Spanish language skills to communicate with the many Latino residents of manufactured home parks. He has been involved in efforts for human rights, justice and peace in Latin America and Latino immigrant communities in Minnesota.

**Rodrigo Sanchez-Chavarria**, joined APAC in January 2005 as Administrative Assistant/Membership Coordinator. In January 2006, he was hired to fill APAC’s first Latino Community Organizer position. He was the emerging markets coordinator with Home Sweet Home Equity Mortgage, where he established contacts with local Latino organizations and businesses to increase Latino home ownership. He was also volunteer coordinator for the 2004 Cinco de Mayo program and served on the board of the La Raza Student Cultural Center at the University of Minnesota. In addition, he is a fluent Spanish speaker.

**Steven Renderos**, AmeriCorps*VISTA housing organizer, joined APAC in August 2005. He grew up in Los Angeles and was involved with United Youth of Aztlan, which was sponsored through the UCLA chapter of MEChA. As a student at Hamline University, he was involved grassroots campaigns around racial justice, including a Latino organization, Alma Latina and a group known as “The Collective.” He worked at the Office of Multicultural and International Student Affairs helping connect students of color with necessary resources to succeed on a predominantly white campus. He is a fluent Spanish speaker. He will join APAC’s staff as a Community Organizer this fall.

**Krystal Klein**, AmeriCorps*VISTA housing organizer, will join APAC in August 2006. During the last year, she was a VISTA with Housing Minnesota, a statewide housing coalition. While a Hamline University student, she helped to begin a Bringing Home Homelessness Campaign that prompted the university to invest $100,000 in an Urban Revitalization Fund, re-established a collaboration of area colleges called Students Mobilize to End Homelessness that organized a summit on homelessness, served as a teaching apprentice for a course on homelessness and worked as an intern and shelter worker with the Our Saviors Housing shelter.
Deanna Standing Cloud-Green, AmeriCorps*VISTA housing organizer, will join APAC in August 2006. She has been active in the American Indian community. She has been a life long member of the Council of Energy Resource Tribes and was a participant in the T.R.I.B.E.S. program through the University of New Mexico. As a student at Fond du Lac Tribal & Community College, she was involved with the American Indian Economic Development Fund and the Native American Business Development Center. She also worked with the Minnesota Indian Women’s Resource Center.

Lorena Rodriguez, a summer 2006 Higher Education Consortium for Urban Affairs (HECUA) policy research intern, is identifying strategies and resources for addressing racial disparities in park communities. She is an international student from Uruguay studying History and International Studies at the College of St. Scholastica. She is involved in the college’s Center for Just Living, which looks at social and economic issues at the local and international levels. She also taught Spanish in the Zumbrota-Mazeppa Public Schools and had an Eco-Industrial Development Internship focusing on sustainable industrial development.

APAC current and former staff:

Congratulate the members of APAC, past and present on 25 years of leadership in the struggle to promote justice for residents of manufactured home parks.

MOBILE JUSTICE!
Beth Newkirk – Beth was among APAC’s original staff and was hired in 1980 as its first executive director, a position she held for over six years. During her tenure, APAC evolved into an effective voice for manufactured home park residents. APAC worked to eliminate no-cause evictions and to create new storm shelter standards, which lead to the establishment of a special section of state law for manufactured home parks (Minnesota Statute 327C), providing numerous resident rights and protections. She is now the executive director of the Organizing Apprenticeship Project, which works to strengthen community organizing in Minnesota by increasing the number, effectiveness and diversity of community organizers and leaders.

Lee Blons (a.k.a. Lee Roderick) – Lee joined APAC as a community organizer in 1985 and became executive director in 1986, serving until 1990. During her tenure, APAC expanded its focus metro-wide. APAC successfully lobbied the Minnesota Legislature to authorize municipalities to adopt park-closing ordinances to require park owners and/or purchasers to provide relocation compensation in the event of a park closing. APAC successfully pushed for the first such ordinance in the city of Bloomington. She later worked for Community Stabilization Project and Central Community Housing Trust, both housing organizations. Lee is now executive director of the Plymouth Church Neighborhood Foundation.

Michele St. Martin – Michele joined APAC as a community organizer in 1989 and became executive director in 1990. She served in that position through 1991. During her brief tenure with the organization, APAC incorporated the Northstar State Community Land Trust and began its efforts to purchase parks from traditional investor owners, focusing on Whispering Oaks in Oakdale. APAC also successfully pushed for park-closing ordinances in the city of Hopkins and Lake Elmo. Michele is now a freelance writer.

Russ Adams – Russ joined APAC as a community organizer and the Northstar State CLT coordinator in 1989. He became lead community organizer in 1990 and executive director in 1991, serving in that position until 1995. During his tenure, APAC expands its focus statewide. APAC successfully lobbied the Minnesota Legislature to prohibit restrictive zoning against parks. Collins Park became the first park to close under a closing ordinance. The Bloomington park-closing ordinance is successfully upheld in court, establishing a legal precedent for park closing ordinances in Minnesota. APAC received the Minnesota Council of Non-profits’ Non-profit Mission Award. Russ is now executive director of the Alliance for Metropolitan Stability.

Glenn Shoemaker – Glenn joined APAC as community organizer in 1990. He became lead community organizer and the Northstar State Community Land Trust, which focused on purchasing parks from traditional investor owners. Glenn worked with residents and staff to pass park-closing ordinances in Burnsville, Dayton, Elk River, Lake Elmo and Mounds View to guarantee relocation compensation for displaced residents. In 1995, APAC received its first AmeriCorps*VISTA (Volunteers in Service to America) housing organizer since 1980; with placements each year afterward.

