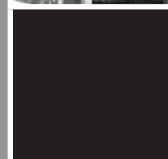
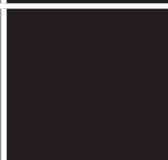
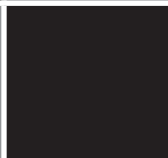
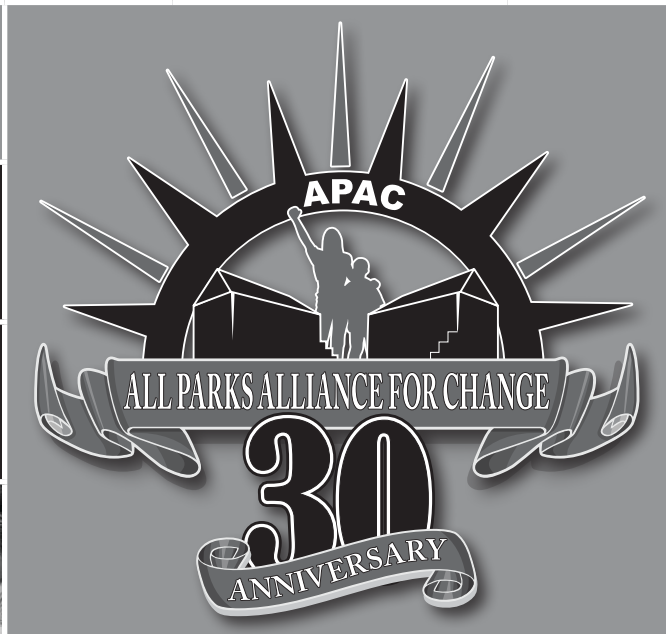
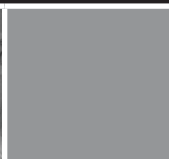




All Parks Alliance for Change (APAC)



30th Anniversary Commemorative Book



Congratulations to APAC on 30 years
of leadership and advocacy on behalf
of manufactured home community residents



Since 2005, CFED has built the nonprofit manufactured housing field through the I'M HOME (Innovations in Manufactured Homes) initiative, which has been designed to unlock the potential of high-quality manufactured housing as a key source of affordable and appreciating housing. The mission of I'M HOME is to ensure that families who purchase manufactured homes reap benefits from the homeownership experience comparable to those enjoyed by buyers of traditional, site-built homes.

Welcome from the President and Executive Director

Dear friends and supporters:

Please join our board of directors, staff, members, alumni and community supporters in celebrating the 30th anniversary of All Parks Alliance for Change, the statewide organization representing Minnesota's 180,000 manufactured (mobile) home park residents, and 30 years of legislative accomplishment at an event near the State Capitol:

APAC 30th Anniversary Celebration & Legislative Reception
Wednesday, March 21, 2012, 5:00 p.m. to 8:00 p.m.
Best Western Kelly Inn, 161 St. Anthony, St. Paul, MN 55103

In 1982 – Thirty years ago, park residents: weren't guaranteed a written lease; could be evicted without cause; had no protection against retaliation; faced the possibility of monthly rent increases of any amount; could be asked to abandon their home without compensation if their park closed; and didn't even have the legal right to speak out in their own communities!

Now – Thanks to the hard, difficult work of many residents and staff – especially the enormous personal risks taken by resident leaders – a great deal has happened to protect the rights and dignity of Minnesota's park residents: residents are now entitled to leases with reasonable rules, limited rent increases, and eviction only for just cause; residents have the right to speak out and organize in their communities; and residents are guaranteed nine-months notice if their community is threatened with closure, fair relocation compensation if it does, and the right to prevent sale for redevelopment by putting in a matching offer.

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, receive a 30th anniversary commemorative program book, and support the continuing work of APAC:

- **Attend APAC's 30th Anniversary Celebration:** Come together with other residents, housing and low-income advocates, philanthropic organizations, and public officials to enjoy appetizers, speakers and entertainment.
- **Advertise in our 30th Anniversary Commemorative Book:** Show your support for APAC and reach residents, nonprofit leaders, and others around the state with your message. Copies will be distributed at the event and throughout the upcoming year.)
- **Join our Donor Campaign:** APAC is looking to diversify the support for its work. You can be listed among the contributors to APAC's donor campaign in the 30th anniversary commemorative book.

We look forward to our next contact with you and hope to see you at our 30th Anniversary Celebration or appearing in our commemorative book. If you would like more information about our plans for this event, we can be reached at (651) 644-5525, (855) 361-APAC, or info@allparksallianceforchange.org.

Thank-you for your support during our first 30 years!

Sincerely,

Leslie Ann
President, Board of Directors

Dave Anderson
Executive Director

P.S. Donations are warmly accepted and can be made through our web site at:
www.allparksallianceforchange.org.

Congratulations to
All Parks Alliance for Change

30 years of empowering people,
improving lives, and enhancing the quality of
homes in Minnesota.



**Minnesota Housing
Partnership**

www.mhponline.org

**The Alliance for Metropolitan
Stability congratulates
APAC on 30 years of successful
grassroots organizing
for justice!**



**Lommen Abdo and Valerie Sims
salute APAC for 30 years of hard work
on behalf of park residents!**



LOMMEN ABDO

LOMMEN ♦ ABDO ♦ COLE ♦ KING ♦ STAGEBERG ♦ P.A.

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

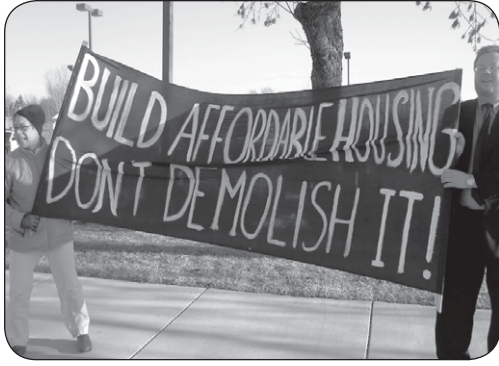
MHC Residents' Rights Personal Injury Medical Malpractice

Contact Attorney Valerie Sims from Lommen Abdo.
612-336-9318 | valerie@lommen.com | 800-752-4297



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APAC Mission and Background



All Parks Alliance for Change is the statewide organization for Minnesota's 180,000 manufactured home park residents. As the only organization in the state focused on manufactured housing, 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. 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 to park residents across the seven county metro area. In 1989, the organization changed its name to "All Parks Alliance for Change" and, in 1994, expanded its focus statewide.

Since 1982, APAC built up a special section of state law for manufactured home parks, including creation of the Manufactured Home Relocation Trust Fund in 2007, manufactured home lending protections in 2008, and eligibility for the first time for relocation compensation through the Right-of-Way Acquisition Fund (RALF) when road projects take their homes in 2010. Since 1987, APAC has organized with park residents to pass local ordinances, including those to guarantee relocation compensation in the event of a park closing in 22 cities (from Rochester to Bloomington to Brainerd). Since 1991, APAC has worked to preserve communities first by forming the Northstar State Community Land Trust and, in 2002, partnering with Northcountry Cooperative Development Fund, which has resulted in five park cooperatives, with others in development. In 2006, APAC worked with the Northwest Area Foundation, Housing Preservation Project, and Twin Cities Public Television to increase public awareness of the threats to parks through the Emmy-nominated documentary, "American Dream Under Fire: Manufactured Home Park Residents Fight to Hold Ground."

