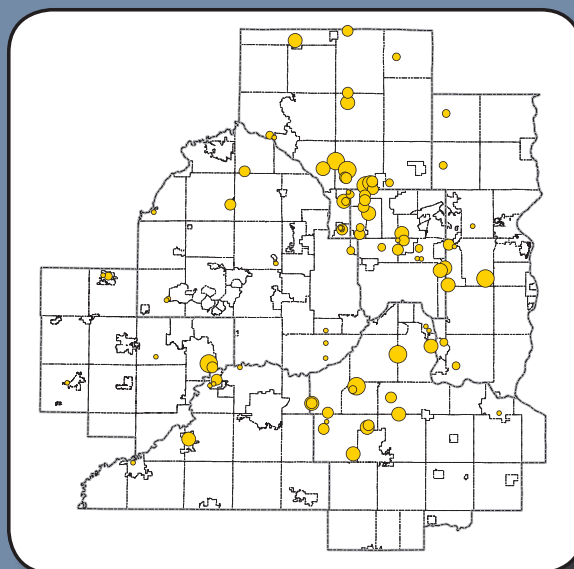


Before You Sign:

A Consumer's Guide to Mobile Home Parks in the Twin Cities

- **What to know before you sign**
- **Get the rules for mobile home park living**
- **Find details about every park in the Twin Cities**
- **Learn more about each park's city and county**



UPDATED DECEMBER 2016



All homeowners deserve the opportunity to build wealth.

Since 2005, the Innovations in Manufactured Homes (I'M HOME) initiative and its partners in Minnesota and nationwide have worked to unlock manufactured housing's potential.

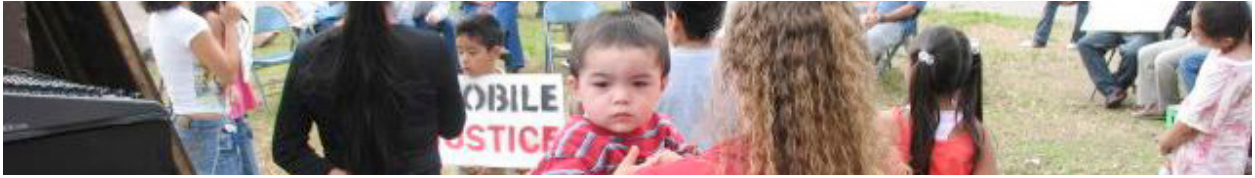
Engage with the I'M HOME Network to:

- *Access advocacy resources*
- *Stay up-to-date on the latest policy developments*
- *Attend the annual I'M HOME Conference*
- *Work with stakeholders across the country*

Learn more: cfed.org/programs/affordable_homeownership/



Welcome to "Before You Sign: A Consumer's Guide to Mobile Home Parks in the Twin Cities"



There comes a point, for some people, when renting seems pointless and wasteful. You are sinking money into a place that will never be yours. If you've decided to look for something a little more permanent, you may have considered the option of buying a manufactured home (more commonly known as a mobile home).

Mobile Homes Are Affordable

In many cases, manufactured homes can be the most affordable housing option. Used homes usually sell for \$30,000 for newer ones down to only a few hundred dollars for older ones. You can buy a mobile home for what you would spend in a month just on rent.

Chances are, if you find a manufactured home that affordable, than it is in a park. That means several big differences from buying one on its own land. You will be paying "lot rent" to the park owner every month. But, even then, the lot rent can still be less than what you would pay in an apartment or house renting situation. So financially, living in a mobile home park can still be a very good option. But, not all parks are the same and not every one will be right for you.

Find the Right Park for You

It is important to fully evaluate which park is the right fit for you, because buying a manufactured home, despite the common name "mobile home," can become a fairly permanent decision. Manufactured homes can be costly to move and, as a result, only 19% are ever moved from their initial placement. If you decide to move, you have the legal right to sell your home in place in the park, but the process can sometimes take a while.

That is the reason behind "Before You Sign: A Consumer's Guide to Mobile Home Parks in the Twin Cities." Before you buy a home and sign a lease in park, make sure it is the right one for you. Is it in the right community? Does it offer the access you need to jobs, schools, transportation, and shopping? Does it provide services and amenities you require? Are the "park rules" acceptable to you?

Do Your Homework

"Before You Sign" likely doesn't provide all the information you want, but it will hopefully offer a good place to start. It is a first of its kind guide to all the parks in the Twin Cities metro area with standardized information for you to compare, suggestions on questions to ask, and contact information for each of the parks.

Park neighborhoods can provide affordable housing, sustainable home ownership, and a tight knit sense of community. Hopefully, this guide will help you decide if moving into a park is the right choice for you.

Changes in the 2016 Edition

This second publication of “Before You Sign” contains updated park-specific information, accounting for changes in vacancy rates, park policies, and contact information. It also includes an expanded range of useful information, including lot rents, utilities and fees, parking, and other amenities. Furthermore, APAC has taken the opportunity to analyze the data collected about metro area parks to describe patterns in the market related to lot rent, vacancy rates, and ownership. In doing so, we are proud to present a guide that gives consumers an understanding how manufactured housing stands as an affordable housing option in today’s market. We hope this information is useful for potential residents, current residents, and all who are interested in learning more about the state of manufactured housing in the Twin Cities Metro Area.

We hope you will send us a message to let us know if this guide proves helpful. If you think of ways it can be improved, we hope you will also let us know. This is our second edition of the guide, and we plan to continue regularly publishing updated versions in the years ahead. You can send comments and suggestions to info@allparksallianceforchange.org.

Best wishes,

Dave Anderson,
Executive Director

All Parks Alliance for Change Consumer Guide

"Before You Sign: A Consumer's Guide to Mobile Home Parks in the Twin Cities"

Published 2017

Prepared By:

Kerry Green, Jono Cowgill & Dave Anderson

Edited By:

Dave Anderson

Reviewed By:

Denise Bricher, Thomas Francis-Siburg & Lao Yang

Designed By:

Bert Jones,

Bert Jones Portrait & Design Studio

All Parks Alliance for Change

2380 Wycliff Street, Suite 200

St. Paul, MN 55114

Phone: 651-644-5525 or 855-361-2722

Fax: 651-523-0173

Email: info@allparksallianceforchange.org

www.allparksallianceforchange.org

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WE OWN IT!



Park Plaza



Hillcrest



Turnpike Park



Oak Hill



Dexter Oaks

ROC USA® and our affiliates help homeowners in manufactured home communities become landowners – like those in Park Plaza Cooperative in Fridley (www.parkplaza.coop). We've been helping communities come together to purchase and manage their neighborhoods as cooperatives for more than 30 years. Today, almost 12,500 households in 200 communities in 14 states know they'll never be forced to move. They have a vote in neighborhood improvements and lot rent, and have access to discounts and education through an online community center. When your community is for sale, let's work together to see if resident ownership can work for you!

www.rocusa.org • www.myROCUSA.org • (603) 513-2791 • info@rocusa.org

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WHY MANUFACTURED HOUSING?

Is manufactured home living something you should consider? It is a surprisingly common choice for people in Minnesota. Over 180,000 people live on 50,000 lots in more than 900 manufactured (mobile) home park communities around the state. In the Twin Cities alone, there are 87 large, well-established parks that are home to 40,000 people. There are a number of reasons why it may make sense for you.

Need for Affordable Housing

The Metropolitan Council estimates that the Twin Cities metro region will need to add 166,547 new homes by 2020 just to keep up with demand. In addition, many current households need housing that is much more affordable, since 171,000, or 46 percent, of Twin Cities metro area households are currently considered “cost burdened,” which means they are paying more than 30 percent of their incomes for housing costs.

In the Twin Cities, two-bedroom apartments have an average rent of \$930 per month and two-to-three bedroom site-built homes have an average value of \$189,000. For this to be considered affordable, a family has to earn nearly \$37,000 per year (or \$18 per hour) to be able to afford to rent a two-bedroom apartment or \$59,000 per year (or \$28 per hour) to afford the purchase price on an average modest house.

Benefits of Manufactured Housing

On the other hand, the median value (or exact middle value) for a manufactured home is \$28,900, the average rent for an owner-occupied home is \$417, and the average for a renter-occupied home is \$513. The lower cost is easy to understand given a study in 2006 found that on average a manufactured home costs \$40.13 per square foot whereas a site-built home (excluding land) costs \$91.99.

In addition, a 2004 study by Abt Associates found little difference between owned-manufactured housing, owned-conventional site-built housing and rental housing in terms of quality. Manufactured homes also have significantly lower environmental impacts and are more sustainable across a range of key sustainability indicators than either single family homes or condominium/town home units.

Misconceptions vs. Realities

Despite the need for affordable housing and the many benefits of manufactured housing, there are still a few misconceptions. Here are the realities:

Permanent not mobile homes Only 19% of manufactured homes move from their initial site.

Homeowners not renters Manufactured homes are 86% owner-occupied.

Long term not short term residents The typical turnover rate in a park is only 2-4% per year.

Safe, stable communities not trouble spots A 2010 study found no statistically significant difference in the rates of either property-crime or violent-crime between residential blocks with parks, blocks adjacent to parks, and all other residential blocks.

WHAT TO KNOW BEFORE I SIGN A LEASE?

This guide is not meant to be a complete source of information for everything you need to know before you move into a park. There are many important pieces of information that aren't covered in this guide, but are still a good idea to know about before moving in. This guide will help you know some of the questions to ask before you do.

What are the rents, fees, and other costs?

The first thing that you want to ask about is the current rent and the history of rent increases in the past few years. You should also ask what kind of deposits you will be asked to put down. Most parks ask for the first month's rent and the last month's rent as a down payment. This goes for both lot rent and, if you are renting a home, rent on that as well. You will also want to find out when rent is due and what their policies on late payment are and other fees, such as utilities, garbage, etc.

Have I found the right place in the park?

The next thing that you might want to consider is park layout and where in the park your home will be located. Will you be near the entrance or towards the back of the park? What are your neighbors like? How busy is the street in front of your home? You should also ask about the size of your lot, as well as where your property begins and ends and where the parking for the lot is. These are all things to consider before signing a lease.

What is in the lease and park rules?

In Minnesota, park owners are required by law to give you a signed copy of your lease, which will contain the conditions of your lot rental, as well as the park rules. You should also know what the park rules are. That way you can have a better idea of if and/or how you will fit in there. Find out things such as if they charge a fee for pets or if pets are even allowed. Often times the park will have a weight limit on pets for an example.

What services and amenities are offered?

It is also important to find out what the behavioral standards of the park are. Are there quiet hours or specific prohibited actions? What is the standard to which your home needs to be kept? It is also important to learn what duties the management has. Are they going to make repairs when your home is broken? Are they supposed to keep the streets plowed after it snows in the winter, or your lawn mowed in the summer? You should also ask about what amenities the park offers, such as play areas for children or other recreational facilities.

What do the current residents think?

If possible you should ask some residents what they think about the park. That way, you can have a better idea of what it is like to live there before you move in. Figure out if there is a resident's association and if you want to get involved with it. There is strength in numbers and the resident association can help you with problems that you have with management.

What is the condition of the home?

Finally, before you purchase a home, you should inspect it. Unless you have something else in writing, homes are generally purchased "as is."

THE RULES FOR MANUFACTURED HOME PARK LIVING

Purchasing a Manufactured Home

Every new manufactured home sold in Minnesota has an implied warranty. This warranty is a guarantee that the home conforms to all relevant federal and state laws. It also guarantees that the home is fit for sale and is capable of being lived in year-round in Minnesota's climate. These warranties are valid for one year from the date of delivery of the home.

When you want to make a claim under this warranty, you must do so within a reasonable amount of time after discovering the problem and no later than 90 days after the expiration date of the warranty. If these conditions are met, then either the manufacturer, the dealer or both is required to repair your home on-site. It is your duty to keep the manufactured home within the building codes for the state. It is a misdemeanor to alter, build, or install a home in a way that violates the building code.

Duties of the Park Owner and Manager

If the park that you are living in contains more than 50 lots, the park owner or an attendant must be available at all times in case of emergency. If you are injured or threatened with injury on park property, because this is a violation of a health or safety rule, you may contact the Department of Health to file a complaint. You may also file a private lawsuit. Park owners are also required to provide a storm shelter or evacuation plan, depending on the size of the park. Park owners are also required to supply adequate drainage and water hook-ups to residents.

In cases of violations, you may contact the Department of Health in order to come and perform an inspection. The park or tenant in question will then have a reasonable length of time to correct any violations. If they are not corrected, then you may take the violator to county district court. If the violation is an emergency, such as loss of an essential service, you may file an emergency relief proceeding.

Rental Agreements

A copy of the rental agreement, the notice required by state law, the written procedures and criteria used to evaluate a prospective tenant and the mandatory safety feature disclosure form must be given to you to review, before you are asked to

sign them. The rental agreement must be in writing, be signed by both you and the park owner and must specify the terms and conditions of the rental of the lot. Owners are required to give you a signed copy of the rental agreement. If an owner must give you notice, there are four ways in which they can do so. They can either give it to you personally, mail it to your last known address, deliver it to your house, or send it via certified mail.

Park Rules

All park rules must be written in plain language and must be reasonable. Unreasonable rules include requiring purchases from a certain vendor and prohibiting you from putting up a reasonably sized "For Sale" sign on your home. Owners can modify or change rules, within certain requirements. These are that the park gives 60 days notice before the rule takes effect, that the rule is reasonable and that any new rule that substantially modifies previous policies can only be enforced against new residents. Significant modification includes diminishing or eliminating a park owner's material obligations, limits resident's rights, privileges or freedom of action, or involves a significant new expense. If a new rule does not substantially modify an old rule, then it is enforceable. A park may evict a resident for violating a new or amended rule. Some types of rules are illegal. These include rules that violate your privacy, charge you for overnight guests, or limit your freedom of expression.

Fees and Rent

The owner of a park cannot charge fees based on the following criteria: The number or age of the residents in a house, the type of personal property the house contains, the size of a house, or the fact that a house is temporarily vacant. However, they may charge several other types of fees. These include rental fees, security deposits, utility fees, installation and removal fees, maintenance fees and processing fees. The park is allowed to charge extra rent for a larger lot, a better location, special services or facilities provided by the park, each pet a resident owns and late rent. You must have a written notice given to you at least 60 days before a rent increase takes effect. Owners also cannot raise the rent more than 2 times in 12 months.

The park may also require a security deposit of up to two months rent. When you move, you must leave a forwarding address with the park. The park then has 21 days to either send you your deposit back, or a letter explaining why it is being withheld. The park may keep some or all of your deposit if you owe back rent or have somehow damaged park property. If the owner does not provide a written explanation for keeping the deposit, it must be returned to you within two weeks of you filing a complaint with the county court.

Unless the park owner has installed devices to accurately measure usage, utility fees must be the same for all residents. The fees must either be the same that you could pay for the service directly, or the rate charged to single-family homes in that area. The park may provide and charge fees for installation and removal services.

Maintenance fees are also allowed to be charged if the work is required by the lease, park rules or law and you do not do the work yourself. Finally, processing fees for applications, of up to \$25 may be charges. However, parks are not allowed to charge “entrance” or “transfer” fees in order to become a resident, or purchase a home already in the park.

Eviction

There are eight reasons a resident can be evicted from a manufactured home park. Minnesota law allows a park to ask a resident to move for the following reasons:

- A resident is late paying rent or utility charges owed to the park.
- A resident fails to comply with a law or government rule relating to manufactured home parks.
- A resident breaks the terms of the lease or the park’s rules.
- A resident repeatedly breaks important terms of the lease or park rules, or repeatedly breaks laws or governmental rules relating to manufactured home parks.
- A resident does something in the manufactured home park that endangers other residents or park personnel, seriously damages park property, or substantially annoys other residents.
- All or part of the manufactured home park is going to close.

- The park owner is making improvements to the park that will substantially benefit the health and safety of the residents and it is necessary to remove a resident’s home to complete the work.
- A resident gives false information in the lease application.

In all cases, the park owner must give a written explanation as to why you are being evicted and you must be given time to fix the situation that is causing the eviction. For example, if you pay all of the money that you owe an owner within 10 days of receiving notice, you cannot be evicted. The only exceptions to this rule is if you endanger park personnel, damage park property, annoy your neighbors and are warned about it and do it again within 30 days, or if you provide false information on your lease application and it is in within 1 year of the date you started to pay rent.

If you are evicted, but you feel that you have a legal right to stay, then you can take the park to court. There are four defenses to eviction. You cannot be evicted for non-payment of rent if the rent is being charged illegally, you did not receive proper notice of a rent increase, or the rent is being increased more than twice in a year. You cannot be evicted for a rules violation if the rule is determined to be unreasonable.

Finally, if you feel that the eviction is in retaliation for something you did, you can use that as a defense. The park cannot increase rent, decrease services, change the rental agreement, evict the resident, or threaten to do any of these things because you exercised your rights as a resident. These rights include the ability to complain to park management or a government agency, attempting to exercise rights granted to you by the lease, park rules or the government, or participating in a resident association.

In-Park Sale of a Manufactured Home

If you decide to sell your home, there are things that the park can and cannot do. They can charge up to \$25 dollars as a processing fee, allow a home to remain vacant for 90 days or longer, require rent to be paid on time and that the lot be properly maintained and approve a buyer as a resident. They cannot require you to sell the home to the park or require you to use the park as a listing or selling agent. When a prospective buyer seeks to become a resident, the park may require certain information be given. However, they must also comply with certain regulations, generally relating to proving that the park is not engaging in discrimination.

In order to sell your home, you must fill out a safety feature disclosure form. This form requires the buyer to ensure the home is up to code. This includes making sure that the home has smoke detectors, fire extinguishers, proper exit windows and aluminum wiring. You must also install fire-resistant material in the furnace enclosure and water heater compartments.

Park Closings

A park owner must follow certain steps before closing a park. They must provide a closure statement to the commissioners of health, the housing finance agency, the municipal government and each resident at least 9 months before the planned closing. The closure statement must say that the park is closing, list replacement housing within 25 miles and mention the Minnesota Manufacture Home Relocation Trust Fund.

This is a fund that all manufactured home owners can access and pay into. This fund helps cover relocation costs for manufactured homes. If your park is closing, in order to receive money from the trust fund, you must submit certain documents to the manager of the fund. These are a copy of the closure statement, a copy of the contract with the moving contractor for relocation costs, a statement and supporting materials for any other permissible relocation costs, a statement certifying that certain exceptions to recovery do not apply and a statement from the park owner that the lot rental is

current and the manufactured home owner paid the annual \$15 fee and a statement from the county that the homeowner is current on their property taxes. If you cannot relocate, due to the age or condition of the home, or there are no parks willing to accept your home in a 25-mile radius, you may still be eligible for recovery.

Freedom of Expression

Residents within a park have a right to form a resident association. They are formed to solve problems concerning living conditions within the park. To form an association, residents need 51% of the owners of manufactured homes to give their written permission through a petition.

No park owner shall prohibit or adopt any rule prohibiting residents or other persons from peacefully organizing, assembling, canvassing, leafletting or otherwise exercising within the park their right of free expression for noncommercial purposes. A park owner may adopt and enforce rules that set reasonable limits as to time, place and manner.