Jim Paist – Jim served as APAC’s executive director from 1998 to 2004. Before coming to APAC, he did political campaign organizing and worked with Greenpeace. It was there that he first advocated on behalf of manufactured home park residents, when his research exposed radiation contamination impacting a nearby park. While at APAC, Jim worked with residents and staff to pass park-closing ordinances in Apple Valley, Fridley, Oakdale, Red Wing, Roseville and Shakopee to guarantee relocation compensation for displaced residents. With Northcountry Cooperative Development Fund, he launched a program to convert parks to resident ownership. He is now the executive director of the Hemophilia Foundation of Minnesota/Dakotas.
APAC Alumni Staff List

Executive Directors

- Beth Newkirk (6 years, 11-80 to 12-86)
- Lee Roderick (3-1/2 years, 12-86 to 5-90)
- Michele St. Martin (1 year, 5-90 to 6-91)
- Russ Adams (4 years, 7-91 to 8-95)
- Glenn Shoemaker (3 years, 8-95 to 7-98)
- Jim Paist (6 years, 7-98 to 8-04)
- Dave Anderson (since 9-04)

1980
- Executive Director – Mary Elizabeth (Beth) Newkirk (start 11-80)
- Community Organizer – Beth Newkirk (start 2-80, until 11-80), Paul Marincel
- VISTA Organizer – Peter B. Dross (7/80-7/81), Brad Abelow (1/80-7/80), Jeff (7/80-7/81)

1981
- Executive Director – Beth Newkirk
- Administrative Assistant – Mary Elizabeth Buhm (start 12-81)
- Community Organizer – Pete Dross (start 7/81)
- VISTA Organizer – Peter B. Dross (7/80-7/81), Jeff (7/80-7/81)

1982
- Executive Director – Beth Newkirk
- Administrative Assistant – Mary Buhm, Lisa Swanson (start 11-82)
- Community Organizer – Pete Dross

1983
- Executive Director – Beth Newkirk
- Administrative Assistant – Lisa Swanson
- Community Organizer – Pete Dross (until 12-83)

1984
- Executive Director – Beth Newkirk
- Administrative Assistant – Lisa Swanson
- Community Organizer – Gaye Sorenson (start 1-84)

1985
- Executive Director – Beth Newkirk
- Administrative Assistant – Lisa Swanson
- Community Organizer – Gaye Sorenson (until 4-85), Lois Ann (Lee) Roderick (start 11-85)

1986
- Executive Director – Beth Newkirk (until 12-86)
- Administrative Assistant – Lisa Swanson (until 6-86)
- Community Organizer – Lee Roderick (until 12-86)

1987
- Executive Director – Lee Roderick (start 12-86)
- Administrative Assistant – Barbara Jean Phelps (start 1-87, until 11-87), Theresa M. (Terri) Hart (start 11-87)
- Lead Community Organizer – Cathleen (Caty) Royce (start 1-87)
- Community Organizer – William Patrick (Bill) George (start 1-87, until 12-87)

1988
- Executive Director – Lee Roderick
- Administrative Assistant – Terri Hart
- Lead Community Organizer – Caty Royce
- Community Organizer – Eric A. Swenson (start 12-87), Michael (Mike) A. Zielinski (start 10-88)

1989
- Executive Director – Lee Roderick
- Administrative Assistant – Terri Hart
- Lead Community Organizer – Caty Royce (until 8-89)
- Community Organizer – Eric Swenson (until 6-89), Mike Zielinski (start 10-89), Michele K. St. Martin (start 10-89), Constance E. (Connie) Coleman (start 11-89)
- Community Organizer/CLT Project Coordinator – Russell Peter (Russ) Adams (start 7-89)
- CLT Contract Attorney – Ann Norton

1990
- Executive Director – Lee Roderick (until 5-90), Michele St. Martin (start 5-90)
- Administrative Assistant – Terri Hart (until 10-90)
- Lead Community Organizer/CLT Project Coordinator – Russ Adams (start 5-90)
- Community Organizer/CLT Project Coordinator – Russ Adams (until 5-90)
- Community Organizer – Michele St. Martin (until 5-90), Connie Coleman (until 10-90), Glenn H. Shoemaker (start 10-90)
- CLT Contract Attorney – Ann Norton/Jack Cann

1991
- Executive Director – Michele St. Martin (until 6-91), Russ Adams (start 7-91)
- Administrative Assistant – Kathleen Schneider (start 12-90)
- Lead Community Organizer/CLT Project Coordinator – Russ Adams (until 6-91)/Glenn Shoemaker (start 7-91)
- Community Organizer – Glenn Shoemaker (until 7-91)
- CLT Contract Attorney – Jack Cann
Alumni Lists

1992
- Executive Director – Russ Adams
- Administrative Assistant – Kathleen Schneider (until 8-92), Chuck Blons (start 4-92, until 8-92)/Caroline Dorn (start 8-92)
- Lead Community Organizer/CLT Project Coordinator – Glenn Shoemaker
- CLT Contract Attorney – Jack Cann

1993
- Executive Director – Russ Adams
- Administrative Assistant – Caroline Dorn (until 7-93), Gayle White (start 7-93)
- Lead Community Organizer/CLT Project Coordinator – Glenn Shoemaker
- Community Organizer – Marva Lynn Shellenberger (start 11-93)
- CLT Contract Attorney – Jack Cann