APAC's work has been recognized on a number of occasions. In 1989, APAC received a Certificate of Commendation from Governor Rudy Perpich for "outstanding service" to our community. In 1993, the organization received the Nonprofit Mission Award from the Minnesota Council of Nonprofits. In the mid-1990s, APAC was the recipient of the Leo C. Byrne Social Justice Award, given by the Christian Sharing Fund for success in "achieving dignity for people." In 2002, APAC received an award of recognition from the Otto Bremer Foundation for our "community contributions." In 2006, APAC's work "to improve the quality of life in park neighborhoods, to protect their rights, to advance changes that support safe, affordable, and stable park communities, and to preserve these vital units of affordable housing" was recognized by Gov. Tim Pawlenty in a proclamation declaring September 24-30 "Manufactured Home Park Week." In 2007, APAC was honored by the Headwaters Foundation for Justice with the "Allies for Justice Award."

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.





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).

Your Rights in a Park Closing

A minimum of nine months before the closure or conversion to another use of all or a portion of a park, the park owner must prepare a closure statement and provide a copy to a resident of each household clearly stating that the park is closing, the availability of replacement housing, the probable relocation costs, the right of first refusal to match the sale price, and possible eligibility for the MN Manufactured Home Relocation Trust Fund. The local municipality must hold a public hearing at least 60 days before the park closes.

MN Manufactured Home Relocation Trust Fund

The Trust Fund provides relocation compensation in the event of a park closing either for moving costs or, if the home cannot be moved, for a home buy out. The fund also makes park owners responsible for home demolition costs. The fund is supported by contributions from both the park owners at time of closing and the home owners through an annual \$12 fee.

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.
- **Resident Education.** In English and Spanish, APAC runs a statewide, toll-free tenant hotline (855-361-APAC), conducts educational workshops, and produces consumer guides.
- **Leadership Development.** APAC forms community-based resident associations, conducts community-based and statewide leadership trainings, and recruits leaders to serve on our board of directors.
- **Community Organizing.** APAC works with homeowners to respond to resident-defined issues such as park closings, excessive rent increases, and abusive management practices.
- **Tenant Advocacy.** APAC works with homeowners to ensure that they are aware of and able to successfully stand up for their legal rights.
- **Community Preservation.** APAC works with homeowners in parks at-risk for redevelopment to preserve their communities through a nonprofit developer or a resident-owned cooperative.
- **Racial Justice.** APAC has documented and is responding to enormous disparities in treatment based on race, including differential treatment and conditions, residency denial, steering, and park closings.
- **Public Policy Work.** APAC conducts policy research and analysis, prepare policy reports, drafts legislation, and conducts direct and grassroots lobbying to promote local and state policy change, as well as serving as a watchdog for residents at the State Capitol.



APAC is the statewide organization representing Minnesota's 180,000 manufactured (mobile) home park residents. Our families live in over 900 licensed parks spread throughout nearly all 87 counties. They are one out of every 20 households in the state. They are long-time, self-sufficient home owners with nearly 90 percent owning their homes, over 40 percent living in the same home for more than 10 years, and none of them receiving any housing subsidies. Despite 80 percent being considered low- to very-low income (according to Housing and Urban Development guidelines), their housing is completely unsubsidized and, in fact, there are more units of affordable housing in Minnesota parks than there are HUD subsidized units and rural development units combined.

Lift the cap on Relocation Trust Fund benefits

- **BACKGROUND:** The Manufactured Home Relocation Trust Fund was established in 2007. It replaced a patchwork of local relocation compensation ordinances that had sprung up since 1987. It provides for moving costs or a home buy-out in the event of a park closure. It is supported by a \$12 annual fee from home owners collected after July 15 of each year.
- **PROBLEM:** In 2011, a \$1 million cap was placed on the Trust Fund at the urging of the park owners. It was adopted without a public hearing or any resident input.
 - This amount is not enough to cover the costs of just one large park closure. There are currently several large manufactured home parks identified as at-risk for closure due to either financial or health and safety problems.
 - **EXAMPLE:** There is a park in Anoka County that is at risk for closure due to health and safety issues. If it closes, the costs will likely exceed the cap by at least \$25,000.
 - **EXAMPLE:** There is another park in Dakota County that is at risk for closure due to bankruptcy. If it closes, the costs will likely exceed the cap by almost \$1.5 million.
- In addition, if the balance in the Trust Fund is not allowed to rise, it will not be possible to increase the maximum benefits, which are now set well below the average cost for displaced home owners.
- **ACTION:** The Trust Fund balance is currently just over \$1 million. The legislature needs to act now to lift this cap to ensure that the 2011 collection takes place. If action is taken, then the fund balance will increase by another \$350,000, which will enhance the solvency of the fund and move us closer to the day that higher benefits can be offered.



Extend mandatory background checks for apartment managers to cover park managers

- **BACKGROUND:** State law has required background checks for apartment managers since 1995 (MN Statute 299C.66). The Kari Koskinen Act was passed in response to the murder of a woman by her building manager. The manager had a previous criminal record that was not disclosed to her.
- The law requires that property owners run background checks on prospective building managers.
- If the individual has been convicted of a serious crime (homicide, manslaughter, sexual assault, kidnapping, stalking, etc.), the property owner may not hire them, or if the manager has already been hired then all residents and prospective residents must be notified.
- **PROBLEM:** The legislative history and case law related to the apartment manager background checks makes it clear that this law does not currently apply to park managers.
 - **EXAMPLE:** There is a park in Stearns County that employs a registered sex offender as the park manager.
- **ACTION:** Existing law simply requires the additional language that this statute also applies to individuals hired or apply to be hired as managers of manufactured home parks.



Stop cities from charging park residents more for water service than other home owners

- **BACKGROUND:** State law prevents park owners from directly or indirectly charging residents a higher rate for municipal water service than the "rate which is charged to single family dwellings with comparable service within the same market" (MN Statute 327C.04).
- **PROBLEM:** However, cities are billing park owners under the conservation rate structure as large commercial users, which means higher rates are passed along to residents as a part of their lot rent.
- **ACTION:** There was a provision in the conservation rate structure that made it clear that the rate structure must consider each residential unit as an individual user in multiple-family dwellings, such as apartments. Language just needs to be added to make it clear that this includes parks.



APAC members often say, "I can't afford affordable housing." Targeted as it is towards those at 30% to 50% of area median income, manufactured housing provides not only a viable affordable housing option compared with traditional, stick-built homes and apartment units, but also an opportunity for low- and moderate-income homeownership. For the cost of renting a one-bedroom apartment, many families are able to own a two or three bedroom manufactured home. Many families who live in parks are very low-income, working poor, seniors, disabled, and recent immigrants.