A park owner may not increase rent, decrease services, alter an existing rental agreement, or threaten these actions as a penalty because a resident filed a complaint, exercise their legal rights, or participated in a resident association. If the alleged retaliation takes place with 90 days after the resident engaged in these activities, the burden of proof is on the park owner to prove the owner's actions were not retaliation.

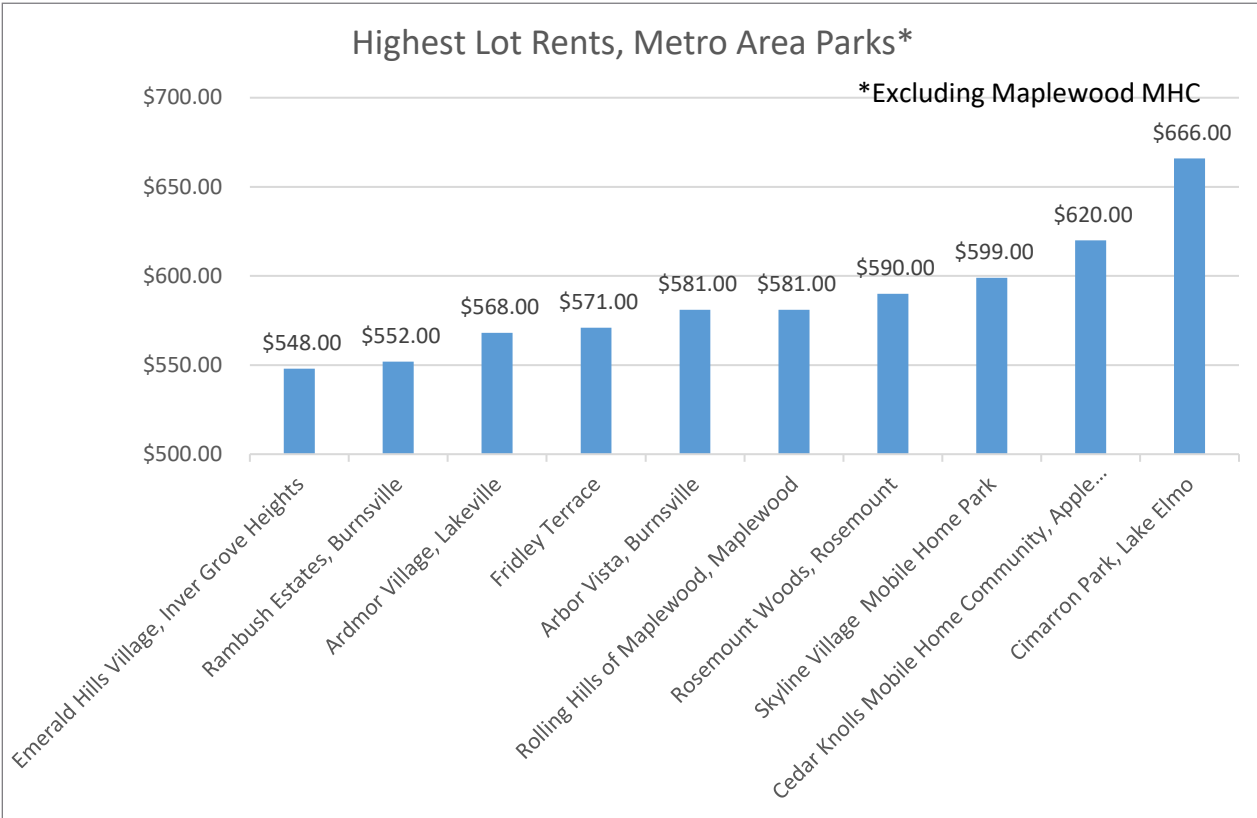
AN ANALYSIS OF METRO AREA RENTS

With this second edition of the Before You Sign guide, we have the opportunity to compare park data across time. In combination with identifying patterns in current data, we can show the state of manufactured housing in the metro area today, and how it continues to evolve as an option for affordable housing for metro area residents.

Rent Values

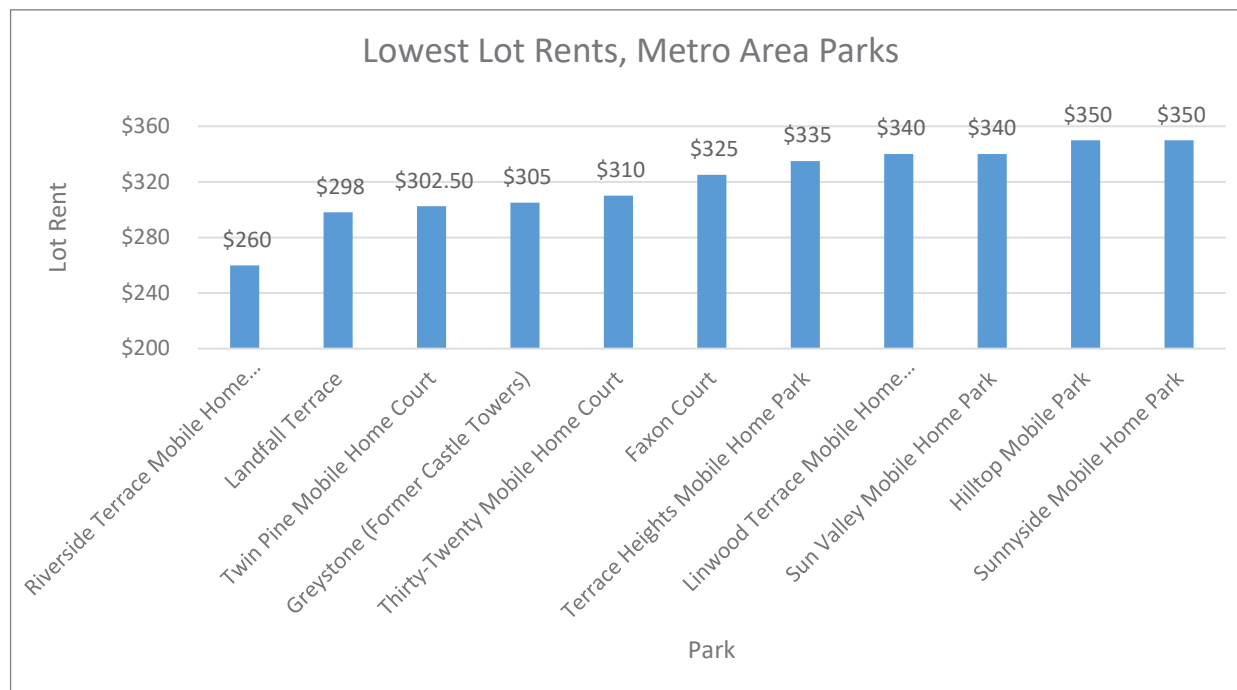
Through independent research, APAC has identified average lot rental prices in 74 of the 83 metro area parks. A 75th park, Maplewood Mobile Home Park, was excluded from our analysis below being that its lot rental costs includes the cost of a home rental.

The lot rental costs ranged from a low of \$260/month at North Star Estates to \$666 at Cimarron Park. The average lot rental across the metro area parks was \$440.59. A notable fact is that all ten of the top ten highest average rents are parks owned by out-of-state corporations (2 of top 3 are Equity Lifestyle Properties).



Vacancy Rates

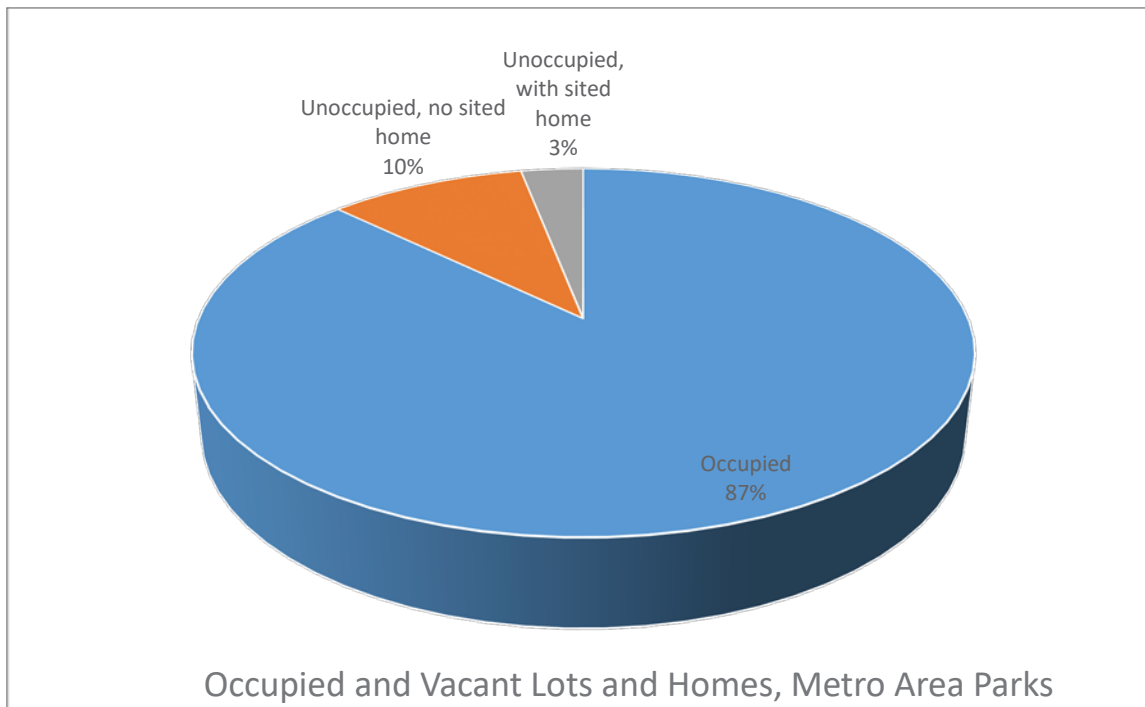
Using the annual Metropolitan Council survey and the Minnesota Department of Health licensing information from 2014, APAC has identified 83 manufactured home parks in the metro area counties (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington counties). The parks range in size from 15 to 572 lots. There were 15,662 total lots, of which 13,657 lots were occupied, 2,005 were unoccupied, and 480 of the unoccupied lots had sited homes.



Unoccupied Lots: There are 2,005 unoccupied lots. This is an overall vacancy rate of 12.8%. The median vacancy rate is 8.33%. This is a very slight uptick in compared to 2011's vacancy rates, which had an overall rate vacancy rate of 12.55%. It continues to be a significant increase in vacancy compared to the peak occupancy in 2000 during which there was only a 2% overall vacancy rate. There are five parks with over 100 vacancies, which account for 796 or 40% of the unoccupied lots: Three Rivers (106 lots), Skyline (111), Brandondale (150), Ardmor Village (191), and Park of Four Seasons (238). There are three parks with a vacancy rate of approximately 50% or higher, which clearly marks them as at risk for closure: Woodlawn Terrace (50%), Ardmor Village (56.3%), and Wagener's Trailer Court (66.7%).

Unoccupied Lots with Sited Homes: There are 480 sited but empty homes out of a total of 14,107 sited manufactured homes. This is an overall vacancy rate of 3.40%. The problem is largely distributed on a broader and smaller scale than in the case of unoccupied lots; 70 parks (or 84%) have at least one unoccupied home, while only 16 (or 19%) have 10 or more empty

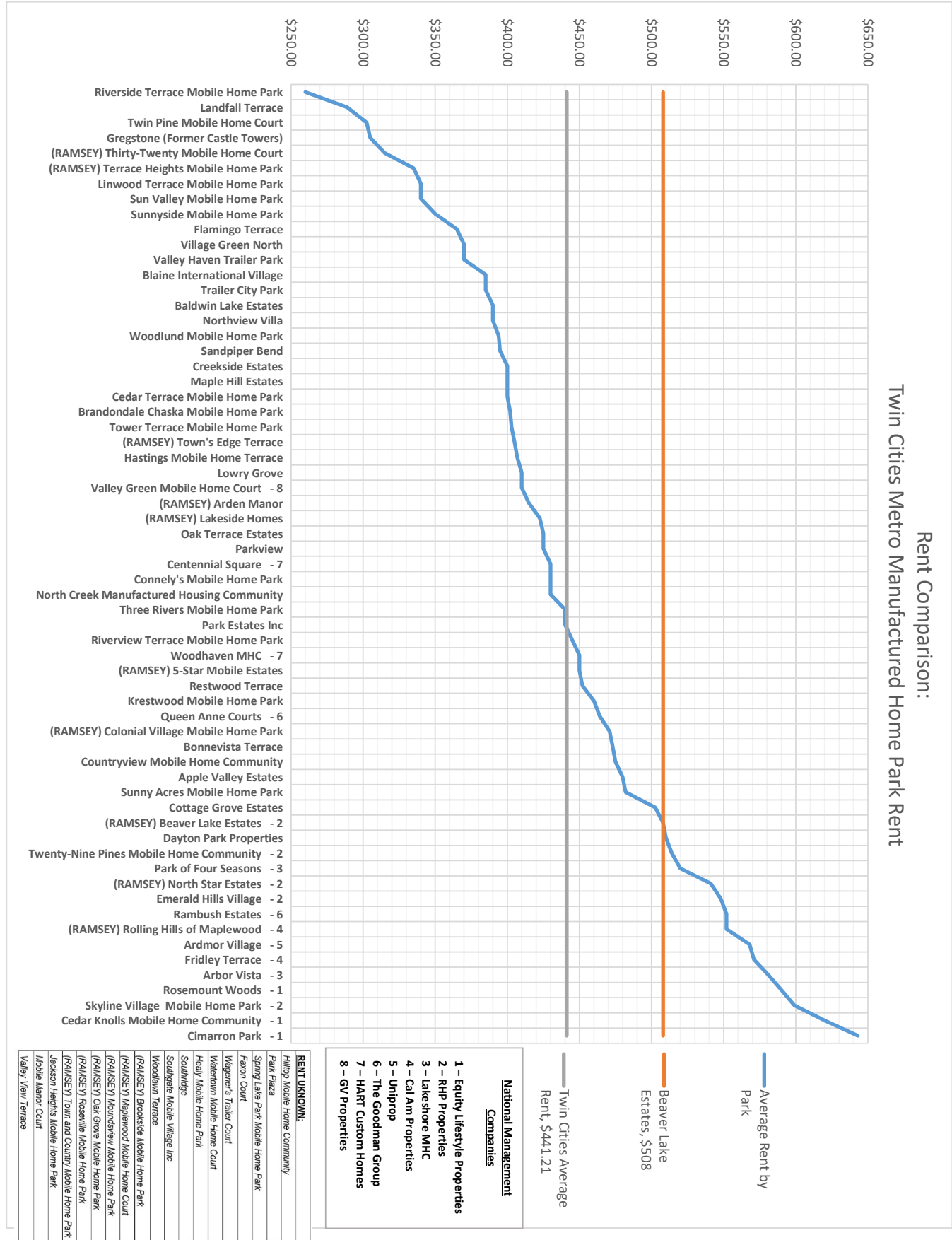
homes. Only two parks have 20 or more empty homes: Brandondale is a clear outlier with the highest number of vacant homes (75 homes, 18%), followed distantly by Oak Terrace (20 vacant homes, 24%).



County	Name of Park	Average Rent	Average Rent by County
Anoka County	Baldwin Lake Estates	\$390.00	\$408.22
	Blaine International Village	\$385.00	
	Gregstone (Former Castle Towers)	\$305.00	
	Centennial Square	\$430.00	⁷ HART Custom Homes
	Creekside Estates	\$400.00	
	Flamingo Terrace	\$365.00	
	Fridley Terrace	\$571.00	⁴ Cal Am Properties
	Hilltop Mobile Home Community		
	Linwood Terrace Mobile Home Park	\$340.00	
	Northview Villa	\$390.00	
	Oak Terrace Estates	\$425.00	
	Park of Four Seasons	\$520.00	³ Lakeshore MHC
	Park Plaza		
	Parkview	\$425.00	
	Restwood Terrace	\$452.00	
	Sandpiper Bend	\$395.00	
	Spring Lake Park Mobile Home Park		
	Sunnyside Mobile Home Park	\$350.00	

County	Name of Park	Average Rent	Average Rent by County
Anoka County (Cont'd)	Trailer City Park	\$385.00	
	Village Green North	\$370.00	
	Woodhaven Manufactured Home Community	\$450.00	⁷ HART Custom Homes
Carver County	Brandondale Chaska Mobile Home Park	\$402.00	\$369.00
	Faxon Court		
	Riverside Terrace Mobile Home Park	\$260.00	
	Riverview Terrace Mobile Home Park	\$445.00	
	Wagener's Trailer Court		
	Watertown Mobile Home Court		
Dakota County	Apple Valley Estates	\$480.00	\$511.07
	Arbor Vista	\$581.00	³ Lakeshore MHC
	Ardmor Village	\$568.00	⁵ Uniprop
	Cedar Knolls Mobile Home Community	\$620.00	¹ Equity LifeStyle Properties
	Connely's Mobile Home Park	\$430.00	
	Countryview Mobile Home Community	\$475.00	
	Emerald Hills Village	\$548.00	² RHP Properties
	Hastings Mobile Home Terrace	\$407.00	
	Healy Mobile Home Park		
	North Creek Manufactured Housing Community	\$430.00	
	Queen Anne Courts	\$464.00	⁶ The Goodman Group
	Rambush Estates	\$552.00	⁶ The Goodman Group
	Rosemount Woods	\$590.00	¹ Equity LifeStyle Properties
	Skyline Village Mobile Home Park	\$599.00	² RHP Properties
	Southridge		
	Sunny Acres Mobile Home Park	\$482.00	
	Three Rivers Mobile Home Park	\$440.00	
Hennepin County	Dayton Park Properties	\$510.00	\$420.50
	Krestwood Mobile Home Park	\$460	
	Lowry Grove	\$410	
	Maple Hill Estates	\$400	
	Southgate Mobile Village Inc		
	Sun Valley Mobile Home Park	\$340	
	Tower Terrace Mobile Home Park	\$403	
	Woodlawn Terrace		