1994
- Executive Director – Russ Adams
- Administrative Assistant – Gayle White (start 11-94)
- Lead Community Organizer/CLT Project Coordinator – Glenn Shoemaker
- Community Organizer – Lynn Shellenberger
- OAP Apprentice Organizer – Andy Schneider (start 7-94)
- HECUA PIP Intern – Jane Liu (start 6-94, until 7-94)

1995
- Executive Director – Russ Adams (until 8-95)/Glenn Shoemaker (start 8-95)
- Administrative Assistant – Jason Schendel (start 11-94, until 3-95)/Sandra Turbes (start 9-95)
- Lead Community Organizer/CLT Project Coordinator – Glenn Shoemaker (until 8-95)
- Community Organizer – Lynn Shellenberger (until 6-95)
- OAP Apprentice Organizer – Andy Schneider (until 1-95)
- VISTA Organizer – June Jordan (8/95-8/96)

1996
- Executive Director – Glenn Shoemaker
- Administrative Assistant – Sandra Turbes (until 8-96)/Jenny Baumann Rosenkvist (start 8-96, until 12-96)
- Community Organizer – Beth Fraser (start 9-96)
- OAP Apprentice Organizer – Beth Fraser (start 1-96)
- VISTA Organizer – June Jordan (8/95-8/96)/J.T. Haines (8/96-8/97)

1997
- Executive Director – Glenn Shoemaker
- Administrative Assistant – Nancy Weiss (start 10-97)
- Community Organizer – Beth Fraser (until 7-97)
- VISTA Organizer – J.T. Haines (8/96-8/97)/Sarah Isaacson (8/97-8/98)

1998
- Executive Director – Glenn Shoemaker (until 7-98), James (Jim) H. Paist (start 7-98)
- Administrative Assistant – Nancy Weiss (until 5-98)
- Community Organizer/Lutheran Volunteer Corps – Todd Hull (start 9-98)
- VISTA Organizer – Sarah Isaacson (8/97-8/98)/Miriam Wyman (8/98-8/99)
- Hotline Advocate/Office Manager – Dina Carpenter (start 5-98)

1999
- Executive Director – Jim Paist
- Community Organizer/Lutheran Volunteer Corps – Todd Hull (until 8-99)
- Community Organizer – Miriam Wyman (start 9-99)
- VISTA Organizer – Miriam Wyman (8/98-8/99)/Margaret Kaplan (8/99-8/00)
- Hotline Advocate/Office Manager – Dina Carpenter (until 6-99)

2000
- Executive Director – Jim Paist
- Community Organizer – Miriam Wyman (until 8-00), Elizabeth (Liz) Kuoppala (start 8-00, until 12-00)
- VISTA Organizer – Margaret Kaplan (8/99-8/00)/Katie Flitter (8/00-8/01), Angie Goodrich (8/00-8/01)

2001
- Executive Director – Jim Paist
- Community Organizer – Jess Luce (start 6-01)
- VISTA Organizer – Katie Flitter (8/00-8/01), Angie Goodrich (8/00-8/01)/Laura Mapp (8/01-8/02), Maren Olson (8/01-8/02)

2002
- Executive Director – Jim Paist
- Community Organizer – Jess Luce
- VISTA Organizer – Laura Mapp (8/01-8/02), Maren Olson (8/01-8/02)/Amanda Jackson (8/02-8/03)

2003
- Executive Director – Jim Paist
- Administrative Assistant – Adrea Shoebottom (start 10-03)
- Community Organizer – Jess Luce (until 5-03), Ned Wik Moore (start 2-03)
- VISTA Organizer – Amanda Jackson (8/02-8/03)/Thomas (Tom) A. Egar (11/03-9/04)
### Alumni Lists

#### 2004
- **Executive Director** – Jim Paist (until 8-04)/ David (Dave) R. Anderson (start 9-04)
- **Administrative Assistant** – Adrea Shoebottom (until 5-04)
- **Lead Community Organizer** – Ned Moore (start 9-04)
- **Community Organizer** – Ned Moore (until 9-04), Daren Allan Nyquist (start 9-04)
- **VISTA Organizer** – Tom Egar (11/03-9/04)

#### 2005
- **Executive Director** – Dave Anderson
- **Administrative Assistant/Membership Coordinator** – Fernando Rodrigo Sanchez-Chavarria (start 1-05, until 9-05)
- **Lead Community Organizer (OAP Apprentice Program) –** Ned Moore
- **Community Organizer** – Daren Nyquist (until 5-06), Steven Renderos (start 8-06)
- **Latinos Community Organizer/Membership Coordinator (OAP Apprentice Program)** – Rodrigo Sanchez-Chavarria (start 10-05)
- **VISTA Organizer** – Steven Renderos (8/05 – 8/06)
- **Strategic Planning Consultant** – Stacy Becker (start 9-05)

#### 2006
- **Executive Director** – Dave Anderson
- **Staff Attorney** – Margaret Kaplan (start 7-06)
- **Lead Community Organizer** – Ned Moore
- **Community Organizer** – Daren Nyquist (until 5-06), Steven Renderos (start 8-06)
- **Latinos Community Organizer** – Rodrigo Sanchez-Chavarria
- **VISTA Organizer** – Steven Renderos (8/05-8/06)/ Krystal Klein (8/06-8/07), Deanna Rae Standing Cloud-Green (8/06-8/07)
- **HECUA Intern** – Julia Wells (2/06-5/06)/ Lorena Rodriguez (6/06-8/06)
- **Strategic Planning Consultant** – Stacy Becker