Many of these families cannot afford to live anywhere else, if their park closes, or if they are evicted.

Manufactured home park residents are in a vulnerable housing situation arising from an arrangement in which they own their homes, but not the underlying land. As a result, they face the threat of a park being sold or closed, needed park improvements not being made, unfair or inconsistently applied park rules, capricious rent increases, and an inability to accumulate equity. Many families living in parks could literally not afford to live anywhere else, if their park closes, or if they are evicted, which includes many single parents, recent immigrants, and seniors living on fixed incomes. The closure of a park leaves the effected homeowners with very few housing options, and in many cases, the loss of their homes. When a park closes, usually just a small fraction of the homes can actually be relocated because there is a shortage of available lots and then only if they are newer and in excellent condition. Most others are faced with the loss of their homes, and nowhere to move within their means.

Preserving manufactured home communities as safe and affordable housing options requires addressing a range of challenges, including:

- **Risk of Park Closure.** Manufactured home parks were created outside already developed areas along major transportation routes. There is now increasing redevelopment pressures. Parks are particularly vulnerable because they are seen as less expensive to redevelop than other neighborhoods. Many now find themselves targeted for displacement by either private or public projects, including highway expansions. We are working with parks that are at-risk in Arden Hills, Gaylord, Moorhead, Shakopee, Willmar, Winona, and Worthington.
- **Lack of Park Reinvestment.** Opportunities to preserve parks have been frustrated due to the unmanageable expense of years of deferred maintenance. In fact, there are some parks that have been forced to close by the state of Minnesota as a result of unsafe and unhealthy conditions. Action is required in order to ensure that parks remain both livable as well as structurally and financially viable for preservation. The neglect of park utility infrastructure has become a particular problem. Increasingly, park owners, who pass through water utilities to residents, are defaulting on payments due to a combination of leaky pipes and skyrocketing costs. This places the residents at risk of a water shutoff and the entire park at risk for condemnation due to the lack of water service. We are now working with parks experiencing these problems in Blaine, Mora, Redwood Falls, Sauk Rapids, St. Peter, and Stacy.
- **Eroding Affordability.** Manufactured housing provides not only a vital affordable housing option compared with traditional, stick-built homes and apartment units, but also an opportunity for low- and moderate-income homeownership. Rising lot rents and high home interest rates are making this option less affordable. In addition, residents do not have access to conventional mortgage financing and must seek a personal property loan. The average interest rate on these loans is 11.8% and one in five borrowers pay over 14%.

One preservation option is conversion to resident-ownership through a cooperative, land trust, or nonprofit. There have traditionally been two routes for residents to purchase their parks: first, by making an unsolicited offer to a willing buyer; and second, by exercising their "right of first refusal" provided under state law (Minnesota Statute 327C.095) when a park is being sold for redevelopment. In the cases where a park is just listed for sale, we can help residents to organize and make an unsolicited offer to buy, before it is sold to another private, investor owner. When an owner seeks to sell a park to a developer resulting in the park being closed within a year, residents are given a 45-day "right of first refusal" in which to collectively match the terms and conditions of the developer's offer. A key piece in making a purchase work through these methods has been identifying prospective parks and educating resident about these purchase options.

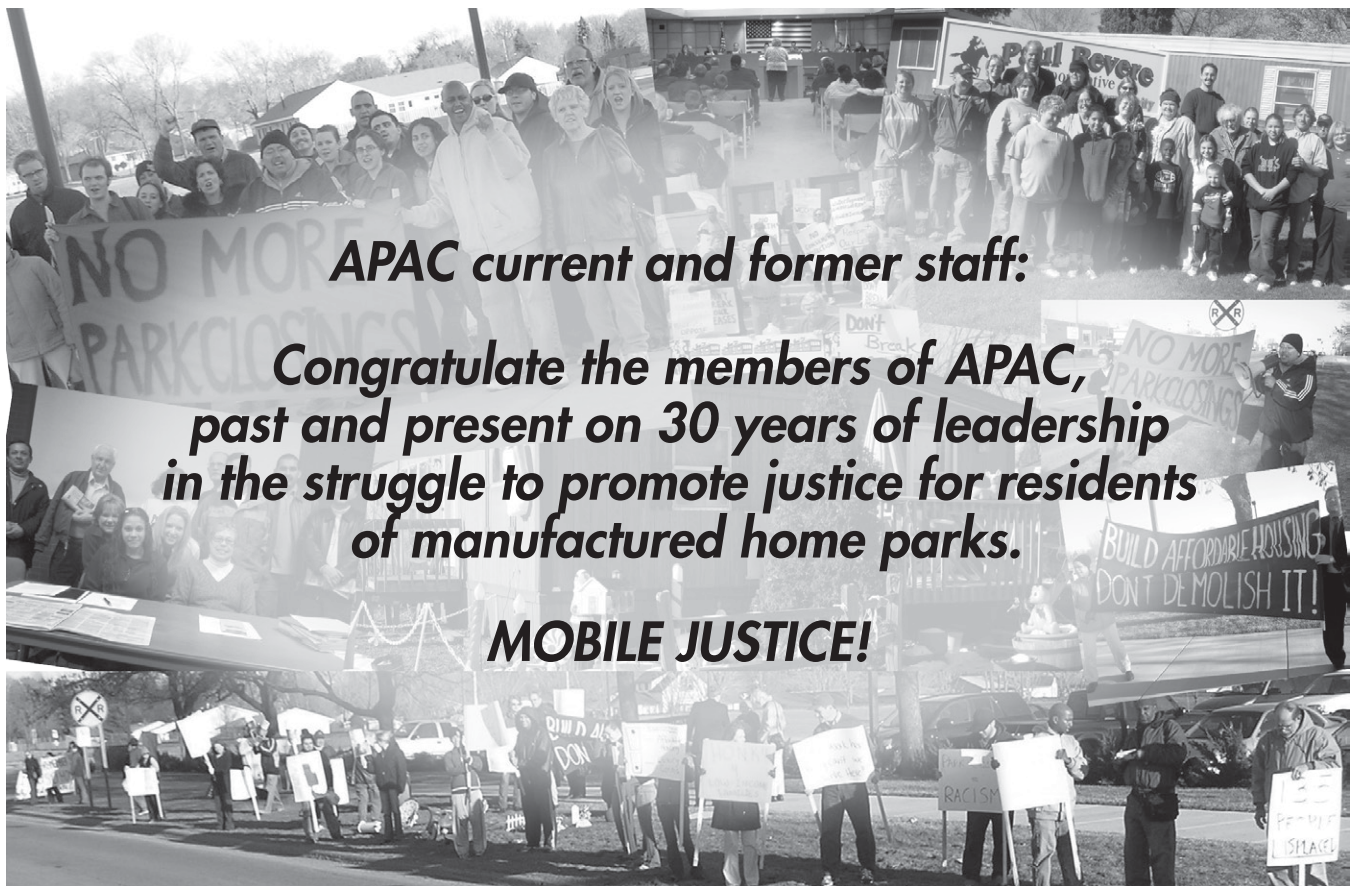
APAC has worked with a number of parks that are at-risk to close for redevelopment, including Sunrise Villa (47 units) in Cannon Falls, Paul Revere (156 units) in Lexington, Bennett (116 units) in Moorhead, and Madelia Mobile Home Park (65 units) in Madelia, which have all converted to resident control. As reflected by a front-page article in the Pioneer Press ("It's a sense of pride," December 13, 2004) when the first park converted, the strategies and the capacities we have already developed offer the possibility of preserving these increasingly vulnerable pockets of affordable housing. However, as reflected by full-page article on the front-page of the Star Tribune's metro section ("Mobile-home parks are vanishing," March 5, 2006) and in the Emmy-nominated documentary, "American Dream Under Fire: Mobile Home Park Residents Fight to Hold Ground," the risk to these low-income homeowners continues to grow. And, as further detailed by an APAC policy report ("Racial Disparities in Manufactured Home Parks: Latinos' Experiences in Minnesota," April 2007), people of color are particularly vulnerable. They are 13 percent of the park population, but 54 percent of those displaced by park closings; with 38 percent being Latino.