County	Name of Park	Average Rent	Average Rent by County
Ramsey County	(RAMSEY) 5-Star Mobile Estates	\$450.00	\$441.45
	(RAMSEY) Arden Manor	\$415.00	
	(RAMSEY) Beaver Lake Estates	\$508.00	² RHP Properties
	(RAMSEY) Brookside Mobile Home Park		
	(RAMSEY) Colonial Village Mobile Home Park	\$471.00	
	(RAMSEY) Lakeside Homes	\$422.50	
	(RAMSEY) Maplewood Mobile Home Court		
	(RAMSEY) Moundsview Mobile Home Park		
	(RAMSEY) North Star Estates	\$541.00	² RHP Properties
	(RAMSEY) Oak Grove Mobile Home Park		
	(RAMSEY) Rolling Hills of Maplewood	\$552.00	⁴ Cal Am Properties
	(RAMSEY) Roseville Mobile Home Park		
	(RAMSEY) Terrace Heights Mobile Home Park	\$335.00	
	(RAMSEY) Thirty-Two Mobile Home Court	\$315.00	
	(RAMSEY) Town and Country Mobile Home Park		
	(RAMSEY) Town's Edge Terrace	\$405.00	
Scott County	Bonnevista Terrace	\$473.00	\$417.67
	Jackson Heights Mobile Home Park		
	Mobile Manor Court		
	Valley Green Mobile Home Court	\$410.00	⁸ GV Properties
	Valley Haven Trailer Park	\$370.00	
	Valley View Terrace		
Washington County	Cedar Terrace Mobile Home Park	\$400.00	\$435.63
	Cimarron Park	\$643.00	¹ Equity LifeStyle Properties
	Cottage Grove Estates	\$502.50	
	Landfall Terrace	\$289.00	
	Park Estates Inc	\$440.00	
	Twenty-Nine Pines Mobile Home Community	\$514.00	² RHP Properties
	Twin Pine Mobile Home Court	\$302.50	
	Woodlund Mobile Home Park	\$394.00	



RESOURCES FOR MANUFACTURED HOME PARK RESIDENTS

All Parks Alliance For Change (APAC) (Home owner association)

2380 Wycliff Street, Suite 200
St. Paul, MN 55114
651-644-5525 or 1-855-361-2722
info@allparksallianceforchange.org
www.allparksallianceforchange.org

Minnesota Department of Health

Environmental Health Services
Orville L. Freeman Building
625 Roberts Street North
PO Box 64975
St. Paul, MN 55164-0975
651-201-5000
www.health.state.mn.us

Minnesota Department of Labor and Industry

Building Codes and Standards Division
Manufactured Structures Division
443 Lafayette Road North
St. Paul, MN 55155-4341
651-284-5068
www.doli.state.mn.us/buildingcodes.html

Minnesota Housing Finance Agency

400 Sibley Street, Suite 300
St. Paul, MN 55101
651-296-7608 or 1-800-657-3769
www.mhfa.state.mn.us

Minnesota Attorney General's Office

Consumer Division
445 Minnesota Street, Suite 1400
St. Paul, MN 55101
651-297-3353 or 1-800-657-3787

Minnesota Management and Budget

Minnesota Manufactured Home
Relocation Trust Fund
400 Centennial Office Building
658 Cedar Street
St. Paul, MN 55155
651-201-8000
www.finance.state.mn.us/treas-homes-trust

Better Business Bureau

220 South River Ridge Circle
Burnsville, MN 55337
651-699-1111
1-800-646-6222
www.bbb.org

NorthCountry Cooperative Foundation

219 Main Street SE, Suite 500
Minneapolis, MN 55414
877-623-2827
www.northcountryfoundation.org
(contact for information about resident-owned communities)

Legal Aid Society of Minneapolis

Downtown Minneapolis
430 First Avenue North, Suite 300
Minneapolis, MN 55401-1780
612-332-1441
612-334-5970 (New Clients)
612-332-4668 (TTY)
www.midmnlegal.org
(Serves Hennepin County)

Legal Aid Services

St. Paul Central Office
166 East 4th Street, Suite 200
St. Paul, MN 55101
651-222-5863
651-222-4731 (new clients)
651-224-7301 (new senior clients)
(Serving Carver, Ramsey, Scott and Washington counties [also seniors living in Dakota county].)

Judicare of Anoka County

1201 89th Avenue N.E., Suite 310
Blaine, MN 55434
763-783-4970
www.anokajudicare.org

Manufactured & Modular Home Association (Industry trade association)

1540 Humboldt Avenue, Suite 205
West St. Paul, MN 55118
1-800-696-3721
www.mnmfghome.org

HOW TO USE THIS GUIDE

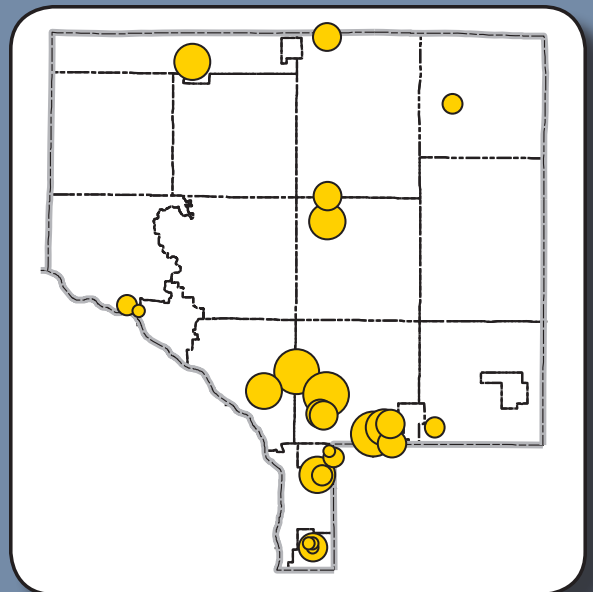
This guide is intended to be the first step in selecting what park you wish to live in. It is by no means a complete source of information, but it does cover many of the basics that you need to know. If you are unfamiliar with any of the terms listed below, you can consult the glossary section near the end of this guide. You will find many things listed under each entry:

Year Built	The year the park first began operations.
Address	Where the park is located, usually the address of the main office.
Management	The name of the person or group who run and/or own the park.
Phone Number	The number that you can call with questions about the park.
Age Restrictions	Whether the park is all ages or senior (55+)
Sewer and Water	What type of utility hook-ups the park has. Most parks have city hook ups, but some have a well and/or a septic system instead.
Transit	Where the nearest bus stop is and what routes service it. The only routes mentioned are from Metro Transit, or its affiliates.
5-year average occupancy rate	The average percentage that the park has been filled at since 2007.
5-year average rate of change	The average percentage, per year, that the population of the park has increased or decreased by. The larger the number, the more fluctuation in population the park has experienced. This also indicates the average trend in park population, whether it is increasing or decreasing and how quickly it is doing so.
2011 vacancies	The number of available places in the park. Houses refers to the number of houses that are for sale in the park. Lots refers to the number of lots for houses to be moved into.
2011 population:	The number of people living in the park as of 2011.
Average Rent	A recent calculation of average rent levels.
Pets Allowed	Whether or not the park allows pets.
Pet Restrictions	If allowed, the limits on number, type, weight, height, breed or other factors.
Description	This is for any other data that might be useful in deciding where to live. This includes major roads that are nearby, park amenities and other features near the park. Potential noise concerns are also addressed in this section, as well as park size and any available rental properties. Finally, the nearest major grocery and/or general goods stores are also mentioned in this section.



ANOKA COUNTY

Anoka County is the northernmost county in the Twin Cities metro area. It is also the 4th most populous county in the state, with a total of 330,844 people living in it, as of the 2010 census. There are 20 municipalities in the county. The vast majority of the county is within incorporated areas, with the only exception being the northeast corner. Despite this, parts of the county can be quite rural.



Blaine

Blaine is a northern suburb of the Twin Cities that lies in both Ramsey and Anoka counties. It is relatively large, with a population of 57,186 according to the 2010 census. It has two high schools, in two different school districts, due to being split between counties. Blaine High School is in the Anoka-Hennepin school district and Centennial High School is in the Centennial district. It is home to the large International Sports Center complex. It lies approximately 13 miles from Minneapolis and 20 miles from St. Paul. There are currently six parks located in Blaine.

Coon Rapids

Coon Rapids is a northern suburb of the Twin Cities in Anoka County. It is the largest city in Anoka County, with a population of 61,476, as of the 2010 census. It contains Coon Rapids High School, which is part of the Anoka-Hennepin school district. It is approximately 11.5 miles from Minneapolis and 21.2 miles from St. Paul. It is connected to Minneapolis via the North Star Commuter Rail line, which runs from the northern suburbs into downtown. There is one park in Coon Rapids.

East Bethel

East Bethel is a smaller suburb of the Twin Cities, located in the north of Anoka County. As of the 2010 census it had 11,626 people. It does not have a high school of its own, but students attend St. Francis High School, which is part of the St. Francis school district. It is 30.6 miles from Minneapolis and 33.6 miles from St. Paul. There are two parks in East Bethel.

Fridley

Fridley is a first-ring suburb of Minneapolis, which means that it shares a direct border with the city. It has a population of 27,208 as of the 2008 census. The schools are primarily run by the Fridley school district, with small parts of the north being included in the Anoka-Hennepin, Spring Lake Park and Columbia Heights school districts. There are also two private Christian high schools and one private Muslim school within the city. It is 9.3 miles from Minneapolis and 18.2 miles from St. Paul. It is also on the North Star Commuter Rail Line, which connects the northern suburbs with Minneapolis. There are two parks in Fridley.

Ham Lake

Ham Lake is a smaller suburb of Minneapolis, with a population of 15,296 as of the 2010 census. It contains no high school of its own, but students attend schools in the Anoka-Hennepin school district. It is located 25.1 miles from Minneapolis and 28.8 miles from St. Paul. There is one park in Ham Lake.

Hilltop

Hilltop is a tiny suburb of Minneapolis, located entirely within the city of Columbia Heights. As of the 2010 census, it had a population of 744 people, most of whom live in the four manufactured home parks in the city. It is one of only two cities in the United States, in which the majority of the population lives in manufactured housing, the other one being Landfall, another Twin Cities suburb. It is part of the Columbia Heights school district. It is 5.8 miles from Minneapolis and 19.9 miles from St. Paul.

Lexington

Lexington is a small city located near Blaine in Anoka County. As of the 2010 census, it had a population of 2049. It is part of the Centennial school district. It lies 14.9 miles from Minneapolis and 18.6 miles from St. Paul. There is one park in Lexington.

Lino Lakes

Lino Lakes is a smaller suburb of Minneapolis located in Anoka County. It has a population of 20,216, as of the 2010 census. The majority of the city lies within the Centennial school district, with a small portion covered by the Forest Lake district. It is also important to note that there is a medium security state prison in Lino Lakes, housing 1300 inmates. It lies 21 miles from Minneapolis and 18.8 miles from St. Paul. There is one park in Lino Lakes.

Linwood Township

Linwood Township is the only unincorporated area in Anoka County. It has a population of 4,668, as of the 2000 census. It is part of the Forest Lake school district. It lies 37.9 miles from Minneapolis and 34.2 miles from St. Paul. There is one park in Linwood Township.

Ramsey

Ramsey is a moderately sized city located in western Anoka County. It has a population of 23,668. It is in the Anoka-Hennepin school district. It is 31.4 miles from Minneapolis and 34.4 miles from St Paul. There is one park in Ramsey.

St. Francis

St. Francis is a small city located in far northwest Anoka County. As of the 2010 census, it had a population of 7,218. It is home to St. Francis High School, which is part of the St. Francis school district. It lies 39.6 miles from Minneapolis and 42.6 miles from St. Paul.

Spring Lake Park

Spring Lake Park is a small city split between Anoka and Ramsey counties. It has a population of 6,412 as of the 2010 census. It is in the Spring Lake Park school district. It lies 11.9 miles from Minneapolis and 18 miles from St. Paul. There are two parks in Spring Lake Park.

Blaine International Village

Year Built	1958
Address	10454 Central Ave. NE, Blaine
Management	Marvin Bloom Jan Blaine International Village, LLC
Phone Number	(612) 919-1414
Age Restrictions	All ages
Home owners/ renters	Both allowed
Total number of lots in park	500
Sewer and Water	Public
Transit	Route 59, one direction for morning rush hour and the opposite direction for evening rush hour, Route 831, buses come on an hourly basis. Nearest bus stop is 0.4 miles away.
Occupancy rate (2010-2014, in order)	91.2%, 91.0%, 91.8%, 90.6%, 91.2%
5-year average occupancy rate	91.2%
2014 vacancies	6 homes, 46 lots
2014 population:	1600
Average Rent	\$385
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person
Pet Policy	One dog (small) or one cat
Guest Policy	Roommate application
Parking	On-street, off-street depending on lot, guest parking available
Common Facilities	Playground
Description	Blaine International Village is one of the largest parks in the Metro area. There are 500 lots for homes within the park. It is located along County Road 65 in Blaine. Across the road are several restaurants, including a Chipotle and a Culver's. It is also very close to the International Sports Center. The nearest shopping location is a Target that is 0.5 miles away. This park does not have employees.

Centennial Square

Year Built	1980
Address	3200 89th Ave. NE, Blaine
Management	ALS Properties: Darryl
Phone Number	763-535-2840
Age Restrictions	All ages
Home owners/ renters	Owners only
Total number of lots in park	568
Sewer and Water	Public
Transit	Route 250, rush hours only, Route 262 goes one direction for morning rush hour and the opposite direction for evening rush hour.
Occupancy rate (2010-2014, in order)	97.7%, 95.4%, 95.4%, 93.5%, 94.7%
5-year average occupancy rate	95.3%
2014 vacancies	10 homes, 30 lots
2014 population:	2000
Average Rent	\$430
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person, \$250 lot deposit
Pet Policy	One dog (small) or one cat
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Playground, community center, mail center, and day care
Description	Centennial Square is the largest park in the Twin Cities area. It is located in Blaine and has 568 lots for homes. 25 of these are rental houses. It is located right off of 35W, which means that highway noise may be a bit of a problem. The nearest shopping locations are a Festival Foods 1 mile away, WalMart Super Center 1.9 miles away, and Aldi and a Target 3.2 miles away. This park has employees.

Northview Villa

Year Built	1973
Address	1306 95th Lane NE, Blaine
Management	Northview Villa Inc.: Kim
Phone Number	(763) 784-3508
Home owners/renters	Owners only
Total number of lots in park	201
Age Restrictions	All Ages
Sewer and Water	Public
Transit	Route 59, one direction for morning rush hour and the opposite direction for evening rush hour, Route 831, hourly. Bus stop is adjacent to the park
Occupancy rate (2010-2014, in order)	92.5%, 93.0%, 93.0%, 96.0%, 96.5%
5-year average occupancy rate	94.2%
2014 vacancies	5 homes, 7 lots
2014 population:	400
Average Rent	\$390
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$30/person, \$350 lot deposit
Pet Policy	One dog (small) or one cat
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Playground, community center, basketball court
Description	Northview Villa is a moderately sized park located in Blaine. It is a combined park with Sandpiper Bend. It has 201 lots for homes within the park. It is about half a mile from Highway 10 in a residential neighborhood. It is also pretty close to Aquatone Park. The nearest shopping locations are a Cub 1.4 miles away, an Aldi 1.7 miles away, and a Target 1.5 miles away.

Park of Four Seasons

Year Built	1973
Address	50 113 Ave NE, Blaine
Management	Park of Four Seasons MHC, LLC: Renee
Phone Number	847-612-2693
Age Restrictions	All ages
Home owners/renters	Owners only
Total number of lots in park	573
Sewer and Water	Public
Transit	Route 59, one direction for morning rush hour and the opposite direction for evening rush hour. Route 831, hourly. The bus stop is adjacent.
Occupancy rate (2010-2014, in order)	50.9%, 50.9%, 52.1%, 51.6%, 58.4%
5-year average occupancy rate	52.8%%
2014 vacancies	16 homes, 238 lots
2014 population:	1000
Average Rent	\$520
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$50/adult
Pet Policy	One dog (small, breed restrictions) or one cat
Guest Policy	2 week limit
Parking	No on-street, 2 spaces off-street, and guest parking available
Common Facilities	Playground, pool, basketball court
Description	The Park of the Four Seasons is a very large park located in Blaine. It has 573 lots for homes. It is right along County Road 51. It is at the edge of a residential neighborhood, which means that it is fairly quiet. The nearest shopping locations are Jensen's Foods, which is 0.7 miles away and Target, which is 1.7 miles away. This park has employees.

Restwood Terrace

Year Built	1972
Address	3631 91st Dr, NE, Blaine
Management	Tri-Park Properties: Patrick
Phone Number	(651) 784-0961
Age Restrictions	All ages
Home owners/ renters	Both allowed
Total number of lots in park	288
Transit	Route 250, rush hours only, Route 262, one direction for morning rush hour and the opposite direction for evening rush hour.
Occupancy rate (2010-2014, in order)	94.4%, 94.4%, 94.4%, 94.4%, 94.4%,
5-year average occupancy rate	94.4%
2014 Vacancies	10 homes, 106 lots
2014 Population	638
Average Rent	\$452
Utilities paid by resident	Gas, electric (cable included)
Additional Fees	\$400 lot deposit
Pet Policy	No dogs
Guest Policy	2 week limit
Parking	No on-street in winter, 2 spaces off-street, and guest parking available
Common Facilities	Community center
Description	Restwood Terrace is a medium-sized park located in Blaine. It has 288 lots available for homes. While not directly on 35W, but it is close enough to allow for easy access. It is also near Lexington Memorial Park. It is very close to two other parks, Centennial Square and Paul Revere. The nearest shopping locations are a Festival Foods 0.5 miles away, an Aldi 2.5 miles away, and a Wal-Mart 2.6 miles away. This park has employees

Sandpiper Bend

Year Built	1980
Address	9637 W. Sandpiper Dr., Blaine
Management	Northview Villa Inc.: Kim
Phone Number	763-784-3508
Age Restrictions	All ages
Home owners/ renters	Owners only
Total number of lots in park	257
Sewer and Water	Public
Transit	Route 59, one direction for morning rush hour and the opposite direction for evening rush hour, Route 831, hourly. Bus stop is adjacent to the park
Occupancy rate (2010-2014, in order)	96.9%, 98.2%, 97.4%, 98.2%, 98.7%
5-year average occupancy rate	97.9%
2014 vacancies	3 homes, 3 lots
2014 population:	420
Average Rent	\$395
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$30/adult, \$350 lot deposit
Pet Policy	1 pet, dog must be under 25 lbs
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Playground, tennis court, basketball, storm shelter
Description	Sandpiper Bend is a moderately sized park located in Blaine. It has 257 lots available for homes. It is a combined park with Northview Villa. It is about half a mile from Highway 10 in a residential neighborhood. It is also pretty close to Aquatore Park. The nearest shopping locations are a Cub 1.4 miles away, Aldi 1.7 miles away, and a Target 1.5 miles away. This park has employees.

Creekside Estates

Year Built	1971
Address	1100 Egret Blvd.
Management	550 Associates LLP: Paul
Phone Number	(763) 432-0076
Age Restrictions	All ages
Home owners/renters	Owners only
Total number of lots in park	256
Sewer and Water	Public
Transit	Route 805 runs every hour. The bus stop is directly adjacent to the park.
Occupancy rate (2010-2014, in order)	94.1%, 93.8%, 93.8%, 92.6%, 91.4%
5-year average occupancy rate	93.1%
2014 vacancies	0 homes, 22 lots
2014 population:	725
Average Rent	\$400
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$33/person, \$400 lot deposit
Pet Policy	No pets
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	None
Description	Creekside Estates is a moderately sized park located in Coon Rapids. It has 256 lots available for homes. It is relatively close to highway 10 and directly next to Robinson Park. It does have a private swimming pool. One negative to consider is that it does have a set of railroad tracks running directly behind it, which could cause some noise problems. The nearest shopping locations are Jensen's Foods, which is 1.3 miles away and a Target 3 miles away. This park has employees.