### Alumni Board List

**Presidents**

- Edward Landrum (1998-present)
- LeAnna Hamlin (1996-1997)
- Randy Tomsen (1995)
- Ann Mielke (1994)
- Bob Reiner (1990)
- Pat Pasiewicz (1985-1987)
- Ted Erickson (1985)
- Laura Morse (1983-1984)
- Michele Shaw (1981-1982)

[Note: Board lists for 1980 to 1989 were incomplete at time of publication and were therefore not included.]
**Alumni Lists**

1994

- **President** – Ann Mielke (Dayton)
- **Vice President** – Randy Tomsen (Whispering Oaks)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – LeAnna Hamlin (Skyline Village)
- **Board Members** – Karen Kolasa (Arden Manor), Suzanne Langer (Arden Manor), Bambi Konen (Camelot Acres), Chuck Hendrickson (Centennial Square), Roger Porter (Dayton), Floyd Olson (Cimarron), Heidi Saiko and Cheryl Ziemer (Mounds View), Mary Kringen (Rambush/Camelot), Ervin “Bud” Smith (Roseville), Don Pierson (Southgate), Annette Borman (Townsedge Terrace), Jill Ngcheed (Townsedge Terrace)

1995

- **President** – Randy Tomsen (Whispering Oaks)
- **Vice President** –
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (Cimarron)
- **Board Members** – Bud Smith (Roseville), Suzanne Langer (Arden Manor), Bambi Konen (Camelot Acres/Rambush), Ann Mielke (Dayton), Cheryl Ziemer (Mounds View), Tom Gorman (Oak Grove), Jim Rorvig (Oak Grove), Tammy Christ (Pines), Dean Engstrom (Pines), LeAnna Hamlin (Skyline Village), Don Pierson (Southgate), Jill Ngcheed (Townsedge Terrace)

1996

- **President** – LeAnna Hamlin (At Large)
- **Vice President** – Randy Tomsen (Whispering Oaks)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (Cimarron)
- **Board Members** – Bambi Konen (Camelot Acres), Tom Gorman (Oak Grove), Jim Rorvig (Oak Grove), Velma Sullivan (Oak Grove), Tammy Christ (Pines), Dean Engstrom (Pines), Bud Smith (Roseville), Don Pierson (Southgate), Jill Ngcheed (Townsedge Terrace), Ed Landrum (Whispering Oaks)

1997

- **President** – LeAnna Hamlin (At Large)
- **Vice President** – Velma Sullivan (Oak Grove)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (Cimarron)
- **Board Members** – Dave Thomas (At-Large), Shaun Sieben (Elk Terrace), Cory Thompson (Elk Terrace), Gravin and Elizabeth Gilbert (North Star Estates), Evelyn Pierce (Oak Grove), Jerry Sullivan (Oak Grove), Connie Merchant (Spring Lake Terrace), Scott Tysedal (Spring Lake Terrace), Don Pierson (Southgate), Edward Landrum (Whispering Oaks)

1998

- **President** – Edward Landrum (Whispering Oaks)
- **Vice President** – Velma Sullivan (Oak Grove)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (At-Large)
- **Board Members** – Tom Cavanagh (Apple Valley Estates), Don Maple (Apple Valley Estates), Jerry Sullivan (Oak Grove), Thayne Cromwell (Spring Lake Terrace), Don Pierson (Southgate), Merlin Bentz (Valley Haven), Scott Troseth (Valley Haven)

1999

- **President** – Edward Landrum (Whispering Oaks)
- **Vice President** – Velma Sullivan (Oak Grove)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (At-Large)
- **Board Members** – Pat Therrien (Apple Valley Estates), Tom Cavanagh (Apple Valley Estates), Jerry Sullivan (Oak Grove), Lynn Patch (Roseville), Don Pierson (Southgate), Althea Rank (Valley Haven)

2000

- **President** – Edward Landrum (Whispering Oaks)
- **Vice President** – Pat Therrien (Apple Valley Estates)
- **Treasurer** – Bob Gravrok (At-Large)
- **Secretary** – Floyd Olson (At-Large)
- **Board Members** – Henry Miller (Apple Valley Estates), Lynn Patch (Roseville), Don Pierson (Southgate), Althea Rank (Valley Haven)

2001

- **President** – Edward Landrum (Whispering Oaks)
- **Vice President** – Pat Therrien (Apple Valley Estates)
- **Co-Treasurer** – Bob Gravrok (At-Large), Althea Rank (Valley Haven)
- **Secretary** – Floyd Olson (At-Large)
- **Board Members** – Scott Schmidt (Pepin Woods), Judie Johnson (Pepin Woods), Don Pierson (Southgate)

2002

- **President** – Edward Landrum (Whispering Oaks)
- **Vice President** – Pat Therrien (Apple Valley Estates)
- **Co-Treasurer** – Bob Gravrok (At-Large), Althea Rank (Valley Haven)
- **Secretary** – Floyd Olson (At-Large)
- **Board Members** – Chuck Olson (Shady Lane), Don Pierson (Southgate)
2003
- President – Edward Landrum (Whispering Oaks)
- Vice President – Chuck Olson (Shady Lane)
- Treasurer – Althea Rank (Valley Haven)
- Secretary – Floyd Olson (At-Large)
- Board Members – Pat Therrien (Apple Valley Estates), Judy Bartels (Baldwin Lakes), Judy Holm (Baldwin Lakes), Betty Bailey (Paul Revere), Doug Boldt (Paul Revere), Don Pierson (Southgate)