Latino's also make up 38 percent of those displaced by closures.

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 an intern through the Higher Education Consortium for Urban Affairs, APAC produced a report that identified disparities in parks 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.

APAC is now developing strategies and resources for addressing these disparities. 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 seeking an intern to work with APAC staff this spring to inform Latino residents, low-income and housing advocates, public agencies, and the media about documented racial disparities in parks and the strategies for addressing them.



APAC current and former staff:

**Congratulate the members of APAC,
past and present on 30 years of leadership
in the struggle to promote justice for residents
of manufactured home parks.**

MOBILE JUSTICE!

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 as 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)

Arbor Vista in Burnsville (Dakota County)

Arden Manor in Arden Hills

Brandy Estates in Detroit Lakes

Castle Towers in East Bethel

Croix Estates in Chisago City (Chisago County)

Edgewood in Mora (Kanabec County)

Edgewood Estates in Mora

Fischer's Garden in Sauk Rapids

Green Valley in St. Peter

Hy-View Estates in Redwood Falls

Jackson Heights in Shakopee (Scott County)

Mobile Manor in Shakopee (Scott County)

Park of Four Seasons in Blaine (Anoka County)

Rolling Hills in Maplewood

Skyline Village in Inver Grove Heights (Dakota County)

Skyline Court in Hermantown.

Sunrise Estates of Stacy (Chisago County)

- 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.
- 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. APAC successfully lobbied the Minnesota Legislature to create a right of first refusal in the event that a park is sold for redevelopment within one year of that sale. Residents or an authorized nonprofit are given 45-days to match the terms and conditions of the sale.
- 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 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.

APAC Accomplishments

- 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.
- 1998** – APAC obtains relocation compensation for 37 households in Elk Terrace in Elk River. Jim Paist becomes APAC's sixth executive director.
- 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 Emmy-nominated 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 passed local relocation compensation ordinances in the cities of Austin, Rosemount, and St. Anthony Village. APAC obtained a proclamation from Governor Tim Pawlenty recognizing the vital role of manufactured home communities, honoring APAC's work on behalf of homeowners, and declaring September 24-30 "Manufactured Home Park Week." APAC establishes its first Latino community organizer and staff attorney positions. APAC completed its first strategic plan.

- 2007** – APAC passed the final local relocation compensation ordinances in the cities of Anoka, Inver Grove Heights, and Sunrise Estates, before the passage of state legislation. APAC lobbied the Minnesota Legislature to establish the Minnesota Manufactured Home Relocation Trust Fund providing a statewide guarantee of relocation compensation when a park closes to 180,000 residents in over 400 cities. APAC successfully argued before the Minnesota Supreme Court that no park owner can prohibit residents or others from peacefully organizing, assembling, canvassing, leafleting, or otherwise expressing their right of free expression in parks. APAC begins a national resident organizing project to promote resident leadership, organizing, and advocacy in other states and to develop strong local, state, and national homeowner associations. APAC establishes its first Greater Minnesota-based community organizer position located in Winona. Headwaters Foundation for Justice awards APAC with the Allies for Justice Award. APAC worked with Northcountry Cooperative Development Fund (NCDF) to convert Bennett in Moorhead into the fourth resident-owned park cooperative in Minnesota. APAC researches and publishes policy reports documenting local relocation compensation ordinances passed by cities in Minnesota and case studies of racial disparities in manufactured home parks. An intern through the Higher Education Consortium for Urban Affairs (HECUA) program developed a video called “Native Injustice” in fall 2007, which highlights issues confronted by Native American park residents in northern Minnesota.
- 2008** – APAC successfully lobbied the Minnesota Legislature to establish the Manufactured Home Lending Practices Bill, a law that protects homeowners from predatory lending practices, such as charging for services that aren’t performed, as well as extending the foreclosure process on manufactured homes giving homeowners more time and resources to prevent the loss of their homes. For the second year in a row, APAC hosted the Manufactured Home Owners Association of America (MHOAA) National Convention and continues to develop strong local, state, and national homeowner associations. APAC opens its second Greater Minnesota office located in Moorhead. APAC hires its first Democracy Project organizer in order to engage residents in the 2008 elections and in the following legislative session. APAC worked with Northcountry Cooperative Development Fund (NCDF) to convert the Madelia Mobile Community into the fourth resident-owned park cooperative in Minnesota. APAC works with the Woodlyn Court the first community to close under the Relocation Trust Fund to ensure the process operates properly and residents receive full compensation. APAC works with Sunrise Estates residents to finally replace an inadequate storm shelter and evacuation plan with two new storm shelters. APAC creates and publishes a Community Organizing Manual and a Fundraising Guide as tools for residents and home owner associations.
- 2009** – APAC strengthened the Relocation Trust Fund by requiring collection of the fees from park owners. APAC established and participated in a manufactured housing transportation project working group with MnDOT and local transportation authorities that lead to MnDOT guidelines that favor avoiding parks, replacing parks, and providing full relocation compensation. APAC organized and lobbied with residents to halt road projects in Arden Hills and force MnDOT to form a working group with residents in Shakopee. For the third year in a row, APAC organized the Manufactured Home Owners Association of America (MHOAA) National Convention, which was held this year in Seattle, WA. APAC established its first law clerk positions. APAC produced a “Home Owners Association Start Up Guide” for MHOAA.