Greystone (Formerly Castle Towers)

Address	24355 Highway 65 NE, East Bethel
Management	Greystone LLC: Steve
Phone Number	(612) 616-5626
Age Restrictions	All ages
Home owners/renters	Both allowed
Total number of lots in park	190
Sewer and Water	Public
Transit	Route 811, rush hour, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 14 miles away.
Occupancy rate (2010-2014, in order)	52.1%, 95.2%, 41.0%, 41.0%, 56.4%
5-year average occupancy rate	57.1%
2014 vacancies	9 homes, 82 lots
2014 population	350
Average Rent	\$305
Utilities paid by resident	Sewer, water, gas, electric
Additional Fees	Application fee \$25/person, \$1000 dollar deposit
Pet Policy	Breed restrictions on dogs, \$4/month
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Pool, playground
Description	Castle Towers is a medium-sized park located in East Bethel. It has 190 lots for houses within the park. Because East Bethel is so rural, access to a car is pretty much a must. The nearest shopping locations are Riverside Market 5.5 miles away, Wal-Mart SuperCenter 11 miles away and a Target 14 miles away. This park has employees.

Village Green North

Year Built	197
Address	18164 Hwy 65 NE, Cedar
Management	Village Green North LLP: Mike
Phone Number	(763) 432-0076
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	174
Sewer and Water	Public
Transit	Route 854, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 7.4 miles away.
Occupancy rate (2010-2014, in order)	84.7%, 81.4%, 79.1%, 75.1%, 72.9%
5-year average occupancy rate	78.6%
2014 vacancies	5 homes, 48 lots
2014 population	400
Average Rent	\$370
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$33/adult, \$400 dollar deposit
Pet Policy	All allowed, \$4/month
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Description	Village Green North is a smaller-sized park located in East Bethel. There are 174 lots for homes within the park. It is along Highway 65 and right next to the Ham Lake Spectator's Bar and Grill. However, there is not much else in the area. Because of this, owning a car is strongly recommended. The nearest shopping locations are Soderquist's Market 0.8 miles away and a Target 6.8 miles away. This park has employees.

Fridley Terrace

Year Built	1970
Address	7400 Taylor St. NE
Management	Cal Am Properties: Manzeno
Phone Number	763-784-2431
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	326
Sewer and Water	Public sewer, private water
Transit	Route 59, Goes one direction for morning rush hour and the opposite direction for evening rush hour.
Occupancy rate (2010-2014, in order)	93.3%, 91.4%, 97.5%, 97.2%, 97.2%
5-year average occupancy rate	95.3%
2014 vacancies	9 homes, 9 lots
2014 population	750
Average Rent	\$571
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person
Pet Policy	No aggressive breeds
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Playground, basketball court
Description	Fridley Terrace is a mid-sized park located, as the name would imply, in Fridley. It has 326 lots for homes. It is alongside Highway 65, which is a major thoroughfare to the northern suburbs. There is also a large shopping center nearby, which means that there is a lot of tractor-trailer and semi-truck traffic. The nearest shopping locations are a Wal-Mart SuperCenter 1.7 miles away, an Aldi 1.8 miles away, and a Cub Foods 1.8 miles away. This park has employees.

Park Plaza Cooperative

Year Built	1960
Address	1130 Fireside Dr., NE, Fridley
Management	Park Plaza Cooperative, Inc. (Resident-owned)
Phone Number	(763) 486-7339
Age Restrictions	All ages
Home owners/renters	Homeowners only
Total number of lots in park	90
Sewer and Water	Public
Transit	Route 59, Travels in one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is adjacent to the park
Occupancy rate (2010-2014, in order)	94.4%, 95.6%, 91.1%, 91.1%, 91.1%
5-year average occupancy rate	92.7%
2014 vacancies	4 homes, 8 lots
2014 population	300
Average Rent	\$450
Utilities paid by resident	All
Additional Fees	Application fee \$25/person, first/last month's rent
Pet Policy	2 dogs, 2 cats per household. There is a pet fee.
Guest Policy	1 week limit
Parking	On-street, off-street, and some guest parking available
Common Facilities	Community center and storm shelter
Description	Park Place Estates is a small park located in Fridley. It is the only resident-owned co-op in the Metro area. There are 90 lots for homes available in the park. It is close to the intersection of Highway 65 and 73rd avenue. There is also a shipping center nearby, which means that there is a fair amount of semi traffic that goes by. The nearest shopping locations are a Cub Foods 1.7, Mike's Discount Foods, 1.4 miles away, Aldi 1.5 miles away and a Wal-Mart SuperCenter 1.8 miles away. This park does not have employees.

Flamingo Terrace

Year Built	1968
Address	17100 Hwy 65 NE, Ham Lake
Management	Flamingo Terrace MHP , Inc.: Marie
Phone Number	(763) 670-2470
Age Restrictions	All ages
Home owners/renters	Both allowed
Total number of lots in park	281
Sewer and Water	Public
Transit	Route 854, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 5.7 miles away.
Occupancy rate (2010-2014, in order)	87.6%, 88.7%, 90.8%, 92.2%, 90.1%
5-year average occupancy rate	89.9%
2014 vacancies	10 homes, 28 lots
2014 population	660
Average Rent	\$365
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$60/couple
Pet Policy	Cats only, \$4/month
Guest Policy	If longer than 2 weeks, must register with park
Parking	On-street, off-street, and guest parking available
Common Facilities	Playground and community center
Description	Flamingo Terrace is a medium-sized park located in Ham Lake. It has 281 lots for homes. It adjacent to Highway 65, which is a major artery for the north metro. Thus, traffic and noise may be a bit of a problem. The nearest shopping locations are a Cub Foods 5.4 miles away and a Target 7.1 miles away. This park has employees.

Hilltop Mobile Home Community

Year Built	1950
Address	4550 Central Ave. NE, Hilltop
Management	Hay Holding Company LLC: Renee
Phone Number	(612) 801-3500
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	168
Sewer and Water	Public
Transit	Route 10, every 7-30 minutes. Bus stop is 0.1 miles away.
Occupancy rate (2010-2014, in order)	92.3%, 92.3%, 92.3%, 92.3%, 92.3%
5-year average occupancy rate	92.3%
2014 vacancies	3 homes, 13 lots
2014 population	335
Average Rent	\$423
Utilities paid by resident	Gas, electric
Additional Fees	Cost of background check
Pet Policy	Dogs and cats allowed
Guest Policy	2 week limit
Parking	2 spaces on-street, no off-street parking
Common Facilities	None, school playground next door
Description	Hilltop Mobile Home Community is one of the three parks that make up the majority of the community of Hilltop. It is the largest of the three. It has 168 lots for homes. It is located off of Highway 65, which is a major thoroughfare for the north metro. The nearest shopping locations are Mike's Discount Foods 0.1 miles away, Aldi 0.6 miles away, and a SuperTarget 1 mile away. This park has employees.

Hilltop Mobile Home Park

Year Built	1950
Address	713 47-1/2 Ave. NE, Hilltop
Management	Hilltop Properties LLC: Jim
Phone Number	763-574-9211
Age Restrictions	All ages
Home owners/ renters	Both allowed
Total number of lots in park	32
Sewer and Water	Public
Transit	Route 10, every 7-30 minutes, Route 59 One direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.2 miles away.
Occupancy rate (2010-2014, in order)	96.9%, 90.6%, 90.6%, 90.6%, 90.6%
5-year average occupancy rate	91.9%
2014 vacancies	3 homes, 3 lots
2014 population	100
Average Rent	\$350
Utilities paid by resident	Gas, electric
Additional Fees	None stated
Pet Policy	Cats fine, dogs discouraged. \$30 fee for dogs
Guest Policy	2 week limit
Parking	On-street, 1 off-street space, guest parking
Common Facilities	None, adjacent to baseball field
Description	Hilltop Mobile Park is one of three parks that make up the majority of the city of Hilltop. It has 32 lots for homes. It is directly adjacent to the other two parks. It is located right off of Highway 65, which is a major thoroughfare for the north metro. The nearest shopping locations are Mike's Discount Foods 0.3 miles away, Aldi 0.5 miles away, and a SuperTarget 0.8 miles away. This park does not have employees.

Sunnyside Mobile Home Park

Year Built	1954
Address	841 47th Ave NE, Hilltop
Management	Sunnyside MHP:
Phone Number	(763) 574-9333
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 10, every 7-30 minutes, Route 59, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.1 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	36
Occupancy rate (2010-2014, in order)	88.9%, 88.9%, 91.7%, 91.7%, 100.0%
5-year average occupancy rate	92.2%
2014 vacancies	0 homes, 0 lots
2014 population:	60
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Allowed
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Sunnyside Mobile Home Park is one of 3 parks that make up the majority of the city of Hilltop. There are 36 lots for homes within the park. It is located not far from County Road 65 and in close proximity to two other parks. The nearest shopping locations are a Mike's Discount Foods 0.3 miles away, Aldi 0.5 miles away and a SuperTarget 0.8 miles away.

Trailer City Park

Address	4550 Central Ave. NE, Columbia Heights
Management	Steven and Linda Johnson
Phone Number	763-571-5019
Age Restrictions	All ages
Home owners/renters	Homeowners only
Total number of lots in park	48
Sewer and Water	Public
Transit	Route 10, every 7-30 minutes. Bus stop is 0.1 miles away.
Occupancy rate (2010-2014, in order)	80.0%, 78.0%, 76.0%, 76.0%, 78.0%
5-year average occupancy rate	77.6%
2014 vacancies	3 homes, 11 lots
2014 population	83
Average Rent	\$385
Utilities paid by resident	Gas, electric
Additional Fees	\$400 deposit
Pet Policy	Cats only
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Baseball and soccer fields
Description	Trailer City is a small park located in Hilltop. It is one of the parks that make up the majority of the city of Hilltop. It has 48 lots, one of which is a rental unit. It is just off of Central Avenue, which is a major thoroughfare for the north metro. The nearest shopping locations are Mike's Discount Foods 0.2 miles away, Aldi 0.5 miles away and a SuperTarget 1 mile away.

Parkview Homes

Year Built	1957
Address	3855 Liberty Lane, Lexington
Management	Parkview Homes, LLC
Phone Number	(612) 767-2131
Age Restrictions	All ages
Home owners/ renters	Both allowed
Total number of lots in park	153
Sewer and Water	Public
Transit	Route 250, rush hours only. Bus stop is 0.3 miles away.
Occupancy rate (2010-2014, in order)	72.5%, 70.0%, 63.8%, 65.0%, 64.4%
5-year average occupancy rate	67.1%
2014 vacancies	3 homes, 57 lots
2014 population	300
Average Rent	\$425
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, deposit of 1 month rent
Pet Policy	Cats only, pet deposit required for renters
Guest Policy	2 week limit
Parking	On-street, 1 space off-street, and guest parking available
Common Facilities	Community center and storm shelter
Description	Parkview is a smaller park located in Lexington. There are 153 lots for homes, six of which are rental properties. It is near county highway 23 and Lexington Memorial Park. The nearest shopping locations are a Festival Foods directly across from the park and a Wal-Mart 2 miles away. This park has employees.

Baldwin Lake Estates

Year Built	1980
Address	6333 Hodgson Rd., Lino Lakes
Management	Baldwin Lake Estates LLC: Julie
Phone Number	(651) 484-3358
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	95
Sewer and Water	Public
Transit	Route 262 goes in one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.8 miles away.
Occupancy rate (2010-2014, in order)	96.8%, 96.8%, 100.0%, 98.9%, 98.9%
5-year average occupancy rate	98.3%
2014 vacancies	1 home, 1 lot
2014 population	212
Average Rent	\$390
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person, deposit depends on home
Pet Policy	No aggressive breeds
Guest Policy	2 week limit
Parking	On-street and parking lot available
Common Facilities	Community center
Description	Baldwin Lake Estates is a smaller park located in Lino Lakes. As the name would imply, it is very close to Baldwin Lake. It has 95 lots available for homes. The park itself is not particularly close to any major roads, but County Road 23 is reasonably nearby. This means that the park is in a lower-traffic, residential area. The nearest shopping locations are a Festival Foods 1.9 miles away and a Wal-Mart 2.5 miles away. This park has employees.

Linwood Terrace Mobile Home Park

Address	21765 Viking Blvd. NE, Wyoming
Management	Linwood Terrace Co.: Tom Harman
Phone Number	(763) 571-0128
Age Restrictions	No
Home owners/renters	Homeowners only
Total number of lots in park	90
Sewer and Water	Public
Transit	Routes 285 and 288, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 8.6 miles away.
Occupancy rate (2010-2014, in order)	94.4%, 94.4%, 94.4%, 94.4%, 94.4%
5-year average occupancy rate	94.4%
2014 vacancies	1 home, 5 lots
2014 population	190
Average Rent	\$340
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, \$600 deposit
Pet Policy	1 dog or 1 cat
Guest Policy	2 week limit
Parking	On-street, 2 spaces off-street, and guest parking available
Common Facilities	None
Description	Linwood Terrace is located in rural Linwood Township. It has 90 lots for homes. It is near County Highway 22 and Linwood Lake. Because it is so rural, owning a car is a must for this park. The nearest shopping locations are Bruce's Foods, which is 5.8 miles away and Target, which is 12 miles away. This park has employees.

Oak Terrace Estates

Address	6545 Hwy 10 NE, Ramsey
Management	Robert Larson
Phone Number	952-374-1555
Age Restrictions	No
Home owners/renters	Homeowners only
Total number of lots in park	90
Sewer and Water	Public
Transit	Route 852, every 30-90 minutes. Bus stop is 0.8 miles away
Occupancy rate (2010-2014, in order)	76.7%, 86.7%, 74.4%, 71.1%, 71.1%
5-year average occupancy rate	76.0%
2014 vacancies	20 homes, 26 lots
2014 population	190
Average Rent	\$425
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, no deposit
Pet Policy	No pets
Guest Policy	2 week limit
Parking	On-street, off-street, and guest parking available
Common Facilities	Community center
Description	Oak Terrace Estates is a smaller park located in Ramsey. There are 90 small lots for homes in the park, 4 of which are rental properties. As the address would imply, it is located along Highway 10, which means that it has a fair amount of traffic running by it. It is also relatively isolated, with not many things located nearby. The nearest shopping locations are a Coburn's Supermarket 7.2 miles away and a Target 8 miles away.

Woodhaven Manufactured Home Community

Year Built	1984
Address	4311 235th Ln NW, St. Francis:
Management	Owner: Alvan Schrader, Manager: Brian
Phone Number	763-535-2840
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	309
Sewer and Water	Public
Transit	Route 877, rush hours only. Bus stop is 11 miles away.
Occupancy rate (2010-2014, in order)	95.1%, 94.8%, 95.1%, 94.2%, 97.4%
5-year average occupancy rate	95.3%
2014 vacancies	6 homes, 8 lots
2014 population	707
Average Rent	\$450
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person
Pet Policy	Dogs must be under 30 lbs.
Guest Policy	2 week limit
Parking	Off-street and guest parking available, no on-street parking
Common Facilities	Playground and community center
Description	Woodhaven is a medium-sized park located in St. Francis. There are 309 lots for homes within the park, two of which are rental properties. It is near county roads 28 and 47. Because St. Francis is quite rural, owning a car is strongly advised. The nearest shopping location is King's County Market, which is 0.7 miles away. This park has employees.

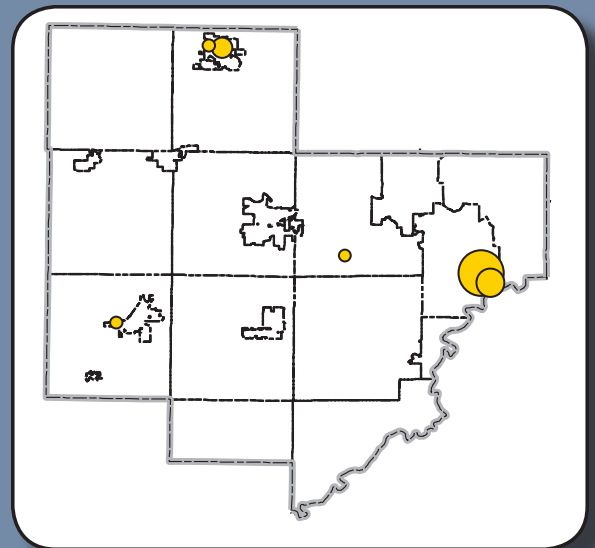
Spring Lake Terrace

Year Built	1970
Address	1541 Ballantyne Ln NE, Spring Lake Park
Management	Spring Lake Terrace MHC: Alice
Phone Number	(612) 616-5626
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	105
Sewer and Water	Public
Transit	Route 7, every 15-60 minutes. Bus stop is 0.2 miles away.
Occupancy rate (2010-2014, in order)	99.0%, 96.2%, 95.2%, 98.1%, 97.1%
5-year average occupancy rate	97.1%
2014 vacancies	1 home, 25 lots
2014 population	235
Average Rent	\$400
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$35/person
Guest Policy	3 day limit
Parking	Off-street and guest parking available, no on-street
Common Facilities	Storm shelter
Description	Spring Lake Terrace is a smaller park, located, as the name would imply, in Spring Lake Park. It has 105 lots for homes. It is also near Highway 10 NE and County Road 24. The nearest shopping locations are an Aldi 1.1 miles away and a Target 2.1 miles away. This park has employees.



CARVER COUNTY

Carver County is the westernmost county in the Twin Cities metro area. It is fairly small, with a total population of 91,042 as of the 2010 census. The county is made up primarily of unincorporated areas. The easternmost part of the county is very suburban in nature, while the western two thirds are predominantly rural, with cities scattered here and there.



Chaska

Chaska is a moderately sized city located southwest of the Twin Cities and is the county seat of Carver County. It has a population of 23,770. It is located within the Eastern Carver County school district and contains Chaska High School. It also has the Chaska Community Center, which is a large, public recreational facility, containing pools, gyms and an ice rink. It is 27.2 miles from Minneapolis and 34.5 miles from St. Paul. There are two parks in Chaska.

Norwood-Young America

Norwood-Young America is a small city located in southwestern Carver County. It has a population of 3,549 as of the 2010 census. It is located in the Central school district. It is 44 miles from Minneapolis and 50 miles from St. Paul. There is one park in Norwood-Young America.

Waconia

Waconia is a fast-growing suburb in central Carver County. It has a population of 10,697 as of the 2010 census. It has its own high school and is in the Waconia school district. It is 33 miles from Minneapolis and 42 miles from St. Paul. There is one park in Waconia.

Watertown

Watertown is a small city in northern Carver County, with a population of 4,205 as of the 2010 census. It is in the Watertown-Mayer school district. It is 34.4 miles from Minneapolis and 42.7 miles from St. Paul. There are two parks in Watertown.