2004
- President – Edward Landrum (Whispering Oaks)
- Vice President – Pat Therrien (Apple Valley Estates)
- Treasurer – Doug Boldt (Paul Revere)
- Secretary – Floyd Olson (At-Large)
- Board Members – Judy Bartels (Baldwin Lakes), Sylvia Hernandez (Connelly), Sandy Pearson (Connelly), Betty Bailey (Paul Revere), Don Pierson (Southgate)

2005
- President – Edward Landrum (Whispering Oaks)
- 1st Vice President – Pat Therrien (Apple Valley Estates)
- 2nd Vice President – Judy Bartels (Baldwin Lakes)
- Treasurer – Doug Boldt (Paul Revere)
- Secretary – Betty Bailey (Paul Revere)
- Board Members – Ann Mielke (Dayton), Dorien Shurson (Dayton), Bev Adrian (Shady Lane), Don Pierson (Southgate)

2006
- President – Edward Landrum (At-Large)
- 1st Vice President – Pat Therrien (At-Large)
- 2nd Vice President – Judy Bartels (Baldwin Lakes)
- Treasurer – Bev Adrian (Shady Lane)
- Secretary – Betty Bailey (Paul Revere)
- Board Members – Don Pierson (Southgate)

1993
- President – Cindy Olsen
- Vice President – Cindy Oberg (North Creek)
- Treasurer – Geri Pitts (Flamingo Terrace)
- Secretary – Charlie Pitts (Flamingo Terrace)
- Board Members – Jan Kline (Whispering Oaks), Edward Landrum (Whispering Oaks), Randy Tomsen (Whispering Oaks)

1994
- President – Cindy Olsen
- Vice President – Cindy Oberg (North Creek)
- Treasurer – Geri Pitts (Flamingo Terrace)
- Secretary – Charlie Pitts (Flamingo Terrace)
- Board Members – Jan Kline (Whispering Oaks), Edward Landrum (Whispering Oaks), Randy Tomsen (Whispering Oaks), Bryan Wyatt (Minnesota Housing Partnership)

1995 (Inactive)
1996 (Dissolved)

Alumni CLT Board List

1991 (Incorporated 6-7-91)
- President – Cindy Olsen
- Vice President – Cindy Oberg (North Creek)
- Treasurer – Geri Pitts (Flamingo Terrace)
- Secretary – Charlie Pitts (Flamingo Terrace)
- Board Members – Bob Gravrok (Portland), Jan Kline (Whispering Oaks), Randy Tomsen (Whispering Oaks), Steve Walen

1992
- President – Cindy Olsen
- Vice President – Cindy Oberg (North Creek)
- Treasurer – Geri Pitts (Flamingo Terrace)
- Secretary – Charlie Pitts (Flamingo Terrace)
- Board Members – Bob Gravrok (Bloomington), Jan Kline (Whispering Oaks), Edward Landrum (Whispering Oaks), Randy Tomsen (Whispering Oaks)
Public Policy Goals

Formed in 1980, APAC first worked to eliminate no-cause eviction and to create new storm shelter standards. These efforts eventually lead to a special section of state law for parks (Minnesota Statute 327C), providing numerous resident rights and protections. Currently, APAC is working to develop a comprehensive set of recommendations related to manufactured home purchase and rehab financing, park closings and relocation compensation and park preservation financing strategies.

Affordable Park Housing Preservation

- **Problem:** There are over 900 licensed manufactured home parks in Minnesota providing almost 50,000 units of affordable housing to low and middle-income individuals. This opportunity for low-income home ownership is in a vulnerable position, since the residents own their homes but not the land. Residents face a number of threats, including the park being sold or closed for redevelopment, needed improvements not being made, unfair or inconsistently applied park rules, capricious rent increases and an inability to accumulate equity.

- **Solution:** Resident ownership of the parks can provide individuals with the control over their own destinies that owners of stick-built homes take for granted; stable housing costs, equity, timely maintenance and permanent housing, since residents would have to choose to accept an offer from a developer. The states with the most success in purchasing parks give residents the opportunity to match the terms of a sale whenever a park goes on the market.

- **Proposed Action:** Amend Statute 327C.095 to: require notice be given of any intended sale or transfer to the residents, a state agency, and the public; establish a resident right of first refusal for any sale or transfer, with some narrow exceptions, such as inheritance; and provide funding and incentives for sale to the residents or continued long-term operation as a park.

Guaranteed Relocation Compensation

- **Problem:** Manufactured home parks are a critical source of affordable housing in Minnesota, but, as property values continue to soar, parks become more and more vulnerable to redevelopment. Owners of traditional, stick-built homes are fully compensated when new development forces them to abandon their homes, but residents of parks are not. The closure of a park can be financially devastating for residents and most often means the loss of their homes and nowhere to move within their means.

- **Solution:** In 1987, the Minnesota Legislature amended Statute 327C.095 to allow cities to adopt park-closing ordinances. These ordinances guarantee that when the park is closed, the park owner and/or buyer pay the reasonable relocation costs to move each home within a 25-mile radius. If a home cannot be moved, the owner/developer buys out the home at its tax assessed or appraised market value. The Legislature was approached in 1987 to establish a statewide guarantee for relocation compensation.