- 2010** – APAC established the right to choose your home installation option rather than having to accept the most expensive option. As a result of APAC's efforts, manufactured homeowners now have access for the first time to the Right-of-Way Acquisition Fund (RALF) when road projects take their homes, and property tax treatment is comparable to the lower rate for site-built homes for homeowners who live in resident-owned parks. APAC intervened legally to prevent improper rent increases in Edgewood Estates and Skyline Village. APAC intervened legally to prevent park-wide loss of water service in Edgewood Estates, Hy-View Estates, and Green Valley. APAC produced the "National Public Policy Guide" for MHOAA.
- 2011** – APAC prevented the park owners from passing legislation to allow them to break leases with residents in order to install sub-meters and separately charge, over and above lot rent, for water and sewer. APAC had attempted to negotiate a mutually acceptable compromise that protected the residents' rights as consumers, but ultimately had to oppose the legislation. APAC worked with residents to obtain relocation compensation for both the home owners and renters of Halstead manufactured home park. APAC worked residents to make sure their concerns were addressed in MnDOT highway projects planned near their communities. APAC began work with residents to establish a nonprofit home owners association and access grant funds to mitigate a problem with arsenic in the well water at Brandy Lakes Estates.

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:



Leslie Ann, Board President, joined the board in 2010 as a resident of Fischer Garden (Sauk Rapids). She has been a leader in forming her park's resident association and working to improve the community for all residents. Previously, she served as First Vice President.



Emily Fuller, First Vice President, joined the board as an alternate in 2011 as a resident of Fischer Garden (Sauk Rapids). She has been a leader in forming her park's resident association and working to improve the community for all residents.



John Freeman, Second Vice President, joined the board in 2006 as a resident of Croix Estates (Chisago City). In 2007, he took on a strong leadership role in legislative work helping to create the Minnesota Manufactured Home Relocation Trust Fund. He chairs APAC's legislative committee and serves on Minnesota's manufactured housing advisory committee.



Jacki DeVore, Board Treasurer, joined the board in 2011 as a resident of Arden Manor (Arden Hills). She is currently an officer of the Arden Manor Resident Association. She has been a leader in the fight to protect her community from proposed expansions to highways bordering her community that would cause many of her neighbors to lose their homes.

Gary Babcock, joined the board in 2011 as a resident of Arden Manor (Arden Hills). He is currently part of the Arden Manor Resident Association. He has been a leader in the fight to protect his community from proposed expansions to highways bordering his community that would cause many of his neighbors to lose their homes.



Henry Miller, joined the board in 2010 as a resident of Apple Valley Estates. He was a leader of the successful effort to pass an Apple Valley park-closing ordinance in 2000. He was a leader in the successful class action lawsuit to stop his park owner from breaking leases with residents in order to install submeters and separately charge, over and above lot rent, for water.



Duane Sheaser, joined the board in 2009 as a resident of Arden Manor (Arden Hills). He has been a leader in the fight to protect his community from proposed expansions to highways bordering his community that would cause many of his neighbors to lose their homes. He has also been active in statewide efforts to change how transportation planning affects parks.



Raye Steiner, joined the board in 2008 as a resident of Skyline Village (Inver Grove Heights). She has been a leader in pushing for fixing park infrastructure problems and in filing a lawsuit to hold down rent increases.

Paul Westveer, joined the board in 2010 as a resident of Bonnevista Terrace (Shakopee). He has been a leader in the fight to protect his community from proposed expansions to highways bordering his community that would cause many of his neighbors to lose their homes. He has also been active in statewide efforts to change how transportation planning affects parks.

Congratulations APAC!

We Look Forward To The Next 30!



*HPP is a Public Interest Legal Advocacy Organization Working
to Preserve and Expand the Supply of Affordable Housing,
both in Minnesota and across the country.*

For more information, please visit: www.hppinc.org



Dave Anderson joined APAC as its Executive Director in 2004. Dave has worked in the nonprofit sector for over 20 years. Previously, he was executive director of the Minnesota Public Interest Research Group (MPIRG), executive director of the Minnesota State University Student Association (MSUSA), associate state director of the Minnesota Senior Federation, and national project director for the Manufactured Home Owners Association of America (MHOAA). He has also held positions 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 and throughout Minnesota. He now serves on the boards of Community Shares of Minnesota, Energy CENTS Coalition, Housing Preservation Project, and, in an advisory role, MHOAA. Dave can be reached by email at dave (at) allparksallianceforchange (dot) org.



Justin Bell, now Senior Advisor & Policy Consultant, first joined the organization as its Legal & Policy Director as well as Staff Attorney in January 2009. He has also served as Government Relations Director for the American Heart Association of Minnesota. Justin received his J.D. from Hamline University School of Law and his undergraduate degree from St. Mary's University in Winona, MN. In law school Justin focused his studies on public policy and nonprofit law and worked with local government during the 2007 and 2008 legislative sessions. He worked in the Hamline Nonprofit Law Clinic where he focused on neighborhood and community groups. He has been involved with a range of nonprofit and community organizations, including Phillips West Neighborhood Association (in Minneapolis), Hamline Law DFL, and BUDDIES (working with developmentally disabled individuals). Justin grew up in Winona, MN and as a young child lived in Lake Village, a Winona area park. Justin can be reached at justin (at) allparksallianceforchange (dot) org.



Nicole Kearns, now a Tenant Hotline Advocate, served as a community organizer in early 2010 and a law clerk in late 2010. She received a bachelors degree from St. Mary's University of Minnesota in Winona and is now attending Hamline University. She can be reached at: nicole (at) allparksallianceforchange (dot) org



Sarah Paige joined APAC as a Community Organizer in 2010. She received a bachelors degree from Hamline University in political science and women's studies, and an associates degree as a legal administrative assistant from Minnesota State Community and Technical College in Moorhead. She previous interned with the Minnesota Women's Consortium and Sen. Thomas Bakk. She can be reached at: sarah (at) allparksallianceforchange (dot) org



Yakasah Wehyee joined APAC as a part-time Community Organizer in 2010. He is now attending Hamline University. He can be reached at: yakasah (at) allparksallianceforchange (dot) org

APAC Alumni Profiles: Executive Directors



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. During his tenure, Landfall became a city-owned park.

Glenn Shoemaker – Glenn joined APAC as community organizer in 1990. He became lead community organizer and the Northstar State CLT coordinator in 1991. He served as APAC’s executive director from 1995 until 1998. During his tenure, he coordinated 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 (3-½ 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 (9-04 to present)

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 (Cathy) 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*—Cathy 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*—Cathy Royce (until 8-89)
- *Community Organizer*—Eric Swenson (until 6-89), Mike Zielinski (until 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

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)

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
- *Latino 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)
- *Latino 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)/Celeste Finn (9/06 — 12/06)
- *Strategic Planning Consultant*—Stacy Becker (until 5/06)