Brandondale Chaska Mobile Home Park

Year Built	1970
Address	1 Kelley Rd, Chaska
Management	Brandondale Limited: Grace
Phone Number	952-448-3846
Age Restrictions	All ages
Home owners/ renters	Both allowed
Total number of lots in park	493
Sewer and Water	Public
Transit	691, one trip, morning rush only. Does not run during evening rush hour. 699, 10-20 minutes rush hours only. Bus stop is 0.6 miles away.
Occupancy rate (2010-2014, in order)	75.3%, 73.2%, 72.4%, 70.0%, 69.6%
5-year average occupancy rate	72.1%
2014 vacancies	75 homes, 150 lots
2014 population:	1254
Average Rent	\$402
Utilities paid by resident	All
Additional Fees	Application fee \$25/person
Pet Policy	30 lbs. or less (no dangerous breeds)
Guest Policy	2 weeks, then register with park
Parking	No on-street parking Oct 1-May 1, 4 spots per garage/ carport, no guest parking area
Common Facilities	Storm shelter
Description	Brandondale is a large park located in Chaska. It has a total of 493 lots for homes. It is near highway 212, but not so close as to have problems with noise. It is also near Chaska Middle School East. The nearest shopping locations are a Target which is 1.3 miles away and a Cub Foods 1.4 miles away. This park has employees.

Riverview Terrace

Year Built	1960
Address	300 Ehlers Ave, Chaska
Management	Gary B. Nelson
Phone Number	(952) 955-2518
Age Restrictions	All ages
Home owners/ renters	Homeowners only
Total number of lots in park	250
Sewer and Water	Public
Transit	Route 691, one trip, morning rush only, Route 699, 10-20 minutes rush hour only.
Occupancy rate (2010-2014, in order)	95.8%, 93.1%, 86.1%, 86.1%, 79.2%
5-year average occupancy rate	88.1%
2014 vacancies	15 homes, 30 lots
2014 population:	252
Average Rent	\$445
Utilities paid by resident	Water, sewer, gas, electric
Additional Fees	Application fee \$35/couple, \$500 deposit
Pet Policy	Cats only
Guest Policy	2 week limit
Parking	On-street, 2 spots off-street, guest parking
Common Facilities	Playground, community center, basketball court
Description	Riverview Terrace is a medium-sized park located in Chaska. It has 250 lots available for homes. It is relatively isolated from major roads and residential areas, so there isn't a lot in the immediate area. It is about 2 miles from Highway 212. The nearest shopping locations are Cub 1.1 miles away, Aldi 1.5 miles away, and a Target 6 miles away.

Faxon Court

Address	200 Railroad St. E, Norwood Young America
Management	Faxon Partnership
Phone Number	(612) 250-7866
Age Restrictions	All ages
Home owners/renters	Homeowner only
Total number of lots in park	19
Sewer and Water	Public
Transit	Routes 697,699, one direction for morning rush hour and the opposite direction for afternoon rush hour. Route 698, 30-60 minutes until early afternoon. Nearest bus stop is 15 miles away so a car is needed.
Occupancy rate (2010-2014, in order)	100.0%, 94.7%, 94.7%, 94.7%, 100.0%
5-year average occupancy rate	96.8%
2014 vacancies	0 homes, 0 lots
2014 population:	46
Average Rent	\$325 (four months free rent if you move in your own home)
Utilities paid by resident	Electronic, telephone
Additional Fees	Information unavailable
Pet Policy	Dogs and cats allowed
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Faxon Court is a small park located in rural Norwood-Young America. It has 19 lots for homes. Railroad street, which Faxon Court is located on, is the main street for the Norwood section of town. The nearest shopping locations are an EconoFoods, which is 0.3 miles from the park and a Target, which is 9.1 miles from the park.

Wagener's Mobile Home Court

Address	7785 Co. Rd 10 N, Waconia
Management	Joseph Wagener
Phone Number	952-442-2614
Total number of lots in park	15
Sewer and Water	Private
Transit	Route 677, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 8.9 miles away.
Occupancy rate (2010-2014, in order)	66.7%, 40.0%, 40.0%, 40.0%, 33.3%
5-year average occupancy rate	44.0%
2014 vacancies	0 homes, 10 lots
2014 population:	9
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	<p>Wagener's Trailer Court is a very small park located north of Waconia, in Waconia Township There are 15 lots for homes within the park. It is along the shores of Lake Waconia and also very near County Road 10. However, there really is not much else nearby, so a car is strongly recommended. The nearest shopping locations are a Mackenthun's Fine Foods, 3.8 miles away, Coburn's Supermarket which is 5.4 miles away and a Target 7.9 miles away.</p> <p>In contact with the park, representatives stated it is likely that the park will be closing in the near future.</p>

Riverside Terrace Mobile Home Park

Year Built	1970, Watertown
Address	70 Mill Ave. NE
Management	Gary Nelson
Phone Number	952-955-2518
Age Restrictions	All ages
Total number of lots in park	144
Sewer and Water	Public
Occupancy rate (2010-2014, in order)	95.8%, 93.1%, 86.1%, 86.1%, 79.2%
5-year average occupancy rate	88.1%
2014 vacancies	15 homes, 30 lots
2014 population:	252
Average Rent	\$260
Utilities paid by resident	All
Additional Fees	Application fee \$35/couple, \$500 deposit
Pet Policy	Pets allowed with conditions
Guest Policy	2 Weeks
Parking	On-street, 2 spots off-street, and guest parking available
Common Facilities	Playground, community center, and basketball court
Description	Riverside Terrace is a medium-sized park located in Watertown. It has 144 lots available for homes. It is near the intersection of County Road 20 and County Road 24. Watertown is a rural community, so a car is a must. The nearest shopping location is a Marketplace Foods, which is 0.2 miles away. This park has employees.

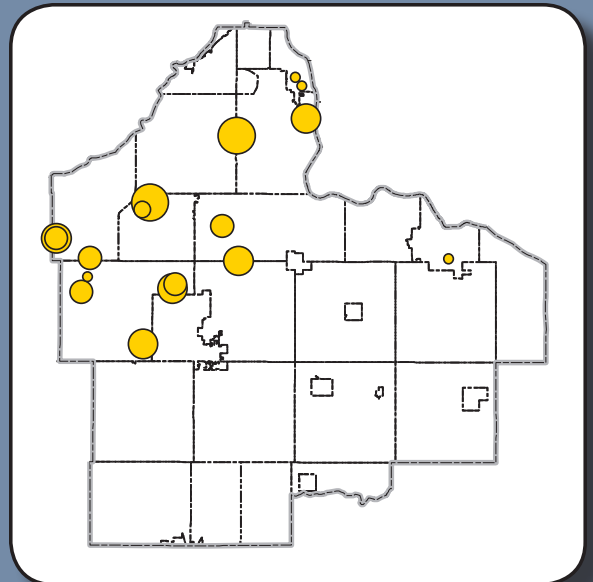
Watertown Mobile Home Court

Address	501 White St., Watertown
Management	Stevens & White LLC: Todd
Phone Number	(952) 955-1962
Total number of lots in park	45
Sewer and Water	Public
Transit	Route 677, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 8.7 miles away.
Occupancy rate (2010-2014, in order)	72.7%, 70.5%, 63.6%, 63.6%, 72.7%
5-year average occupancy rate	68.6%
2014 vacancies	0 homes, 12 lots
2014 population:	61
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Watertown Mobile Home Park is a small park located in Watertown. There are 45 lots for homes within the park.. It is near the intersection and roundabout of White Street and County Road 20. The nearest shopping locations are a Marketplace foods which is 0.4 miles away and a Target 14 miles away. This park does not have employees.



DAKOTA COUNTY

Dakota County is the third largest county in the Twin Cities metro area. It is also the southernmost county of the area. It has a population of 398,552 as of the 2010 census. The northern part of the county is quite suburban and is filled with incorporated areas, while the southern part is primarily unincorporated areas, spotted with communities.



Apple Valley

Apple Valley is a city in northwestern Dakota County. It has a population of 49,084 as of the 2010 census. It contains 3 high schools: 2 comprehensive high schools and one focusing on environmental science and ecology. It is part of the Apple Valley Eagan Rosemount school district. The Minnesota Zoo is also located in the city. Also, in 2010 Apple Valley was named the 20th best place to live in America in 2010, by Fortune Magazine. It is located 21.8 miles from Minneapolis and 18.9 miles from St. Paul. There are two parks in Apple Valley.

Burnsville

Burnsville is a large city in northwestern Dakota County. It is the 10th largest city in the state with a population of 60,306. Some of its schools are in the Apple Valley Eagan-Rosemount school district, while the rest are in the Burnsville Savage Shakopee school district. It is 17.8 miles from Minneapolis and 19.4 miles from St. Paul. There are three parks in Burnsville.

Hastings

Hastings is a city that lies in both Dakota County and Washington County. The population is 22,807 people, as of the 2010 census. It is in the Hastings school district and is 31.5 miles from Minneapolis and 22.8 miles from St. Paul. There are two parks in Hastings.

Inver Grove Heights

Inver Grove Heights is a moderately sized city in northeastern Dakota County. It has a population of 33,880 as of the 2010 census. Most of the city is in the Inver Grove Heights school district, with some students in the east going to the Rosemont school district. It is 19 miles from Minneapolis and 10.4 miles from St. Paul. There are three parks in Inver Grove Heights.

Lakeville

Lakeville is one of the fastest-growing suburbs in the Twin Cities area. As of the 2010 census, it had a population of 55,954. Although some parts of the city are in the Rosemont and Farmington school districts, the majority is served by the Lakeville school district. It is 26.7 miles from Minneapolis and 26.8 miles from St. Paul. There are five parks in Lakeville.

Rosemount

Rosemount is a moderately sized city in north-central Dakota County. As of the 2010 census, it had a population of 21,874. It has its own high school which is in the Rosemount-Apple Valley-Eagan school district. It is 25.7 miles from Minneapolis and 22.0 miles from St. Paul. There is one park in Rosemount.

South St Paul

South Saint Paul is a moderately sized city in northeastern Dakota County. It had a population of 22,160 as of the 2010 census. It is in the Kaposia school district and its students attend a blended middle school and high school. It is 15.7 miles from Minneapolis and 7 miles from St. Paul. There is one park in South St. Paul.

Apple Valley Estates

Address	13001 Pennock Ave., Apple Valley
Management	Eaton Mobile Home Park, LLP: Rolly
Phone Number	(763) 593-5725
Age Restrictions	All ages
Sewer and Water	Public
Home owners/renters	Both allowed
Total number of lots in park	109
Transit	441,442,476,480, All travel in one direction, during morning rush hour and switch directions for the evening rush hour. The 477 leaves hourly and goes in one direction, which changes midday. The bus stop is adjacent to the park.
Occupancy rate (2010-2014, in order)	76.9%, 74.1%, 73.1%, 69.4%, 72.2%
5-year average occupancy rate	73.1%
2014 vacancies	2 homes, 30 lots
2014 population:	217
Average Rent	\$480
Utilities paid by resident	Sewer, water, gas, electric
Additional Fees	Information unavailable
Pet Policy	Allowed (\$4/month), size restrictions
Guest Policy	2 weeks
Parking	On-street parking and guest parking available, no off-street parking
Common Facilities	Pool
Description	Apple Valley Estates is a smaller park, located in Apple Valley It has 109 lots for homes. It is conveniently located near Cedar Avenue, although far enough away as to not be affected by the noise and traffic. It has a swimming pool and is located near Palomino Park. The nearest shopping locations are a Wal-Mart 2.1 miles away , a Cub 2.5 miles away, and Valley Natural Foods 1.5 miles away.

Cedar Knolls Mobile Home Community

Year Built	1969
Address	12571 Garland Ave, Apple Valley
Management	Hometown America LLC
Phone Number	(952) 431-5771
Age Restrictions	All ages
Sewer and Water	Public
Home owners/renters	Homeowners only
Total number of lots in park	458
Transit	Routes 441 and 476, travel one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.7 miles away.
Occupancy rate (2010-2014, in order)	88.6%, 85.4%, 85.4%, 81.9%, 81.4%
5-year average occupancy rate	84.5%
2014 vacancies	7 homes, 85 lots
2014 population:	1120
Average Rent	\$620
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, \$1000 deposit
Pet Policy	1 pet allowed
Guest Policy	2 weeks
Parking	On-street, 2 spots off-street, and guest parking available
Common Facilities	Pool, playground, and clubhouse
Description	Cedar Knolls is a large park in Apple Valley. It has a total of 458 lots for homes, of which 5 are rental properties. It is located near Cedar Avenue, a major thoroughfare for the south metro. It has a pool and is right near Cedar Knolls Park. The nearest shopping locations are a Cub Foods 1.9 miles away and a Wal-Mart SuperCenter 2.5 miles away.

Arbor Vista

Year Built	1970
Address	14750 Burnsville Parkway, Burnsville
Management	Camelot Acres, MHC, LLC
Phone Number	952-447-4145
Sewer and Water	Public
Total number of lots in park	389
Age restrictions	All ages
Transit	Route 444 comes every 30-60 minutes. Route 464 goes one direction during the morning rush hour and switches opposite directions for the evening rush hour. The bus stop is 0.6 miles away.
Occupancy rate (2010-2014, in order)	82.8%, 89.3%, 86.8%, 87.8%, 96.2%
5-year average occupancy rate	88.6%
2014 vacancies	12 homes, 12 lots
2014 population:	750
Average Rent	\$581
Utilities paid by resident	Electric, gas, phone
Additional Fees	Application fee \$25/adult, deposit of 1 month's rent
Pet Policy	Breed restrictions
Guest Policy	2 weeks
Parking	On-street parking, off-street parking for some lots, guest parking available
Common Facilities	Pool
Description	Arbor Vista is a moderately sized park located in Burnsville. It has a total of 389 lots available for homes on. It is located relatively close to 35W, just after the split, although it is far enough away as to be insulated from the noise. Arbor Vista does have a swimming pool within its grounds. It is also located relatively close to Hollows Park. The nearest shopping locations are an Aldi which is 0.5 miles away and a Target that is 2 miles away.

Rambush Estates

Year Built	1970
Address	14709 Burnsville Parkway, Burnsville
Management	Rambush Estates LLP/The Goodman Group
Phone Number	(952) 649-6233
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 444, every 30-60 minutes, Route 464, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.6 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	223
Occupancy rate (2010-2014, in order)	95.1%, 96.9%, 92.8%, 96.9%, 94.6%
5-year average occupancy rate	95.2%
2014 vacancies	1 home, 12 lots
2014 population:	480
Average Rent	\$552
Utilities paid by resident	Electric, gas,
Additional Fees	Application fee \$25/adult, deposit of either \$400 or \$800 depending on credit history
Pet Policy	Cats and dogs, non-refundable pet deposit, and monthly fee of \$4
Guest Policy	2 weeks
Parking	On-street parking, 2 spots off-street parking, and guest lot available
Common Facilities	Community center, pool
Description	Rambush Estates is a medium-sized park located in Burnsville. There are 223 lots for homes, of which 50 are rental properties. It is in a residential neighborhood, but it isn't too far from county road 42, 35W and 35E. They also have a private swimming pool. The nearest shopping locations are an Aldi 1.6 miles away and a Target 1.9 miles away.

Sunny Acres Manufactured Home Community

Year Built	1964
Address	15800 Buck Hill Rd., Burnsville
Management	EM Connelly Inc.: Ron
Phone Number	612-340-9424
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 467, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.8 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	219
Occupancy rate (2010-2014, in order)	93.6%, 93.6%, 94.0%, 93.6%, 92.2%
5-year average occupancy rate	93.4%
2014 vacancies	4 homes, 17 lots
2014 population:	600
Average Rent	\$482
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/adult, deposit of \$800
Pet Policy	No dogs
Guest Policy	2 weeks
Parking	On-street parking, 2 spots off-street parking, and guest lot available
Common Facilities	None
Description	Sunny Acres is a medium-sized park located in Burnsville. There are 219 lots for homes within the park. It is on a frontage road for I35, before the split, which means that there are a lot of cars nearby, but not directly next to the park. The nearest shopping locations are a Cub Foods 1.8 miles away and a Target 2.1 miles away.

Hastings Mobile Home Terrace

Year Built	1970
Address	2505 Vermillion St, Hastings
Management	Hastings Commons, LLC
Phone Number	651-437-3060
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 361, Travels in one direction for morning rush hour and the opposite direction for evening rush hour. Park and Ride is 7.4 miles away.
Home owners/renters	Both allowed
Total number of lots in park	38
Occupancy rate (2010-2014, in order)	97.1%, 100.0%, 105.7%, 97.1%, 91.4%
5-year average occupancy rate	98.3%
2014 vacancies	2 homes, 3 lots
2014 population:	58
Average Rent	\$407
Utilities paid by resident	Electric, gas
Additional Fees	Information unavailable
Pet Policy	Pets allowed, see current rules for restrictions
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available
Common Facilities	None
Description	Hastings Mobile Home Terrace is a small park, located in Hastings. It has 38 lots for homes. It is close to Highway 61. The nearest shopping locations are a Coburn's Supermarket 0.5 miles away and a Wal-Mart 2.4 miles away. This park has employees.

Three Rivers Mobile Home Park

Year Built	1985
Address	1 Shannon Dr., Hastings
Management	Ken Grund
Phone Number	651-437-3552
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 361, one Direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 9.6 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	355
Occupancy rate (2010-2014, in order)	73.2%, 72.1%, 45.4%, 65.1%, 70.1%
5-year average occupancy rate	65.2%
2014 vacancies	14 homes, 106 lots
2014 population:	650
Average Rent	\$440
Utilities paid by resident	Sewer, water, gas, electric
Additional Fees	Application fee \$45/adult, no deposit
Pet Policy	No larger than 25 lbs.
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available
Common Facilities	Storm shelter
Description	Three Rivers is a larger park located in Hastings. There are 355 lots for homes within the park. It is close to the intersection of County Road 61 and Country Road 361. Sunny Acres Park, a city park, is also nearby. Hastings is far removed from any transit options, so if you're planning on commuting to the main metro area, a car is a must. The nearest shopping locations are a Target 3 miles away and a Wal-Mart SuperCenter 3.2 miles away.

Emerald Hills Village

Year Built	1972
Address	8555 Bacardi Ave W, Inver Grove Heights
Management	Emerald Hills MHC, LLC: Sue
Phone Number	(516) 881-4757
Age Restrictions	All ages
Sewer and Water	Public
Transit	Routes 436 and 489 run in one direction for morning rush hour and the opposite direction for the evening rush hour. Route 447 runs hourly. Bus stop is 0.4 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	401
Occupancy rate (2010-2014, in order)	93.8%, 94.0%, 94.3%, 97.0%, 97.3%
5-year average occupancy rate	95.3%
2014 vacancies	7 homes, 11 lots
2014 population:	987
Average Rent	\$548
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, deposit 1 month rent
Pet Policy	No aggressive breeds, \$4/month
Guest Policy	2 weeks
Parking	On-street parking, 2 spots off-street parking, and guest parking available
Common Facilities	Playground, community center, basketball court, pool, storage facility available for \$15/month
Description	Emerald Hills Village is a large park located in Inver Grove Heights. It has 401 lots for homes, of which, 2 are rental properties. It is right off of Dodd Road, which is major enough to allow easy access, but small enough to avoid problems with traffic and noise. It is also near the offices of Thompson-Reuters. They also have a private swimming pool. The nearest shopping locations are a Cub Foods which is 2.3 miles away and a Wal-Mart 2.8 miles away.