- **Proposed Action:** Instead, lawmakers decided to pass enabling legislation and leave the
decision to municipalities. APAC and park residents have passed ordinances in 16 cities (from Rochester to Bloomington to Brainerd), but this only provides protection to 10 percent of park households in the state. Amend state law to guarantee relocation compensation for all residents displaced by a park closure.

**Manufactured Home Taxation and Financing**

- **Problem:** Despite being taxed at the real estate rate, manufactured homes have been defined in Minnesota as personal property under Minnesota Statute 273.125. As in most parts of the country, manufactured homes are not considered real estate. A home buyer must seek a personal property loan rather than mortgage financing. The average interest rate for a manufactured home purchase is 11.8 percent, and 1 in 5 borrowers are paying in excess of 14 percent. They also lack the consumer protections of other home buyers and the ability to build equity.

- **Solution:** There are other states, such as New Hampshire, where these homes are defined as real estate. Manufactured homes in this state already have one foot in the real estate category. Manufactured homes in Minnesota are taxed at the real estate rate and individuals living in these homes are eligible to receive a renters’ property tax credit.

- **Proposed Action:** States have the authority to define manufactured homes as real estate. Amend Minnesota Statute 273.125 to define manufactured homes as real estate, which can help to make these homes eligible for the same financing methods and consumer protections as traditional, stick-built homes.

**Voter Engagement and Electoral Organizing**

APAC has received funding from the Democracy! Fund (a joint funding partnership of Headwaters Foundation, Otto Bremer Foundation and Minnesota Women’s Foundation) to support nonpartisan voter engagement and electoral organizing around park issues. APAC will organize the project into three stages – registration, education and mobilization – and use these to build its organizing and legislative efforts. Our fundamental purpose is to provide a voice for this underrepresented part of society.

In 2006, the park vote could have a big impact since all 8 U.S. Congresspeople, all 201 state legislators, a U.S. Senator, the Governor and Lieutenant Governor, Attorney General, Secretary of State, State Auditor and various local officials will all be on the ballot this year. APAC will focus activities in order to create a sustainable regional presence in at least three of the nine metro counties and three Greater Minnesota regions. APAC will identify lead or primary parks in each area that reflect a mix of an influential legislative district, compelling reasons for local organizing and the capacity to develop a membership and funding base.

The organization will develop the project around the legislative session and the three high profile steps in the election process: precinct caucuses, primaries and the general election. It will include activities such as voter registration, candidate questionnaires, candidate and issue forums, and get-out-the-vote efforts. The goal of this project is to use electoral organizing to link APAC’s existing community organizing and state lobbying efforts into an ongoing coordinated public policy cycle.
**Park Closing Ordinances**

Manufactured home parks are a vital source of affordable housing. Many people can literally not afford to live anywhere else if their park closes, or if they are evicted. Many families who live in parks are very low-income and working poor, including single parents and seniors living on a fixed income. In addition, there is a growing number of recent immigrants, particularly Latinos, living in both rural and metro parks in Minnesota.

Park residents have an unusual rental situation, because in most cases they own their home, but rent their lot. Thus, the closure of a manufactured home park neighborhood has a devastating impact on the households affected. The closure of a park also affects the greater community, when local shelters and transitional housing facilities are already booked. As property values continue to rise, these pockets of affordable housing become more vulnerable to development.

Owners of traditional, stick-built homes are fully compensated when new development forces them to abandon their homes, but residents of parks are not. The closure of a park can be financially devastating for residents and most often means the loss of their homes and nowhere to move within their means, because their home cannot be moved because of age, moving costs (averaging $3,500 rural and $5,500 metro for a single wide), shortage of available lots or parks barring homes over 10 years old (which is 71 percent of homes).

In 1987, APAC worked to pass state legislation allowing cities to adopt park-closing ordinances. These ordinances guarantee that when the park is closed for redevelopment purposes, the park owner and/or new developer pay the reasonable relocation costs to move each home within a 25-mile radius. If a home cannot be moved, the owner/developer buys out the home at its tax assessed or appraised market value.

APAC successfully pushed for the first park closing ordinance in the city of Bloomington in 1989. Collins Park became the first park to close under a closing ordinance in 1993. Under the terms of the Bloomington ordinance, residents were given relocation compensation or the fair market value for their homes. The former owner of Collins Park sued the city over paying relocation compensation. The Bloomington park closing ordinances was successfully upheld in court, establishing a legal precedent for park closing ordinances in the state of Minnesota.

APAC and park residents have worked together to pass such ordinances in 16 cities, including Apple Valley, Bloomington, Brainerd, Burnsville, Dayton, Elk River, Fridley, Hopkins, Lake Elmo, Lexington, Mounds View, Oakdale, Red Wing, Rochester, Roseville and Shakopee. This now represents about 10 percent of park households in the state.
Resident and Nonprofit Park Ownership

Park residents have an unusual rental situation, because in most cases they own their home, but rent their lot. Thus, the closure of a manufactured home park neighborhood can be financially devastating for residents. It most often means the loss of their homes and possibility of homelessness. In 1987, APAC worked to pass legislation allowing cities to adopt ordinances that guarantee relocation compensation in the event of a park closing. APAC and park residents have worked together to pass such ordinances in 16 cities; from Rochester, to Bloomington, to Brainerd. This now represents 10 percent of park households in the state.