2007

- *Executive Director*—Dave Anderson
- *Staff Attorney*—Margaret Kaplan
- *Lead Community Organizer*—Ned Moore (until 12/07)
- *Community Organizer*—Steven Renderos (until 8/07), Krystal Klein (start 8/07), Martha Hernandez (start 10/07)
- *Latino Community Organizer*—Rodrigo Sanchez-Chavarria (until 5/07)
- *VISTA Organizer*—Krystal Klein (8/06 – 8/07), Deanna Rae Standing Cloud-Green (8/06 – 8/07)
- *National Project Director*—Debbi Howden (3/07 – 6/07), Jay Clark (7/07 – 9/07), Kelly Diouf (start 10/07)
- *National Project Coordinator*—Kelly Diouf (6/07 – 9/07)
- *National Project Consultant*—Bev Adrian (start 3/07)
- *Office Manager*—Celeste Finn
- *Interns*—Jim Forrey (HECUA), Maggie Dalzell (CURA), Julia Wells (Policy Research)
- *Consultants*—Emily Davis (web site), Steven Renderos (training)

2008

- *Executive Director*—Dave Anderson
- *Staff Attorney*—Margaret Kaplan (until 5/08)
- *Legal & Policy Director*—Margaret Kaplan (until 10/08)
- *Organizing Director*—Ned Moore (start 1/08)
- *Community Organizer*—Krystal Klein, Martha Hernandez, Sureshi Jayawardene (start 5/08)
- *Democracy Project Organizer*—Hannah Garcia (start 6/08)
- *National Project Director*—Kelly Diouf
- *National Project Consultant*—Bev Adrian
- *Office Manager*—Celeste Finn/Julia Wells
- *CURA Intern*—Elliot Weiner
- *Training Consultant*—Steven Renderos

2009

- *Executive Director*—Dave Anderson
- *Legal & Policy Director*—Justin Bell (start 1/09)
- *Law Clerks*—Anjie Flowers (9/09 – 11/09), Susan Ronau (start 9/09)
- *Organizing Director*—Ned Moore (until 6/09)
- *Community Organizer*—Krystal Klein (until 7/09), Martha Hernandez (until 6/09), Sureshi Jayawardene (until 6/09)
- *Organizing Intern*—Jenenne Guffey
- *Democracy Project Organizer*—Hannah Garcia (until 5/09)
- *National Project Director*—Kelly Diouf (until 7/09)
- *National Project Consultant*—Bev Adrian
- *Office Manager*—Julia Wells (until 7/09)
- *HECUA Intern*—Zach Selke (6/09 – 8/09)

2010

- *Executive Director*—Dave Anderson
- *Legal & Policy Director*—Justin Bell (until 9/10)
- *Legal & Policy Consultant*—Justin Bell (start 10/10)
- *Law Clerks*—Susan Ronau (until 5/10), Matt Lindeman (start 2/10), Nicole Kearns (start 9/10)
- *Community Organizer*—Sarah Paige (start 2/10), Nicole Kearns (2/10 – 8/10), Yakasah Wehyee (start 9/10)
- *HECUA Intern*—Michelle Wippler (9/10 – 12/10)

2011

- *Executive Director*—Dave Anderson
- *Legal & Policy Consultant*—Justin Bell
- *Law Clerks*—Matt Lindeman (until 5/11), Nicole Kearns
- *Community Organizer*—Sarah Paige, Yakasah Wehyee, Michelle Wippler (1/11 – 5/11)

2012

- *Executive Director*—Dave Anderson
- *Senior Advisor & Policy Consultant*—Justin Bell
- *Law Clerks*—Nicole Kearns (until 2/12)
- *Community Organizer*—Sarah Paige, Yakasah Wehyee
- *HECUA Intern*—Tim Dubis (start 2/12)
- *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* (9/04 - present)

Alumni Board List**Presidents**

- Presidents
- Leslie Ann (2011 –present)
- Paul Wissmiller (2011)
- Chris Lustig (2010)
- Bev Adrian (2007 –2010)
- Pat Therrien (2006)
- Edward Landrum (1998-2006)
- LeAnna Hamlin (1996-1997)
- Randy Tomsen (1995)
- Ann Mielke (1994)
- Cindy Oberg (1992-1993)
- Diane Benton (1988-1989, 1991)
- 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.]

1990

- *President*—Bob Reiner (Ardmor Village)
- *Vice President*—Dale Quamme (Rosemount Woods)
- *Treasurer*—Diane Benton (Village Green North)
- *Secretary*—Charlie Pitts (Flamingo Terrace)
- *Board Members*—Steve Herman (Brandondale), James Trebesch (Brandondale), Terry Quist (Cimarron), Louie Gaumitz (Cimarron), Floyd Olson (Cimarron), Gerri Pitts (Flamingo Terrace), Kris Emly (Flamingo Terrace), John Glenn (Fridley Terrace), Pat Pasiewicz (Fridley Terrace), Dan Dorn (North Creek), Cindy Oberg (North Creek), Betty Parent (North Creek), Kim Johnson (Pines), Bob Gravrok (Portland), Mary Kringen (Rambush), Lee and Dee Wiser (Rambush), Don Pierson (Southgate)

1991

- *President*—Diane Benton (Village Green North)
- *Vice President*—Terry Quist (Cimarron)
- *Treasurer*—Bob Reiner (Ardmor Village)
- *Secretary*—Charlie Pitts (Flamingo Terrace)
- *Board Members*—Steve Herman (Brandondale), Floyd Olson (Cimarron), Dixie Keenan (Cimarron), Pat Pasiewicz (Fridley Terrace), Dan Dorn (North Creek), Cindy Oberg (North Creek), Kim Johnson (Pines), Paul Cradit (Pines), Bob Gravrok (Portland), Mary and Terry Kringen (Rambush), Don Pierson (Southgate), Annette Borman (Townsend Terrace), Jill Ngcheed (Townsend Terrace), Randy Aanes (Whispering Oaks), Randy Tomsen (Whispering Oaks)

1992

- *President*—Cindy Oberg (North Creek)
- *Vice President*—Dan Dorn (North Creek)
- *Treasurer*—Bob Gravrok
- *Secretary*—Charlie Pitts (Flamingo Terrace)
- *Board Members*—Bob Reiner (Ardmor Village), Floyd Olson (Cimarron), Ray Press (Cimarron), Pat Pasiewicz (Fridley Terrace), Paul Cradit (Pines), Bob Gravrok (Portland), Mary and Terry Kringen (Rambush), Don Pierson (Southgate), Aaron and Allison Malejko (Three Rivers), Gail Marklet (Three Rivers), Diana Anderson (Three Rivers), Annette Borman (Townsend Terrace), Jill Ngcheed (Townsend Terrace), Sandy Gerlach (Townsend Terrace), Diane Benton (Village Green North), Randy Aanes (Whispering Oaks), Randy Tomsen (Whispering Oaks)

1993

- *President*—Cindy Oberg (North Creek)
- *Vice President*—Annette Borman (Townsend Terrace)
- *Treasurer*—Bob Gravrok (Portland)
- *Secretary*—Jan Kline (Whispering Oaks)
- *Board Members*—Bob Reiner (Ardmor Village), Floyd Olson (Cimarron), Pat Pasiewicz (Fridley Terrace), Paul Cradit (Pines), Mary and Terry Kringen (Rambush), Don Pierson (Southgate), Aaron Malejko (Three Rivers), Jill Ngcheed (Townsend Terrace), Diane Benton (Village Green North), Randy Tomsen (Whispering Oaks)