Skyline Village

Year Built	1960
Address	7510 Concord Blvd, Inver Grove Heights
Management	Newbury Management Services: Justin
Phone Number	(248) 880-8490
Age Restrictions	All ages
Transit	Route 68, every 10-60 Minutes, Route 71, every 15-60 Minutes.
Home owners/renters	Homeowners only, with "home lease option" available for some homes
Total number of lots in park	395
Occupancy rate (2010-2014, in order)	82.5%, 80.5%, 80.5%, 84.5%, 72.2%
5-year average occupancy rate	80.0%
2014 vacancies	14 homes, 111 lots
2014 population:	900
Average Rent	\$599
Utilities paid by resident	None
Additional Fees	None
Pet Policy	No aggressive breeds, \$10/month
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available
Common Facilities	Playground, club house
Description	Skyline Village is a larger park located in Inver Grove Heights. It has a total of 395 lots available for houses, some of which have homes available for the home-lease option. It is along County Highway 50. It also has a semi and tanker truck repair shop nearby, which means it gets a lot of heavy vehicular traffic. In addition, there is a set of railroad tracks running behind the park. The nearest shopping locations are a Cub Foods 1 mile away and a Wal-Mart 1.9 miles away.

Southridge

Address	7831 Jocelyn Ave, Inver Grove Heights
Management	Leigh Anne Lange
Phone Number	(651) 451-1808
Sewer and Water	Public
Transit	Route 361, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.5 miles away.
Home owners/renters	Both allowed
Total number of lots in park	64
Occupancy rate (2010-2014, in order)	85.9%, 90.6%, 90.6%, 96.9%, 89.1%
5-year average occupancy rate	90.6%
2014 vacancies	3 homes, 7 lots
2014 population:	200
Average Rent	\$450
Utilities paid by resident	Electric, gas
Additional Fees	1 month's rent deposit
Pet Policy	No dogs, cats ok
Guest Policy	None stated
Parking	On-street parking, and guest parking available. No off-street parking.
Common Facilities	None, but playground within walking distance.
Description	Southridge is a small park located in Inver Grove Heights. It has 64 lots for houses, of which 10 are rental properties. It is in a residential area that is about a mile from Highway 61. It is also fairly close to both Park High School and Cottage Grove High School. The nearest shopping locations are a Cub Foods 1.6 miles away and a Target 1.7 miles away.

Ardmor Village

Year Built	1972
Address	20990 Cedar Ave. S, Lakeville
Management	Ardmor Associates: Carrie
Phone Number	952-469-5319
Age Restrictions	All ages
Sewer and Water	Public
Transit	477, North AM rush only, South, PM rush only. Bus stop is 3 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	339
Occupancy rate (2010-2014, in order)	52.2%, 47.2%, 43.4%, 43.7%, 43.7%
5-year average occupancy rate	46.0%
2014 vacancies	0 homes, 191 lots
2014 population:	320
Average Rent	\$568
Utilities paid by resident	Sewer, water, gas electric
Additional Fees	Application \$25/adult, 1 month's rent deposit
Pet Policy	1 pet policy, \$4/month
Guest Policy	2 weeks
Parking	On-street parking, off-street/driveway parking, and guest parking available.
Common Facilities	Playground, community center, pool and basketball court.
Description	Ardmor Village is a moderately sized park on the outskirts of Lakeville. It has 339 lots for homes. It is in the middle of farmland, so there isn't much around it. It is however, within walking distance of Farmington High School. Ardmore is on the southern end of Cedar Avenue and is right near Airlake Airport, a small, regional airport. Ardmore does have a pool. The nearest shopping to Ardmore are a Cub 1.9 miles away and a Target 4.5 miles away.

Connelly's Mobile Home Park

Year Built	1977
Address	16962 Kenrick Ave W, Lakeville
Management	Lakeville Commons LLC: Marissa
Phone Number	952-435-5541
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 467, goes one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.2 miles away.
Home owners/renters	Both allowed
Total number of lots in park	61
Occupancy rate (2010-2014, in order)	93.4%, 100.0%, 100.0%, 95.1%, 98.4%
5-year average occupancy rate	97.4%
2014 vacancies	0 homes, 1 lot
2014 population:	150
Average Rent	\$430
Utilities paid by resident	Gas, electric
Additional Fees	\$860 deposit
Pet Policy	Any allowed for homeowners, \$4/month
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available.
Common Facilities	None
Description	Connelly's Mobile Home Park, also known as the Connelly Community, is a small park located on the northern edge of Lakeville. There is a total of 61 lots for homes, of which 13 are rental properties. It is right next to I35, along a frontage road. Several stores and restaurants are nearby, but hard to walk to, due to the interstate. However, a Mill's Fleet Farm is located next door to the park. Other than that, the nearest shopping locations are a Rainbow 0.8 miles away and a Target 1.4 miles away.

Country View Mobile Home Community

Year Built	1975
Address	5775 Country View Trail, Lakeville
Management	Country View Limited Partnership: Nancy
Phone Number	651-463-3663
Age Restrictions	All ages
Sewer and Water	Public
Transit	477, North AM rush only, South, PM rush only. Bus stop is 1.7 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	373
Occupancy rate (2010-2014, in order)	93.0%, 91.7%, 91.4%, 90.1%, 91.2%
5-year average occupancy rate	91.5%
2014 vacancies	3 homes, 33 lots
2014 population:	1310
Average Rent	\$475
Utilities paid by resident	Sewer, gas, water, electric
Additional Fees	\$475 deposit
Pet Policy	Cats and dogs allowed: restricted to an one dog, or two dogs if total combined weight at maturity is no more than 60 lbs., \$25 fee
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available.
Common Facilities	Pool (heated), community center, playgrounds, basketball court, baseball diamond, storm shelter
Description	Country View is a larger park located in south Lakeville, on the border of Farmington. It has a total of 373 lots for homes. It is just off of Pilot Knob Road, at the edge of a residential neighborhood. This park also has its own private swimming pool. The nearest shopping locations are a Cub Foods 1.7 miles away and a Target 2.1 miles away.

North Creek Manufactured Housing Community

Year Built	1984
Address	5622 173rd St W, Lakeville
Management	North Creek Company: Kris
Phone Number	952-460-6505
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 477, one way Service, every 10-20 minutes, Route 479, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 1.3 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	165
Occupancy rate (2010-2014, in order)	91.5%, 90.2%, 90.2%, 90.2%, 90.9%
5-year average occupancy rate	90.6%
2014 vacancies	8 homes, 15 lots
2014 population:	456
Average Rent	\$430
Utilities paid by resident	Sewer, gas, water, electric
Additional Fees	Unknown
Pet Policy	Cats and dogs allowed: breed restrictions
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available.
Common Facilities	Playground, basketball court
Description	North Creek Manufactured Housing Community is a moderately sized park located in Lakeville. It has 165 lots available for homes. It is located by North Trail Elementary School alongside County Road 31. The nearest shopping locations are a Cub Foods 1.7 miles away and a Target 1.9 miles away.

Queen Anne Courts

Year Built	1958
Address	17701 Kenyon Ave W, Lakeville
Management	Queen Anne Courts LLP: Tanya Hanson
Phone Number	(952) 435-7979
Age Restrictions	All ages
Sewer and Water	Public
Transit	467, every 30 minutes, rush hours only. Bus stop is 1.3 miles away.
Home owners/renters	Both allowed
Total number of lots in park	157
Occupancy rate (2010-2014, in order)	98.1%, 98.7%, 98.7%, 98.1%, 93.0%
5-year average occupancy rate	97.3%
2014 vacancies	1 home, 300 lots
2014 population:	300
Average Rent	\$464
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, deposit \$400 or more depending on credit history
Pet Policy	No dogs (cats only), \$4/month for owners, \$15/month for renters. Renters also pay a non-refundable pet fee.
Guest Policy	2 weeks
Parking	On-street parking, off-street parking, and guest parking available.
Common Facilities	Pool, playground, storm shelter
Description	Queen Anne Courts is a smaller park in Lakeville. It has 157 lots for homes, of which 46 are rental properties. It is alongside I35, which means that there are some issues with noise and traffic. The park does have a private swimming pool. It is also on the edge of a residential area, which means there is not a lot of shopping and the like nearby. The nearest shopping locations are a Target that is 0.4 miles away and a Cub Foods that is 0.7 miles away.

Rosemount Woods

Year Built	1980
Address	13925 Bunratty Ave., Rosemount
Management	MHC Rosemount Woods LLC: Bob
Phone Number	(651) 423-4240
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 420, Hourly. Bus stop is 0.3 miles away.
Home owners/renters	Both allowed
Total number of lots in park	182
Occupancy rate (2010-2014, in order)	97.3%, 95.6%, 95.6%, 89.6%, 85.7%
5-year average occupancy rate	92.7%
2014 vacancies	2 homes, 26 lots
2014 population:	600
Average Rent	\$590
Utilities paid by resident	Sewer, water, gas, electric
Additional Fees	Application fee \$25/adult, deposit one month's rent
Pet Policy	1 dog, 2 cats
Guest Policy	2 weeks
Parking	On-street and guest parking available, no off-street parking
Common Facilities	Playground, and baseball diamond adjacent
Description	Rosemount Woods is a mid-sized park, located, as the name would imply, in Rosemount. It has 182 lots for homes. It is along County Road 3, which is relatively major, but not to the point where noise and traffic is a problem. It is also very close to the Rosemount Community Center and Erickson Park. The nearest shopping locations are a Cub Foods 1.5 miles away, an Aldi 1.1 miles away and a Target 3.1 miles away.

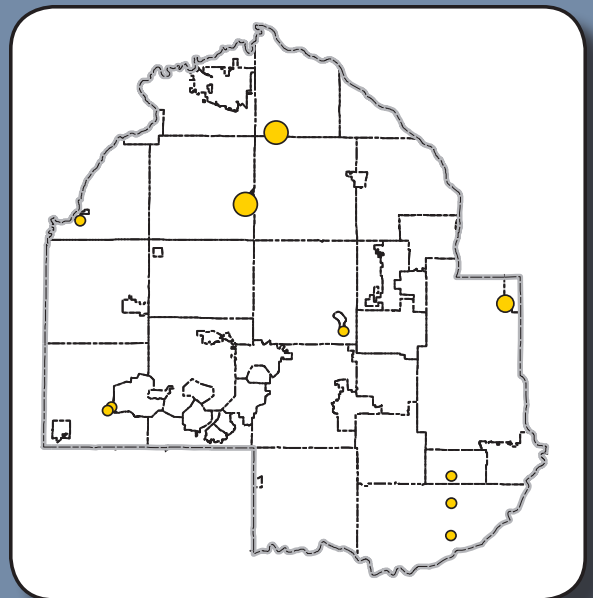
Healy Mobile Home Park

Year Built	1970
Address	1403 S Concord St., South St. Paul
Management	Healy Park, Inc.
Phone Number	651-470-4050
Age restrictions	All ages
Sewer and Water	Public
Transit	Route 71, every 15-60 minutes. Bus stop is adjacent to the park.
Home owners/renters	Both allowed
Total number of lots in park	38
Occupancy rate (2010-2014, in order)	100.0%, 100.0%, 100.0 %, 91.7%, 91.7%
5-year average occupancy rate	96.7%
2014 vacancies	2 homes, 3 lots
2014 population:	57
Average Rent	\$500
Utilities paid by resident	Water, gas, electric
Common Facilities	Storm shelter
Description	Healy Park is a small park located in South St. Paul. It has 38 lots for homes, of which 2 are rental properties. It is located along Dakota county highway 56 and about a mile off of 494. One thing to note about this park is that it has had little to no turnover in residents in the past 5 years, so space is very limited. Additionally, due to being located between railroad tracks and a gun club, the park is not very quiet. The nearest shopping locations are an Aldi 1.4 miles away and a Wal-Mart SuperCenter 3.4 miles away.



HENNEPIN COUNTY

Hennepin County is, by far the most populated county in Minnesota. As of the 2010 census it had 1,152,425 people living there, or roughly 1 in 5 Minnesotans. The county is almost entirely urban and suburban areas, with only very small tracts of land falling into unincorporated areas.



Bloomington

Bloomington is a large suburb in southern Hennepin County. It has a population of 82,893, making it the fifth largest city in the state and the largest suburb of the Twin Cities. It has two high schools and is in the Bloomington school district. It is also home to the Mall of America, the country's largest indoor shopping complex. It is 12.8 miles from Minneapolis and 17.8 miles from St. Paul. There are two parks in Bloomington.

Corcoran

Corcoran is a small city located in northeastern Hennepin County. It has a population of 5,379, as of the 2010 census. Students attend school in the Anoka-Hennepin school district. It is 21.7 miles from Minneapolis and 30 miles from St. Paul. There is one park in Corcoran.

Dayton

Dayton is the northernmost city in Hennepin County and extends into Wright County. It has a population of 4,674 as of the 2010 census. It is in the Anoka-Hennepin school district. It is 29 miles from Minneapolis and 39 miles from St. Paul. There is one park in Dayton.

Plymouth

Plymouth is located in northwestern Hennepin County. It has a population of 70,576 as of the 2010 census, making it the seventh largest city and third largest suburb in the state. It was also named the best city to live in in the country by Money magazine in 2008 and placed 11th on their list in 2010. It is served primarily by the Wayzata school district, but some parts are in other districts. It is 13.3 miles from Minneapolis and 21.6 miles from St. Paul. There is one park in Plymouth.

Richfield

Richfield is an inner ring suburb of Minneapolis, meaning that it shares a border with the city. It also shares a border with the MSP international airport. It has a population of 35,228 as of the 2010 census. It is in the Richfield School District. It is 8.7 miles from Minneapolis and 14.4 miles from St. Paul. There is one park in Richfield.

Rockford

Rockford is a small city that is primarily in Wright County, but a small part does extend into Hennepin County. As of the 2010 census, it had a population of 4,316. It is in the Rockford school district. It is 27.3 miles from Minneapolis and 37.6 miles from St. Paul. There is one park in Rockford.

St. Anthony

St. Anthony is a small inner-ring suburb of Minneapolis, meaning that it shares its southern border with the city. Although most of the city is in Hennepin County, a small portion extends into Ramsey County. It is in the St. Anthony-New Brighton school district. It is 5.6 miles from Minneapolis and 9.7 miles from St. Paul. There is one park in St. Anthony.

Krestwood Mobile Home Park

Address	10225 Lyndale Ave. S, Bloomington
Manager	William Halverstad
Phone Number	(952) 881-8218
Age Restrictions	All ages
Sewer and Water	Public
Transit	Adjacent to Routes 15 and 544. Route 15 comes every 5 to 15 Minutes. Route 544 only runs one way during rush hours
Home owners/renters	Homeowners only
Total number of lots in park	57
Occupancy rate (2010-2014, in order)	100.0%, 98.2%, 96.5%, 98.2%, 94.7%
5-year average occupancy rate	97.5%
2014 vacancies	3 homes, 3 lots
2014 population:	94
Average Rent	\$430
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, deposit same as rent
Pet Policy	No dogs
Guest Policy	2 weeks
Parking	On-street parking and guest parking available, no off-street parking
Common Facilities	Storm shelter
Description	Krestwood is located in central Bloomington, near the Oxborough shopping center and a mile or two from the Lyndale Ave. business district. It is a smaller park with only 57 lots. It is located near the Bloomington Cemetery. It is also conveniently located near 494, although far enough away as to be insulated from the noise. The nearest shopping locations are a Festival Foods 0.6 miles away and a Wal-Mart 3.1 miles away.

Southgate Mobile Village

Year Built	1949
Address	8701 Lyndale Ave. S, Bloomington
Manager	Southgate Mobile Village, Inc.
Phone Number	612-929-8973
Age Restrictions	All ages
Sewer and Water	Public
Transit	0.1 miles from route 535, which runs every 15-60 minutes depending on the day and time.
Home owners/renters	Homeowners only
Total number of lots in park	48
Occupancy rate (2010-2014, in order)	92.0%, 86.0%, 86.0%, 84.0%, 84.0%
5-year average occupancy rate	86.4 %
2014 vacancies	8 homes, 6 lots
2014 population:	132
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Dogs and cats allowed
Guest Policy	Information unavailable
Parking	On-street parking and guest parking available, no off-street parking
Common Facilities	Information unavailable
Description	Southgate is a smaller park located in the heart of the Lyndale Ave. business district. It has 48 spaces for homes. It is adjacent to the Bloomington Public Schools bus yard, which means that there is a lot of school bus traffic going in and out of the area. The nearest shopping locations are a Cub Foods 0.2 miles away and a Target 1.5 miles away.

Maple Hill Estates

Year Built	1971
Address	7800 Maple Hill Rd., Hamel
Management	Hay Holding Company: Barry
Phone Number	612-801-3500
Age Restrictions	All ages
Sewer and Water	Private sewer, private water
Transit	Route 783, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.8 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	189
Occupancy rate (2010-2014, in order)	95.8%, 95.8%, 92.6%, 92.1%, 92.1%
5-year average occupancy rate	93.7%
2014 vacancies	3 homes, 3 lots
2014 population:	443
Average Rent	\$400
Utilities paid by resident	Gas, electric
Additional Fees	Deposit, same as rent
Pet Policy	25 lb. limit
Guest Policy	2 weeks
Parking	On-street parking, 2 car carport. Guests may park on-street.
Common Facilities	Storm shelter
Description	Maple Hill Estates is a mid-sized park located near Corcoran. It has 189 lots for homes. It is about a mile off of County Road 10. The only major feature near the park itself, is a large farm to the south. It is however, about a mile away from Corcoran. The nearest shopping locations are a Rainbow Foods 2.7 miles away, an Aldi 3.8 miles away, and a Wal-Mart 2.7 miles away. This park has employees.

Dayton Park Properties

Year Built	1960
Address	19010 Co. Rd. 81, Dayton
Management	Dayton Park Properties: Clarice
Phone Number	(952) 374-1555/ (763) 428-2071
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 781, Comes every 10-20 minutes, switches directions midday. Bus stop is 3.2 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	243
Occupancy rate (2010-2014, in order)	96.3%, 97.9%, 99.2%, 96.3%, 95.5%
5-year average occupancy rate	97.0%
2014 vacancies	10 homes, 11 lots
2014 population:	802
Average Rent	\$510
Utilities paid by resident	Gas, electric
Additional Fees	Deposit, same as rent
Pet Policy	Any, but no aggressive breeds
Guest Policy	Not strict for family members
Parking	On lot parking, fits 2-3 cars. Guest parking available.
Common Facilities	Playground
Description	Dayton Park is a moderately sized park, located, as the name would imply, in Dayton. It has 243 lots available for homes. It is near I94, although far enough removed that noise is not an issue. The Rib Cage restaurant is directly adjacent to the park. The nearest shopping locations are a Target 2.5 miles away and a Cub Foods 2.6 miles away.