But even guaranteeing compensation for relocation costs is not enough with park vacancy rates so low. Don Pierson, a long-time APAC board member, summarizes the problem of many residents when he says, “I can’t afford affordable housing, when the cheapest apartment in town is renting for $700 per month.” Mr. Pierson is a retired senior living on Social Security who has lived since 1963 in Southgate, one of the two Bloomington parks remaining after three closures. Because park residents own their homes but not the land, they face the threat of a park being sold or closed, needed park improvements not being made, unfair or inconsistently applied park rules, profit driven rent increases and an inability to accumulate equity. A solution to all of these problems is conversion to resident-ownership through a cooperative, land trust or non-profit.

There are currently two routes that can be taken for residents to purchase their parks. The first is by making an unsolicited offer to a willing buyer. Working in collaboration with Northcountry Cooperative Development Fund, APAC and residents were able to purchase Sunrise Villa in Cannon Falls in 2004 and Paul Revere in Lexington in 2005.

The second route for resident purchase is by exercising their “right of first refusal” provided for under state law (Minnesota Statute 327C.095) when a park is being sold for redevelopment. APAC and the residents of Shady Lane in Bloomington worked with Community Housing Development Corporation to exercise this right for the first time in Minnesota. This action was challenged by the park owner and successfully upheld in court, establishing a legal precedent for the right of first refusal. Working with CHDC, APAC and residents were able to secure the $2 million purchase price. Unfortunately, the effort ultimately collapsed due to an additional $1 million required for infrastructure work necessitated by decades of neglect by previous owners.

Several very significant changes came as a result of the effort to purchase Shady Lane and the roadblocks that brought the effort to an unsatisfying end. The media took notice of park closings like never before. Twin Cities Public Television commissioned a half-hour documentary on park closing, which originally aired on April 23. Several new non-profit developers have indicated some desire to become involved in park preservation including CHDC, Central Community Housing Trust and Central Minnesota Housing Partnership. Finally, APAC is working with advocates, developers and funders to increase the capacity for park preservation through purchase by residents, non-profit and land trusts. The principle goal is to increase the funding for public policy work, community organizing and legal advocacy and the financing and for acquisition, infrastructure improvements and manufactured home replacement and rehab. In July 2006, a joint proposal will be formulated for affordable housing funders.
Latino Outreach and Organizing

The need for APAC’s services remains strong, but one factor has changed dramatically how those services need to be delivered: the growth of the Latino park population. In the 1990 U.S. Census, people of color comprised less than 5 percent of the park population. By 2000, they made up 12 percent of the population in parks with Latinos at 5 percent representing the largest segment statewide and over 90 percent in many parks. Parks are the leading source of independent housing for Latino migrant workers in southern Minnesota. In fact, in southwestern Minnesota, Latinos are rapidly approaching half of the park population. Due to under-counting in 2000 and dramatic growth since, we expect that the Latino population is now at least 10 percent of the statewide population. According to a survey of recent park closings, Latino’s also make up 38 percent of those displaced by closures.

APAC would not be able to do its job if it could not effectively work with the Latino park population. Since 2003, APAC has examined how it can adapt to meet the needs of the growing Latino population. That year, APAC made Spanish-language skills a formal requirement in the hiring of a community organizer, who is now the Lead Community Organizer. In 2005, APAC recruited two additional individuals who are both bilingual and Latino. In January 2006, with assistance from the F.R. Bigelow, Mardag and St. Paul Foundations, APAC created its first full-time Latino Community Organizer position. APAC just completed a six-month program with the Organizing Apprenticeship Project to develop a racial justice organizing model and hopes to include the AmeriCorps*VISTA as an apprentice organizer in this fall’s program. Four of APAC’s eight staff members are now bilingual and three are Latino.

The Latino population is not only increasing, but the problems experienced by park residents, including closings, are falling more heavily on those parks with substantial Latino populations. With the assistance of policy research intern provided through the Higher Education Consortium for Urban Affairs (HECUA), APAC produced a report that identified racial disparities in park based on race. The report looked at three communities (Bloomington, Melrose and Shakopee) in which there were one to two “white” parks and one to two “Latino” parks. Despite paying comparable or higher rent, the Latino parks had substantially greater infrastructure problems, dramatically fewer amenities, and a broad range of other problems.

Working with another HECUA policy research intern, APAC is researching key disparities and strategies and resources that are available for addressing them. APAC is looking at dealing with examples of housing discrimination that were identified in the first report and in other Latino parks, including application denials, differential treatment, harassment and steering prospective Latino residents towards certain parks or sections of parks. APAC is looking at filing tenant remedies in order to ensure that parks remain livable as well as structurally and financially viable for continued operation.
Resident associations are usually the first step in bringing together people in their parks. With an association, residents can have a stronger and more unified voice. The associations are formed to resolve issues with park management, improve living conditions, organize community events and services, and generally develop a stronger community.

A resident association is a legally recognized voice for residents of manufactured home parks. In Minnesota Statute 327C.01 subd. 9a, it is defined an organization that has the written permission of the owners of at least 51 percent of the manufactured homes in the park to represent them, and which is organized for the purpose of resolving matters relating to living conditions in the park.