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 (Townsend Terrace), Jill Ngcheed (Townsend 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 (Townsend 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 (Townsend 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 artels (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)/Pat Therrien (At-Large)
- *1st Vice President*—Pat Therrien (At-Large)/Judy Bartels (Baldwin Lakes)
- *2nd Vice President*—Judy Bartels (Baldwin Lakes)
- *Treasurer*—Bev Adrian (Shady Lane)
- *Secretary*—Betty Bailey (Paul Revere)
- *Board Members*—Don Pierson (Southgate), John Freeman (Croix Estates), Pat Freeman (Croix Estates), Sandy Boone (Lowry Grove), Paul Wissmiller (Lowry Grove), Mary Hamilton (Woodlyn Courts)

2007

- *President*—Bev Adrian (At-Large)
- *1st Vice President*—Pat Therrien (At-Large)
- *2nd Vice President*—Betty Bailey (Paul Revere)
- *Treasurer*—Paul Wissmiller (Lowry Grove)
- *Secretary*—Sandy Boone (Lowry Grove)
- *Board Members*—Judy Bartels (Paul Revere), John Freeman (Croix Estates), Pat Freeman (Croix Estates), Wayne Britz (Croix Estates), Paul Ruby (Rolling Hills), Shelly Christensen (Rolling Hills), Mary Hamilton (Woodlyn Courts)

2008

- *President*—Bev Adrian (At-Large)
- *1st Vice President*—Pat Therrien (At-Large)
- *2nd Vice President*—Pat Freeman (Croix Estates)
- *Treasurer*—Paul Wissmiller (Lowry Grove)
- *Secretary*—Sandy Boone (Lowry Grove)
- *Board Members*—John Freeman (Croix Estates), Wayne Britz (Croix Estates), Paul Ruby (Rolling Hills), Shelly Christensen (Rolling Hills), James Huffman (Skyline Village), Raye Steiner (Skyline Village)

2009

- *President*—Bev Adrian (At-Large)
- *1st Vice President*—Paul Ruby (Rolling Hills)
- *2nd Vice President*—Pat Therrien (At Large)
- *Treasurer*—Paul Wissmiller (Lowry Grove)
- *Secretary*—Sandy Boone (Lowry Grove)/Pat Freeman (Croix Estates)
- *Board Members*—John Freeman (Croix Estates), Chris Lustig (Arden Manor), Duane Sheaser (Arden Manor), Phillip Jarosz (Arden Manor), James Huffman (Skyline Village), Raye Steiner (Skyline Village), Pablo Tapia (Paul Revere), Antonia Alvarez (Lowry Grove)

2010

- *President*—Bev Adrian (At-Large)/Chris Lustig (Arden Manor)
- *1st Vice President*—Chris Lustig (Arden Manor)/Pat Therrien (At Large)
- *2nd Vice President*—Pat Therrien (At Large)
- *Treasurer*—Paul Wissmiller (Lowry Grove)
- *Secretary*—Pat Freeman (Croix Estates)
- *Board Members*—John Freeman (Croix Estates), Duane Sheaser (Arden Manor), Phillip Jarosz (Arden Manor), Raye Steiner (Skyline Village), Paul Westveer (Bonnevista Terrace), Doug McNeil (Bonnevista Terrace), Doris Onstad (Paul Revere), Henry Miller (Apple Valley Estates), Leslie Ann (Fischer Gardens), Sylvia Caballero (Fischer Gardens)

2011

- *President*—Paul Wissmiller (Lowry Grove)/Leslie Ann (Fischer Gardens)
- *1st Vice President*—Leslie Ann (Fischer Gardens)/Emily Fuller (Fischer Gardens)
- *2nd Vice President*—Sylvia Caballero (Fischer Gardens)/John Freeman (Croix Estates)
- *Treasurer*—Jacki DeVore (Arden Manor)
- *Secretary*—Doris Onstad (Paul Revere)/Gary Babcock (Arden Manor)
- *Board Members*—Duane Sheaser (Arden Manor), Raye Steiner (Skyline Village), Leonard Utecht (Skyline Village), Paul Westveer (Bonnevista Terrace), Doug McNeil (Bonnevista Terrace), Henry Miller (Apple Valley Estates)

2012

- *President*—Leslie Ann (Fischer Gardens)
- *1st Vice President*—Emily Fuller (Fischer Gardens)
- *2nd Vice President*—Sylvia Caballero (Fischer Gardens)/John Freeman (Croix Estates)
- *Treasurer*—Jacki DeVore (Arden Manor)
- *Secretary*—Gary Babcock (Arden Manor)
- *Board Members*—Raye Steiner (Skyline Village), Paul Westveer (Bonnevista Terrace), Henry Miller (Apple Valley Estates)

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)

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)**

Membership Application

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!

Membership

Yes, I want to join APAC! Enclosed are my annual member dues:

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 _____

State _____ Zip _____

Home Phone _____

Work Phone _____

E-mail _____

Involvement:

I want to become involved with APAC by:

- ☐ Working to form a resident association
- ☐ Establishing an APAC chapter
- ☐ Becoming involved in an APAC program
- ☐ Promoting APAC in my park
- ☐ Providing assistance in the APAC office

INCOME

Foundation Grants	\$97,500.00
Staffing Grants	\$7,000.00
Program Service Contracts.	\$10,000.00
Workplace Donations	\$4,220.00
Membership Dues	\$2,400.00
Fundraising Events	\$5,500.00
Miscellaneous Income.	\$120.00
TOTAL INCOME.	\$126,740.00

EXPENSES

Salary & Wages	\$74,063.00
Consultants	\$3,925.00
Fringe Benefits.	\$11,017.00
Office & Equipment Rental	\$6,505.00
Supplies & Postage.	\$1,190.00
Printing & Copying.	\$853.00
Telecommunications	\$1,884.00
Travel & Mileage	\$1,650.00
Program Expenses	\$21,598.00
TOTAL EXPENSES	\$122,685.00



Acknowledgement of Supporters

APAC's board of directors and staff would like to thank residents and community supporters who have become APAC members, work place donors through Community Shares of Minnesota, and fundraising contributors through the St. Paul Saints tailgating fundraiser and Bowling for Affordable Housing.