Sun Valley Mobile Home Park

Year Built	1939
Address	10717 10th Ave. N, Plymouth
Management	Robert Miller
Phone Number	(612) 521-3913
Age Restrictions	All ages
Sewer and Water	Public
Transit	Routes 740,741,747, 772,777, one direction for morning rush hour and the opposite direction for evening rush hour. 795, midday only. Bus stop is 0.2 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	60
Occupancy rate (2010-2014, in order)	90.8%, 89.2%, 92.3%, 84.6%, 92.3%
5-year average occupancy rate	89.8%
2014 vacancies	0 homes, 5 lots
2014 population:	98
Average Rent	\$340
Utilities paid by resident	Gas, electric
Additional Fees	Information unavailable
Pet Policy	No pets
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Sun Valley is a smaller park located in Plymouth. There are 60 lots for homes within the park. It is not far from the Olson Memorial Highway. It is however, kind of isolated, so there isn't much in the immediate area. The nearest shopping locations are a Rainbow Foods 0.4 miles away, a Trader Joe's 1.1 miles away, and a Target 2 miles away. This park does not have employees.

Woodlawn Terrace

Address	7421 Lyndale Ave. S, Richfield
Management	Thomas Price
Phone Number	612-869-4100
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 4, every 15-30 minutes, Route 558, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.1 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	70
Occupancy rate (2010-2014, in order)	54.3%, 54.3%, 54.3%, 51.4%, 50.0%
5-year average occupancy rate	52.9%
2014 vacancies	4 homes, 35 lots
2014 population:	49
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Pets allowed
Guest Policy	Information unavailable
Parking	Off-street parking available
Common Facilities	Information unavailable
Description	Woodlawn Terrace is a small park located in Richfield. It is on Lyndale Avenue, which is a major thoroughfare that runs from Bloomington to near Brooklyn Center. There are 70 lots for homes within the park. It is also adjacent to Lincoln Field. The nearest shopping locations are a Wal-Mart 1.1 miles away and a Rainbow Foods 1.4 miles away.

Tower Terrace Mobile Home Park

Address	8004 Minnesota 55, Rockford
Management	Sherrock Limited Partnership: Carol
Phone Number	763-477-5363
Age Restrictions	All ages
Sewer and Water	Public
Transit	Routes 740,741,747, 772,777, one direction for morning rush hour and the opposite direction for evening rush hour. Route 795, midday only. Bus stop is 8.6 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	55
Occupancy rate (2010-2014, in order)	98.4%, 93.8%, 90.6%, 92.2%, 96.9%
5-year average occupancy rate	94.4%
2014 vacancies	2 homes, 2 lots
2014 population:	125
Average Rent	\$403
Utilities paid by resident	Gas, electric
Additional Fees	None
Pet Policy	One small pet allowed
Guest Policy	2 weeks
Parking	Off-street, parking lot for guests.
Common Facilities	Pool
Description	Tower Terrace is a small park located in Rockford. There are 55 lots for homes within the park. It is just off of Highway 55, which means that noise and traffic may be a bit of a problem. Because it is fairly far removed from the main metro area, a car is strongly advised. The park also has a private swimming pool. The nearest shopping locations are a Coburn's Supermarket 5.1 miles away and a Target 12.3 miles away. This park has employees.

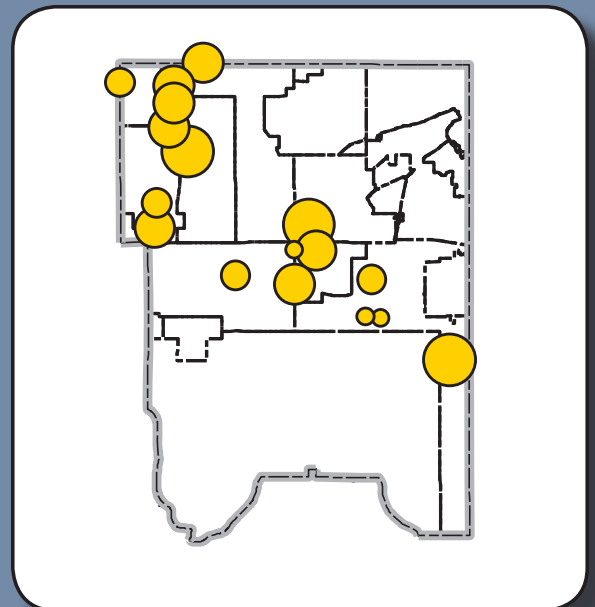
Lowry Grove

Year Built	1945
Address	2501 Lowry Ave. NE, St. Anthony
Management	Lowry Grove Partnership LLC
Phone Number	763-420-3679
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 32, every 30 minutes through early evening. Bus stop is 0.1 miles away
Home owners/renters	Homeowners only
Total number of lots in park	104
Occupancy rate (2010-2014, in order)	92.2%, 96.1%, 93.1%, 96.1%, 96.1%
5-year average occupancy rate	94.7%
2014 vacancies	0 homes, 4 lots
2014 population:	215
Average Rent	\$410
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, pay 1st and last month's rent on move-in
Pet Policy	Any, on-leash
Guest Policy	2 weeks
Parking	Only on-street parking available for residents and guests
Common Facilities	Storm shelter
Description	Lowry Grove is a smaller park located in St. Anthony. It has 104 lots for homes, of which one is a rental unit. It is on County Road 153 and is about a mile north of 35W. It is in a residential neighborhood, so there is not much of note around it. The nearest shopping locations are a Cub Foods 0.8 miles away and a Wal-Mart 1.4 miles away.



RAMSEY COUNTY

Ramsey County is the second-most populous county in Minnesota. As of the 2010 census, it had a population of 508,640. It is also the smallest county by size in Minnesota. Because of this, it has a very high population density. As one would expect, this means that almost all of the county is incorporated areas, either urban or suburban.



Arden Hills

Arden Hills is a small city located to the north of St. Paul in Ramsey County. As of the 2010 census, it has a population of 9,552. It is located in the Mounds View school district. It is 9.9 miles from Minneapolis and 12.2 miles from St. Paul. There is one park in Arden Hills.

Little Canada

Little Canada is a little inner-ring suburb of Saint Paul, which means it shares a border with the city. It has a population of 9,973 as of the 2010 census. The city is mostly served by the Roseville school district, with a small section being covered by the White Bear Lake school district. It is 12.1 miles from Minneapolis and 6.5 miles from St. Paul. There are three parks in Little Canada.

Maplewood

Maplewood is a moderately sized city located in south eastern Ramsey County. It runs along the northern and eastern borders of St. Paul and has a population of 38,018 as of the 2010 census. It is home to the headquarters of the 3M Corporation, a leading manufacturer of chemicals and household products. It is in the Maplewood school district and lies 15.6 miles from Minneapolis and 6.9 miles from St. Paul. There are four parks in Maplewood.

Mounds View

Mounds View is a smaller suburb of St. Paul, located in northwestern Ramsey County. It has a population of 12,155, as of the 2010 census. It is part of the Mounds View school district. It is 12.9 miles from Minneapolis and 15.9 miles from St. Paul. There are three parks in Mounds View.

New Brighton

New Brighton is a moderately sized city in northwestern Ramsey County. It has a population of 21,456 as of the 2010 census. It is home to Irondale High School and is part of the Mounds View school district. It is 11.6 miles from Minneapolis and 15.6 miles from St. Paul. There are 2 parks in New Brighton.

Roseville

Roseville is a moderately sized city in western Ramsey County. As of the 2010 census, it had a population

of 33,660. It is home to Roseville High School, which is part of the Roseville school district. It is also an inner-ring suburb, meaning that it shares a border with St. Paul. It is 8.2 miles from Minneapolis and 5.4 miles from St. Paul. There is one park in Roseville.

Shoreview

Shoreview is a moderately sized town in northern Ramsey County. As of the 2010 census, it had a population of 25,043. In 2008, Family Circle named it the fourth-best family town in America. It is also home to an indoor waterpark at the Shoreview Community Center. In addition, a large number of local media outlets have their towers in Shoreview. It is in the Mounds View school district and is 12.6 miles from Minneapolis and 12 miles from St. Paul. There is one park in Shoreview.

Vadnais Heights

Vadnais Heights is a small city in central Ramsey County. It has a population of 12,302 as of the 2010 census. Most of the city is in the White Bear Lake school district, with a small portion being served by the Mounds View school district. It is 14.9 miles from Minneapolis and 10.3 miles from St. Paul. There is one park in Vadnais Heights.

Arden Manor

Year Built	1973
Address	4605 Prior Ave. N, Arden Hills
Manager	Arden Manor Management: Gary Baldwin
Phone Number	763-432-0076
Age Restrictions	All ages
Sewer and Water	Public
Transit	4, every 15-30 minutes, 141, rush hours only, heading to Minneapolis in the morning and from Minneapolis in the afternoon. Stop is 0.8 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	283
Occupancy rate (2010-2014, in order)	95.7%, 94.6%, 92.5%, 91.4%, 94.3%
5-year average occupancy rate	93.7%
2014 vacancies	6 homes, 16 lots
2014 population:	840
Average Rent	\$430
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$35/person, \$400 deposit
Pet Policy	35 lb limit. \$4/month
Guest Policy	2 weeks
Parking	On-street parking and guest parking available, off-street 2 cars per lot
Common Facilities	Storm shelter, playground, picnic area, basketball court, pool
Description	Arden Manor is a medium-sized park located in Arden Hills. It has 283 lots for homes. It is actually on the site of the old Twin Cities Ammunition Plant and right near an army training ground. It is also right off of the highway. As far as food and shopping goes, Welsh's Big 10 Tavern is directly adjacent to the park. There is also a Holiday station nearby. Other than that, the nearest full-fledged grocery store is a Cub Foods that is 1.9 miles away, and a Trader Joe's 2.4 miles away. There is also a SuperTarget 2.4 miles away.

North Star Estates

Year Built	1971
Address	3001 Country Drive, Little Canada
Management	North Star Associates LLC: Tom
Phone Number	248-626-0737
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 223, every 90 minutes, weekdays only. Bus stop is 0.5 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	209
Occupancy rate (2010-2014, in order)	96.7%, 97.6%, 95.7%, 99.0%, 98.6%
5-year average occupancy rate	97.5%
2014 vacancies	0 homes, 3 lots
2014 population:	202
Average Rent	\$541
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/couple
Pet Policy	Dog interview required (no pitbulls or Dobermans)
Guest Policy	2 weeks
Parking	On-street parking and guest parking lot only. No off-street parking.
Common Facilities	Playground, community center, and storm shelter
Description	North Star Estates is a moderately-sized park located in Little Canada. It has 209 lots for homes. It is located near the interchange of 694 and 35E, but far enough away as to be insulated from the noise for the most part. Due to this, the park itself is somewhat isolated. The nearest shopping locations are an Aldi 1.7 miles away and a Wal-Mart SuperCenter 1.7 miles away.

Terrace Heights Mobile Home Park

Year Built	1949
Address	2442 Rice St., Little Canada
Management	Terrace Heights Mobile Home: Randy
Phone Number	651-484-6717
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 62, every 30-60 minutes. Bus stop is adjacent to the park.
Home owners/renters	Both allowed
Total number of lots in park	177
Occupancy rate (2010-2014, in order)	98.9%, 96.6%, 96.6%, 96.0%, 94.9%
5-year average occupancy rate	96.6%
2014 vacancies	3 homes, 9 lots
2014 population:	331
Average Rent	\$335
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/adult, 2 months' rent deposit
Pet Policy	No pets
Guest Policy	2 weeks
Parking	On-street, off-street, and guest parking available
Common Facilities	Park with tennis courts, soccer fields adjacent
Description	Terrace Heights is a moderately-sized park located in Little Canada. There are 177 lots for homes within the park. It is located along County Road 49, which feeds directly into downtown St. Paul. It is also quite near Roseville Area Middle School. The nearest shopping locations are a Cub Foods 1 mile away and a Target 1.9 miles away.

Thirty-Two Mobile Home Court

Address	3020 Rice St., Little Canada
Management	Joel E. Dunn/DDA Thirty Twenty MHC
Phone Number	651-484-0011
Age Restrictions	Senior (55+)
Sewer and Water	Public
Transit	Route 62, every 30-60 minutes, Route 262, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.1 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	74
Occupancy rate (2010-2014, in order)	97.3%, 100.0%, 100.0%, 100.0%, 97.3%
5-year average occupancy rate	98.9%
2014 vacancies	2 homes, 2 lots
2014 population:	90
Average Rent	\$310
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/adult, \$315 deposit
Pet Policy	No big dogs
Guest Policy	2 weeks
Parking	On-street, off-street, and guest parking available
Common Facilities	None stated
Description	Thirty-Two Mobile Home Court is a smaller park located in Little Canada. There are 74 lots for homes in the park, of which all are rental properties. It is right off of County Road 49, which runs directly to downtown St. Paul. It also is not too far from the junction of 35W and 694. The nearest shopping locations are a Wal-Mart SuperCenter 2.2 miles away and a SuperTarget 2.5 miles away.

Beaver Lake Estates

Year Built	1968
Address	2425 Maryland Ave. E, Maplewood
Management	Cornwell and Taylor LLP: Lisa
Phone Number	651-777-1341
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 74, approximately every 15-30 minutes. Bus stop is 0.1 mile away.
Home owners/renters	Both allowed
Total number of lots in park	254
Occupancy rate (2010-2014, in order)	95.3%, 96.5%, 97.2%, 96.5%, 96.1%
5-year average occupancy rate	96.3%
2014 vacancies	5 homes, 10 lots
2014 population:	491
Average Rent	\$533
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25 person, \$50 deposit
Pet Policy	No violent breeds
Guest Policy	2 weeks, then must register as resident
Parking	On-street, off street (2 cars per lot), and guest parking available
Common Facilities	Clubhouse (rent for \$25), storm shelter, playground
Description	Beaver Lake Estates is a moderately-sized park located in Maplewood. There are 254 lots for homes within the park. It is about 2 miles west of 694, in a residential neighborhood. As the name would imply, it is near Beaver Lake. A set of railroad tracks also runs behind the park. The nearest shopping locations are a Knowlan's Supermarket that is 0.5 miles away and a Target that is 2.5 miles away.

Maplewood Mobile Home Court

Address	1880 English St, Maplewood
Management	Fred Macaluso/ Maplewood Mobile Home Park
Phone Number	651-755-3030
Sewer and Water	Public
Transit	Route 64, every 9-60 minutes. Bus stop is Adjacent to the park.
Home owners/renters	Renters only
Total number of lots in park	19
Occupancy rate (2010-2014, in order)	84.2%, 84.2%, 84.2%, 89.5%, 89.5%
5-year average occupancy rate	86.3%
2014 vacancies	2 homes, 2 lots
2014 population:	47
Average Rent	\$700 (including home)
Utilities paid by resident	Electric, gas, phone
Additional Fees	No application fee, deposit unknown
Pet Policy	Dogs and cats allowed
Guest Policy	Unknown
Common Facilities	None
Description	Maplewood Mobile Home Court is a very small park, located in Maplewood. It has 19 lots available for homes. However, every home in this park is a rental. It is located across from Gladstone Savannah. The Bruce Vento trail runs by the park. The closest major road is Highway 36 and that is about 2 miles away. The nearest shopping locations are a Rainbow Foods 1.7 miles away and a Target 2.1 miles away.

Rolling Hills of Maplewood

Year Built	1983
Address	1219 Rolling Hills Dr., Maplewood
Management	Maplewood Rolling Hills LLC: David
Phone Number	714-432-9800
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 74, every 15-30 minutes, Route 219, 30-60 minutes Bus stop is adjacent to the park.
Home owners/ renters	Both allowed
Total number of lots in park	357
Occupancy rate (2010-2014, in order)	94.4%, 94.4%, 91.0%, 89.9%, 93.8%
5-year average occupancy rate	92.7%
2014 vacancies	13 homes, 22 lots
2014 population:	673
Average Rent	\$581
Utilities paid by resident	Electric, gas
Additional Fees	\$25/person, no deposit
Pet Policy	No big dogs, \$4/month
Guest Policy	2 weeks, then must register as resident
Parking	On-street and guest parking available, no off-street parking
Common Facilities	2 playgrounds, storm shelter
Description	Rolling Hills of Maplewood is a relatively large park located in Maplewood. There are 357 lots for homes within the park. It is along Highway 12. At the very north end of the park, there is a railroad track, which means that train traffic and noise could be a problem. The nearest shopping locations are Knowlan's Supermarket, which is 0.5 miles away and a Target, which is 2.6 miles away.

Town and Country Mobile Home Park

Year Built	1975
Address	2557 N Hwy 61, Maplewood
Management	William Keefer
Phone Number	651-645-5500
Age Restrictions	All ages
Sewer and Water	Public
Total number of lots in park	121
Transit	Routes 265, 270, 272, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is adjacent to the park.
Occupancy rate (2010-2014, in order)	90.1%, 89.3%, 89.3%, 90.1%, 90.1%
5-year average occupancy rate	89.8%
2014 vacancies	1 home, 12 lots
2014 population:	250
Average Rent	\$465
Utilities paid by resident	Electric, gas, phone
Additional Fees	Application fee \$35/adult,
Pet Policy	Small dogs and cats, limit 2 dogs
Guest Policy	Information unavailable
Parking	No on-street parking, most lots have off-street parking, nearby parking lot for guests
Common Facilities	None (no adequate storm shelter)
Description	Town and Country is a smaller park located in Maplewood. There are 121 lots for homes in the park. It is alongside highway 61, so noise and traffic might be a bit of a problem. It is also near Kohlman Park. The nearest shopping locations are a Costco 0.5 miles away, a Rainbow Foods 2.7 miles away, and a Target 2.8 miles away.

Colonial Village

Year Built	1968
Address	2075 Rustad Lane, Mounds View
Management	Colonial Village Park LLP: Carol Langenfeld
Phone Number	651-777-1341
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 250, Travels in one direction for morning rush hour and in the opposite direction for evening rush hour.
Home owners/renters	Both allowed
Total number of lots in park	194
Occupancy rate (2010-2014, in order)	93.3%, 93.8%, 93.8%, 93.3%, 95.9%
5-year average occupancy rate	94%
2014 vacancies	6 homes, 8 lots
2014 population:	437
Average Rent	\$471
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25 person, deposit 1 month's rent
Pet Policy	All allowed, \$4/month
Guest Policy	2 weeks
Parking	On-street, off-street (2 spaces/lot), and guest parking available
Common Facilities	Playground, community center, and storm shelter
Description	Colonial Village is a moderately sized park located in Mounds View. It has a total of 194 lots for homes, 1 of which is a rental unit. It is right off of 35W and near Oakwood Park, in a residential neighborhood. The nearest shopping locations are an Aldi that is 1 mile away and a Target that is 4.2 miles away.