The following are some of the manufactured home park communities that APAC is working with now that have or are in the process of organizing resident associations:

Apple Valley Estates in Apple Valley (Dakota County)
Baldwin Lakes in Lino Lakes (Anoka County)
Camelot Acres in Burnsville (Dakota County)
Centennial in Blaine (Anoka County)
Croix Estates in Chisago City (Chisago County)
Edgewood in Mora (Kanabec County)
Glen Knoll in Glencoe (McLeod County)
Jackson Heights in Shakopee (Scott County)
Mobile Manor in Shakopee (Scott County)
Park of Four Seasons in Blaine (Anoka County)
Paul Revere in Lexington (Anoka County)
Pleasant View in Duluth (St. Louis County)
Restwood Terrace in Blaine (Anoka County)
Riverview Terrace in Chaska (Carver County)
Rose Park in Melrose (Stearns County)
Skyline Village in Inver Grove Heights (Dakota County)
Southgate in Bloomington (Hennepin County)
Southridge in Inver Grove Heights (Dakota County)
St. Paul Cabins in Maplewood (Ramsey County)
Sunrise Estates of Stacy (Chisago County)
Vintage Acres in Duluth (St. Louis County)
Whispering Oaks in Oakdale (Washington County)
Zenith Terrace in Duluth (St. Louis County)
All Parks Alliance for Change is a non-profit, member based organization of manufactured home park residents. APAC is the only organization of its kind in Minnesota. We need your support to continue to do work on your behalf. Your membership supports tenant advocacy, community organizing, housing preservation and state policy advocacy.

As benefits of membership, you receive APAC’s “Manufactured Home Owner’s Handbook,” a subscription to APAC’s newsletter “The Alliance” and any other consumer guides prepared during the year. You also receive use of APAC’s programs, resources and hotline. Your support is greatly appreciated!

**APAC Membership Form**

☐ Yes, I want to join APAC! Enclosed is my annual membership dues of:

☐ $10 (minimum)  ☐ $20  ☐ $30  ☐ $_______________

☐ I cannot afford dues, but I still want to be a member. I will volunteer hours to earn membership:

☐ Office work  ☐ Fundraising  ☐ Flyering  ☐ Doorknocking  ☐ ______________

☐ I want to join as a:

☐ Regular Member (current park resident)  ☐ At-Large Member (former park resident)

☐ Associate Member (non-resident)

Name __________________________________________________________________________

Address ____________________________________________ Park ______________________

City ____________________ Zip _____________ Phone _____________________________

Place of Business ____________________________ Work Phone _______________________

APAC • 970 Raymond Ave., Ste. 105 • St. Paul, MN 55114 • (651) 644-5525 or (866) 361-2722
## EXPENSES

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**TOTAL EXPENSES** .................................................. $194,063

## INCOME

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**TOTAL INCOME** .................................................. 198,871

**NET/BALANCE** .................................................. $4,808
Acknowledgement of Supporters

APAC’s board of directors and staff would like to thank residents and community supporters who have become APAC members, workplace donors through Community Solutions Fund, and fundraising contributors through the St. Paul Saints tailgating fundraiser and the Headwaters Foundation’s Walk for Justice.

We would also like to thank the following organizations for their support in 2006:

- F.R. Bigelow Foundation
- Otto Bremer Foundation
- Central Minnesota Community Foundation
- Community Solutions Fund
- Democracy! Fund
- Headwaters Foundation for Justice
- Higher Education Consortium for Urban Affairs
- Initiative Foundation
- Mardag Foundation
- McKnight Foundation
- Minneapolis Foundation / Emma B. Howe
- Minnesota Housing Partnership / Corporation for National & Community Service
- Minnesota Justice Foundation
- Minnesota State Bar Foundation
- Northland Foundation
- Organizing Apprenticeship Project
- Pax Christi Catholic Community
- Jay and Rose Phillips Family Foundation
- St. Paul Foundation
- St. Paul Travelers Foundation

*Some support was received in 2005 for use, in part, in 2006.
All Parks Alliance for Change (APAC)
2006 Organizational Chart

Park Residents and/or APAC Members
(Minnesota has over 900 parks, with 50,000 households, and 160,000 residents, based on 2000 U.S. Census Data and 2004 park listings.)

- Park Resident Associations
- Park Resident Association Officers: Pres, Vice Pres, Secr

APAC Chapters: Apple Valley, Baldwin Lakes, Paul Revere, Shady Lane, Southgate & Whispering Oaks

APAC Chapter Officers: President, Vice Pres, Secretary

APAC Board of Directors (20 seat Maximum)

- Board Officers: President, Vice Pres., Secretary, Treasurer
- Board Committees: Finance, Fundraising, Planning, Membership

Executive Director

Community Organizing
- Lead Community Organizer
- Community Organizer
- Latino Community Organizer
- VISTA Housing Organizers (2 Positions)

Legal Advocacy & Research
- Staff Attorney
- Minnesota Justice Foundation Interns
- Lommen Attorneys: HFP, Lommen Abdo, etc.

Public Policy & Research
- HECUA Interns
- CURA Interns

Management & Administration
- Administrative Assistant/Membership Coordinator
- Contract Accountant
- Strategic Planning Consultant
- Tree Trust Volunteers

Coalitions: AMS, CMHHP, MCA, Energy CENTES, Housing MN, etc.

Career Services
- Park Co-op Officers: President, Vice Pres., Secretary, Treasurer
- Park Management Company
- Park Co-op Committees

Corporate for NAI and Community Service
- MN Housing Partnership
- VISTA Leaders

Community Solutions Fund
Community Solutions Fund agencies address critical needs of individuals in our communities.

**creating long-term community change**

By promoting accessible healthcare, affordable housing, quality education, and human rights Community Solutions Fund members are working to create a better tomorrow through long-term community change.

To learn more about Community Solutions Fund and our member agencies visit www.solutionsfund.org

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Steven and Lori Wik Moore:

Congratulate APAC on 25 years of leadership and advocacy on behalf of Minnesota’s manufactured home park residents.

Happy 25th Anniversary!
Printer’s Ad