We would also like to thank the following organizations for their support in 2012:

F.R. Bigelow Foundation

Catholic Campaign for Human Development

Community Shares of Minnesota

Greater Minnesota Housing Fund

Higher Education Consortium for Urban Affairs

Mardag Foundation

McKnight Foundation

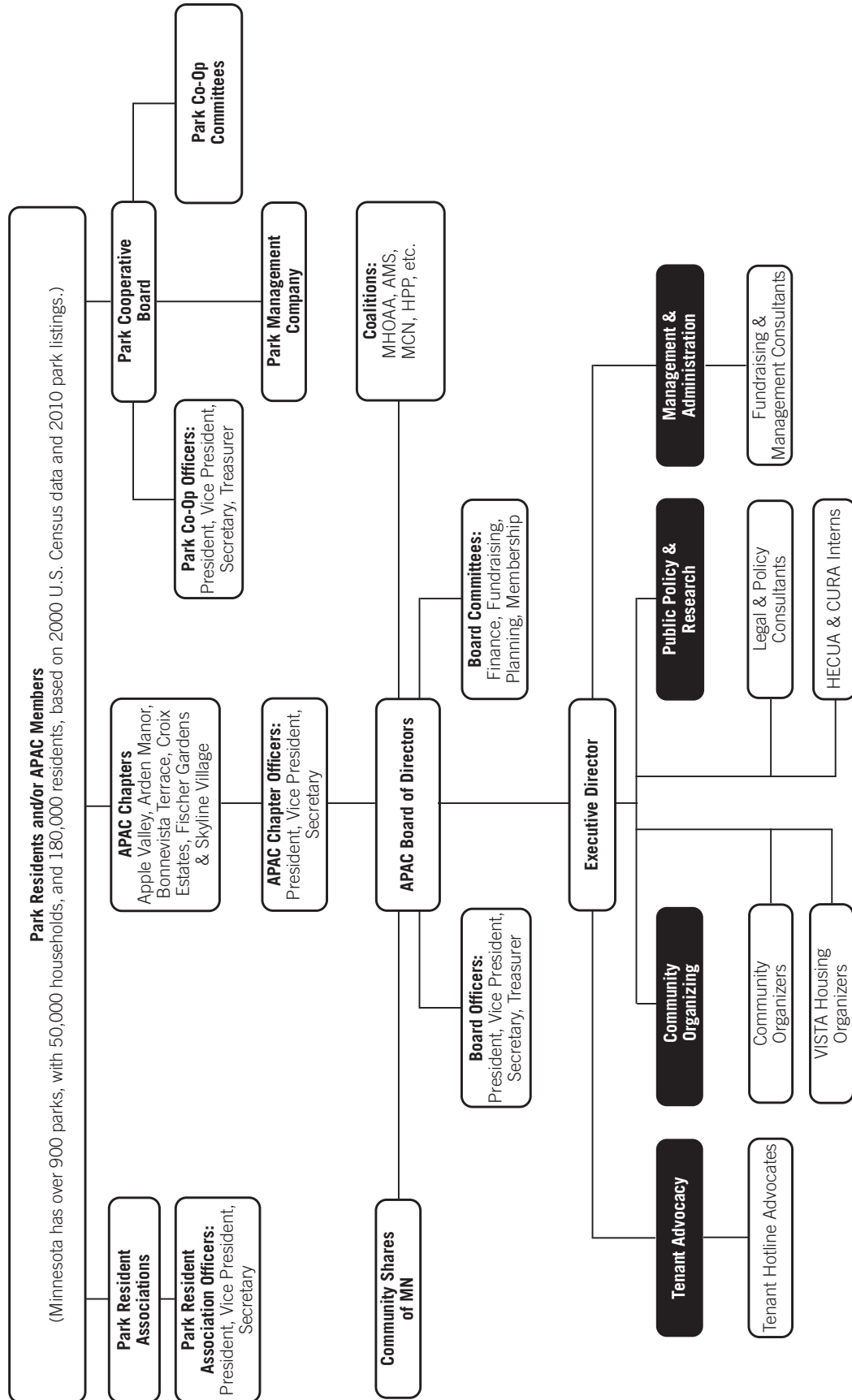
Minnesota State Bar Foundation

St. Paul Foundation

West Bank CDC

*Some support was received in 2011 for use, in part, in 2012.

All Parks Alliance for Change (APAC) 2012 Organizational Chart



Healthy Homes for Communities Gathering

Currently, there is no comprehensive system for addressing Minnesota's unhealthy & hazardous homes. Without a broad & inclusive system, our communities are at risk of causing irreparable harm to children, the elderly, the infirm, & their families to the hazards of unhealthy homes.

Join a Regional Gathering to Support Healthy Homes and Communities Strategic Planning in Your Region and Throughout Minnesota!

Date	City	Venue
April 10	Eagan	Eagan Comm. Ctr.
April 18	Owatonna	Gainey Conf. Ctr.
April 25	Marshall	Ramada Inn - Marshall
April 26	Fergus Falls	Bigwoods Conf/Best Wstrn
May 2	Minnetonka	Rdgl Henn. Co. Lbr.
May 8	Bemidji	Bemidji State Univ., Hobson Union
May 9	Duluth	Spirit Mountain

Learn about healthy housing & community conditions in your region & throughout the state!

- Assess current activities, assets, & needs
- Identify ideas for action, both locally & statewide
- Develop a shared vision for the future
- Identify resources & existing partnerships



Contact Marjean Hoeft at m.hoeft@src-mn.org to register.
Meeting times are scheduled from 10a-3p.
Lunch will be provided.

Bert Jones
Portrait & Design Studio

Congratulates APAC on their 30th Anniversary!

Design Services

Branding packages	Flyers	Wedding invitations/programs
Forms	Posters	Web site (consultation required)
Brochures	Banners	
Logo creation	Advertisements	
Signage	Newsletters	

Photography Services

Portraits	Photo retouching & restoration (consultation required)	On location photography (events, parties. Sorry, no weddings at this time)
Group portraits		
Customized backgrounds (green screen)	Photo storybooks/albums	

With over 12 years of experience, consider Bert Jones Portrait & Design Studio for your next design project or photography need.

www.bjpds.com | design@bjpds.com



West Bank



wbcdc.org

Community Development Corporation

Working for Cedar Riverside since 1973

preserve affordable housing

support grassroots activism

fight for social justice

Congratulations, APAC, on your 30th anniversary!

West Bank CDC supports your work to preserve affordable housing, promote social change, and protect the legal rights of all citizens.

Now, perhaps more than ever, we need to unite in the fight for social and economic justice.



Partially Community Solutions Fund

Resident ownership: the ultimate security



*Pictured: Meadow Valley Park, Unadilla, NY
Photo by Robert Dann*

“It’s going great!”

Jim Barnhart, President, Meadow Valley Park, Inc., Unadilla, NY

“I’m excited that we had this opportunity to purchase our community.”

Natividad Seefeld, President, Park Plaza Cooperative, Fridley, MN

**“It’s a case where people thought long-term;
this is the best thing for us to do, to give us back a sense of security.”**

Fran Massi, President, Aberdeen West, Stratham, NH

When your community is for sale, the Northcountry Cooperative Foundation (NCF) is the organization to call for technical expertise and access to financing. NCF is a proud member of the ROC USA Network, a national network of non-profit organizations which has helped over 120 communities become resident-owned.

Contact: Warren Kramer, Executive Director
Northcountry Cooperative Foundation
612.767.2116 | warren@northcountryfoundation.org
www.northcountryfoundation.org | www.rocusa.org



Northcountry
Cooperative
Foundation



All Parks Alliance for Change (APAC)
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info@allparksallianceforchange.org • www.allparksallianceforchange.org