Mounds View Mobile Home Park

Year Built	1966
Address	1046 Montclair Ave., Mounds View
Management	Durand and Assoc./Johnson-Wilson Builders
Phone Number	651-450-2300
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 860, travels in one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.6 miles away
Home owners/renters	Information unavailable
Total number of lots in park	153
Occupancy rate (2010-2014, in order)	89.5%, 88.9%, 88.9%, 83.7%, 83.7%
5-year average occupancy rate	86.9%
2014 vacancies	7 homes, 25 lots
2014 population:	400
Average Rent	\$417
Utilities paid by resident	Electric
Additional Fees	Information unavailable
Pet Policy	Dogs and cats allowed
Guest Policy	Information unavailable
Parking	On-street until 11 PM, and off-street parking available. Nearby public parking for guests.
Common Facilities	Playground
Description	Mounds View Mobile Home Park is a moderately sized park, located, in Mounds View. It has 153 lots for homes. It is directly off of 35W, which means that noise and traffic may be issues. It is on one side of a residential neighborhood as well. The nearest shopping locations are an Aldi 1.9 miles away and a SuperTarget 3.9 miles away.

Town's Edge Terrace

Year Built	1969
Address	5001 Old Hwy. 8, Mounds View
Management	William and Barbara Toberman (owners), On-Site: Steve
Phone Number	763-786-6905
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 860, one direction for morning rush hour and the opposite direction for evening rush hour.
Home owners/renters	Home owners only
Total number of lots in park	238
Occupancy rate (2010-2014, in order)	94.1%, 93.3%, 93.3%, 95.0%, 93.3%
5-year average occupancy rate	93.8%
2014 vacancies	8 homes, 16 lots
2014 population:	700
Average Rent	\$405
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/person, Deposit \$400 (if "high risk," \$800 deposit)
Pet Policy	Indoor cats, dogs max. 20 lbs.
Guest Policy	2 weeks, then must register as resident
Parking	On-street and guest parking available, no off-street parking
Common Facilities	Storm shelter
Description	Town's Edge Terrace is a medium sized park located in Mounds View. It has 238 lots for homes within the park. It is close enough to 35W to be convenient, but far enough away to be insulated from the noise and traffic. It is also near a semi shipping yard, which means it has lots of heavy truck traffic going by. The nearest shopping locations are a Cub Foods 1.4 miles away and a SuperTarget 3.8 miles away.

Lakeside Homes

Year Built	1962
Address	1200 Foss Rd., New Brighton
Management	Lakeside Homes Inc.: Doug
Phone Number	651-633-1264
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 4, 15-30 minutes, Route 141, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is adjacent to the park.
Home owners/renters	Home owners only
Total number of lots in park	245
Occupancy rate (2010-2014, in order)	89.8%, 84.9%, 90.6%, 88.2%, 89.4%
5-year average occupancy rate	88.6%
2014 vacancies	10 homes, 26 lots
2014 population:	644
Average Rent	\$425
Utilities paid by resident	Electric, gas
Additional Fees	No application fee, \$830 deposit
Pet Policy	2 indoor cats only
Guest Policy	2 weeks, then must register as resident
Parking	On-street, off-street, and guest parking available
Common Facilities	Storm shelter
Description	Lakeside Homes is on the shores of Poplar Lake, in New Brighton. It has 245 lots for homes in it. It is just off of Old Highway 8 and about a mile from 35W. Totem Pole Park is also nearby. The nearest shopping location is a Cub 1.4 miles away.

Oak Grove Mobile Home Park

Year Built	1962
Address	307 Mehigan Street Northwest, New Brighton
Management	5005 Properties: Donna
Phone Number	(952) 374-1555
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 4, every 15-30 minutes, Route 141, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.1 miles away.
Home owners/renters	Both allowed
Total number of lots in park	118
Occupancy rate (2010-2014, in order)	97.5%, 90.7%, 92.4%, 86.4%, 83.1%
5-year average occupancy rate	90.0%
2014 vacancies	18 homes, 20 lots
2014 population:	250
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Oak Grove Mobile Home Park is a smaller park located in New Brighton. It has 118 lots for houses, 3 of which are rental properties. It is about a mile off of 35W, meaning that it is easy to travel to, but insulated from the noise. It's located in a residential area near Hanson Park. The nearest shopping locations are a Cub 1.4 miles away and a Wal-Mart 1.5 miles away.

Roseville Mobile Home Park

Address	2599 Lexington Ave N, Roseville
Management	Roseville Estates LLC/ Riverstone Communities
Phone Number	(651) 483-5859, or (248) 988-8845
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 227, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.1 miles away.
Home owners/renters	Homeowners only
Total number of lots in park	112
Occupancy rate (2010-2014, in order)	97.2%, 92.7%, 92.7%, 88.1%, 87.2%
5-year average occupancy rate	91.6%
2014 vacancies	14 homes, 14 lots
2014 population:	250
Average Rent	\$485
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$35/adult
Pet Policy	Allowed with community approval
Guest Policy	None stated
Parking	No off-street parking, on-street parking available for residents and guests
Common Facilities	Storm shelter in basement of office, small play area
Description	Roseville Mobile Home Park, is a moderately sized park that is, as the name implies, in Roseville. There are 112 lots for homes in the park. It is right on the intersection of Lexington and County Road C. It is also near Central Park and Bennet Lake. The closest shopping is a Target 1.2 miles away and a Cub Foods 1.3 miles away.

Brookside Mobile Home Park

Year Built	1976
Address	1600 W Co. Rd J, Shoreview
Management	TriPark Investments
Phone Number	651-784-0961
Age Restrictions	All ages
Sewer and Water	Public
Transit	Routes 436 and 489, one direction for morning rush hour and the opposite direction for evening rush hour. Stop is 0.4 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	214
Occupancy rate (2010-2014, in order)	96.7%, 97.7%, 97.7%, 95.3%, 95.3%
5-year average occupancy rate	96.5%
2014 vacancies	7 homes, 10 lots
2014 population:	510
Average Rent	\$440
Utilities paid by resident	Electric, gas
Additional Fees	Information unavailable
Pet Policy	House cat only
Guest Policy	Information unavailable
Parking	Off-street parking available
Common Facilities	Playground, community center, boat/RV storage, tennis courts, basketball court
Description	Brookside Mobile Home Park is a moderately-sized park located in Shoreview. It has 214 lots available for homes. It is about a mile off of 35W, which makes for easy access to the major metropolitan areas. It is located right near an Old Dominion shipping yard, which means that there is a lot of semi traffic along that road. The nearest shopping locations are a Festival Foods 1.3 miles away and a Target 3.6 miles away.

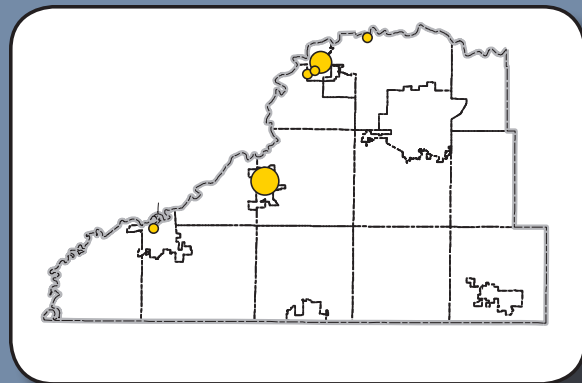
5-Star Mobile Estates

Year Built	1967
Address	200 Mayfair Rd, Vadnais Heights
Management	Interstate Property Services
Phone Number	651-484-8911
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 62 runs every 30-60 minutes, Route 262 runs in one direction during morning rush hour and the other direction during evening rush hour. The bus stop is 0.5 miles away.
Home owners/renters	Both allowed
Total number of lots in park	250
Occupancy rate (2010-2014, in order)	75.6%, 76.4%, 76.8%, 74.4%, 78.4%
5-year average occupancy rate	76.3%
2014 vacancies	0 homes, 54 lots
2014 population:	420
Average Rent	\$450
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/person, deposit 1 month's rent
Pet Policy	45 lb. limit, \$150 deposit
Guest Policy	2 weeks, then must register as resident
Parking	Off-street (no carports), on-street, and guest parking available
Common Facilities	Playground, storm shelter
Description	5-Star Mobile Estates is a medium-sized park located in Vadnais Heights. It has 250 lots for homes. It is conveniently located right off of 694. Most lots are far enough away to cover the noise, but some might not be. It is also located near Vadnais Lake. The nearest shopping to the park is a Festival Foods 1.4 miles away and a Wal-Mart SuperCenter, 1.5 miles away.



SCOTT COUNTY

Scott County is the fastest growing county in Minnesota. It currently has a population of 129,928 as of the 2010 census. This was a 45% increase over the 2000 census. It is a predominantly rural county in the south, with a few large suburban communities in the north.



Belle Plaine —————

Belle Plaine is a small city in western Scott County. It has a population of 6,661 as of the 2010 census. It is in the Belle Plaine school district. It is 46 miles from Minneapolis and 51 miles from St. Paul. There is one park in Belle Plaine.

Jackson Township —————

Jackson Township is a small township located in northern Scott County. It has a population of 1,361, as of the 2000 census, the majority of whom live in one of three manufactured home parks. It is in the Shakopee school district and is 28.3 miles from Minneapolis and 34.5 miles from St. Paul.

Jordan —————

Jordan is a small city in western Scott County. It has a population of 5,470 as of the 2010 census. It is in the Jordan school district, which has its own high school. It is 36.8 miles from Minneapolis and 43 miles from St. Paul. There is one park in Jordan.

Shakopee —————

Shakopee is a moderately sized city in northern Scott County. It has a population of 37,076 as of the 2010 census. It also contains some of the biggest attractions in the metro area. These include Valleyfair amusement park, Canterbury Park horse racing track and Mystic Lake casino-hotel. It is in the Shakopee school district and is 26.9 miles from Minneapolis and 34 miles from St. Paul. There is one park in Shakopee.

Valley View Terrace

Year Built	1970
Address	420 W Forest Street, Belle Plaine
Management	Haefner Enterprises Inc.: Vicky
Phone Number	952-873-6835
Age Restrictions	All ages
Sewer and Water	Private
Transit	Route 691, one Trip, Morning rush hour Only, Route 699, every 10-20 minutes rush hours only. Bus stop is 14 miles away.
Home owners/renters	Both allowed
Total number of lots in park	68
Occupancy rate (2010-2014, in order)	88.2%, 91.2%, 88.2%, 85.3%, 72.1%
5-year average occupancy rate	85.0%
2014 vacancies	4 homes, 19 lots
2014 population:	132
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Valley View Terrace is a small park located in Belle Plaine. There are 68 lots for houses within the park. It is near Highway 169 and County Road 25. Since Belle Plaine is so rural, owning a car is essentially a must. The nearest shopping locations are the Crazy Sister's Market 5.1 miles away and a SuperValue 7.1 miles away.

Bonnevista Terrace

Year Built	1965
Address	11750 Bonnevista Drive, Shakopee
Management	ECSY Limited Partnership: Christina
Phone Number	(612) 508-2591
Age Restrictions	All ages
Sewer and Water	Private
Transit	Route 496, Hourly until Midafternoon, 498, one Direction for AM rush hour and the opposite direction for PM rush hour. The nearest bus stop is 0.6 miles away.
Home owners/renters	Both allowed
Total number of lots in park	202
Occupancy rate (2010-2014, in order)	95.5%, 95.0%, 96.5%, 97.0%, 98.5%
5-year average occupancy rate	96.5%
2014 vacancies	2 homes, 3 lots
2014 population:	600
Average Rent	\$473
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/adult, \$473 deposit
Pet Policy	Dogs max 20 lbs., breed restrictions \$200 fee, plus additional \$200 if renter
Guest Policy	2 weeks, then must register as resident
Parking	On-street, off-street (2 spaces, and guest parking available)
Common Facilities	Playground, storm shelter
Description	Bonnevista Terrace is a moderately-sized park located in Jackson Township, on the outskirts of Shakopee. It has a total of 202 spaces for homes. 16 of these homes are rental properties. It is conveniently located off of County Road 69. It is also near the Shakopee Town Square Shopping Mall. However, for everyday shopping needs, the closest stores are a Cub Foods 2.7 miles away and a Target 3.1 miles away.

Jackson Heights Mobile Home Park

Address	1266 Chestnut Blvd, Shakopee
Management	Emerald Adventures-Allan Wetterlin
Phone Number	(612) 839-6284
Age Restrictions	All ages
Sewer and Water	Private
Transit	Route 699, Runs every 10-20 minutes during rush hour only. Bus stop is 1.8 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	62
Occupancy rate (2010-2014, in order)	96.7%, 96.7%, 100.0%, 100.0%, 96.7%
5-year average occupancy rate	98%
2014 vacancies	1 house, 1 lot
2014 population:	97
Average Rent	Information unavailable
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Jackson Heights is a smaller park located just south of Shakopee, in Jackson Township It has 62 lots for homes. It is immediately off of Country Road 9 and near the Shakopee Town Square Mall. However, for everyday shopping, the closest options are a Target 3.9 miles away and a Cub Foods 4.4 miles away.

Mobile Manor Court

Address	12325 Johnson Memorial Drive, Shakopee
Management	Shakopee Acquisition, LLC: Dale
Phone Number	952-212-6777
Age Restrictions	All ages
Sewer and Water	Private
Transit	Route 496, Hourly until mid-afternoon, Route 498, Travels in one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.9 miles away.
Home owners/renters	Information unavailable
Total number of lots in park	59
Occupancy rate (2010-2014, in order)	98.3%, 98.3%, 98.3%, 94.8%, 94.8%
5-year average occupancy rate	96.9%
2014 vacancies	1 home, 3 lots
2014 population:	146
Average Rent	\$425
Utilities paid by resident	Information unavailable
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	Information unavailable
Parking	Information unavailable
Common Facilities	Information unavailable
Description	Mobile Manor is a smaller park located in Jackson Township, just south of Shakopee. It has 59 lots for homes. It is located right off of highway 169, so there may be some problems with traffic and noise. It is relatively isolated, so there is not much nearby. The nearest shopping locations are a Cub 2.9 miles away and a Target 12.6 miles away.

Valley Green Mobile Home Court

Year Built	1974
Address	300 Valley Green Park, Jordan
Management	Valley Green MHC, LLC: Wendy
Phone Number	(952) 492-6970
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 691, one trip, morning rush hour only, Route 699, every 10-20 minutes, rush hour only. Bus stop is 7.8 miles away.
Home owners/renters	Home owners only
Total number of lots in park	352
Occupancy rate (2010-2014, in order)	62.5%, 82.4%, 82.4%, 82.4%, 82.4%
5-year average occupancy rate	78.4%
2014 vacancies	9 homes, 62 lots
2014 population:	675
Average Rent	\$425
Utilities paid by resident	Water, sewer, gas, electric
Additional Fees	\$25/adult, \$200 deposit
Pet Policy	No aggressive breeds
Guest Policy	2 weeks, then must register with park
Parking	No on-street parking except for guests, 2 spaces off-street
Common Facilities	Playground, basketball court
Description	Valley Green is a medium sized park located in Jordan. It has 352 lots for homes. It is in the vicinity of Highway 169. It is also relatively close to Holzer Park. Because Jordan is fairly rural, car ownership is strongly recommended for residents of this park. The nearest shopping locations are a SuperValue 0.6 miles away and a Target 9.2 miles away.

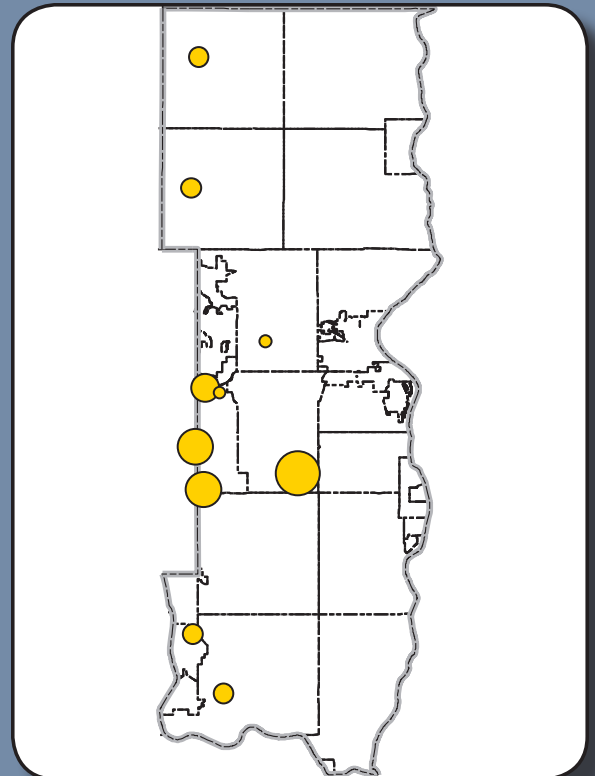
Valley Haven Trailer Park

Address	1501 1st Ave E, Shakopee
Management	Valley Haven LLP
Phone Number	612-781-3148
Sewer and Water	Public
Transit	Route 498, 1 bus for morning rush hour and 2 buses for evening rush hour. Bus stop is adjacent to the park.
Home owners/renters	Home owners only
Total number of lots in park	38
Occupancy rate (2010-2014, in order)	100% each year
5-year average occupancy rate	100.0%
2014 vacancies	0 homes or lots
2014 population:	87
Average Rent	\$370
Utilities paid by resident	Electric
Additional Fees	Information unavailable
Pet Policy	No pets allowed
Guest Policy	Information unavailable
Parking	2 spots off-street per home
Common Facilities	Information unavailable
Description	Valley Haven is a small park located in Shakopee. It has a total of 38 lots for homes within the park. It is alongside County Highway 161. The Minnihaha Comedy Club is directly adjacent to the park. It is also not too far from Memorial Park. The nearest shopping locations are a Cub 1.5 miles away and a Target 1.9 miles away.



WASHINGTON COUNTY

Washington County is the Eastern-most county in the Metro area. As of the 2010 census it had a population of 238,136. The majority of the county is suburban, with a few unincorporated areas on the Wisconsin Border.



Cottage Grove

Cottage Grove is a moderately sized city in southeastern Washington County. It has a population of 34,589 as of the 2010 census. It is part of the South Washington County school district. It lies 23.7 miles from Minneapolis and 15 miles from St. Paul.

Forest Lake

Forest Lake is a smaller city located in northeastern Washington County. It has a population of 18,375, as of the 2010 census. It is in the Forest Lake School District. It is 30.5 miles from Minneapolis and 26.5 miles from St. Paul.

Grant

Grant is a small city in central Washington County. It has a population of 4,096 as of the 2010 census. Part of the city is in the Mahtomedi school district and part is in the Stillwater school district. It is 23.9 miles from Minneapolis and 18.4 miles from St. Paul.

Hugo

Hugo is a small city in northwestern Washington County. It has a population of 13,332 as of the 2010 census. It is part of the White Bear Lake school district and lies 23.7 miles from Minneapolis and 18.2 miles from St. Paul.

Lake Elmo

Lake Elmo is a small city in central Washington County. It has a population of 8,069 as of the 2010 census. It is a part of the Stillwater school district. It is 23.5 miles from Minneapolis and 15 miles from St. Paul.

Landfall

Landfall is a tiny city located in eastern Washington County. It has a population of 686, as of the 2010 census and is one of only two incorporated areas in the country to be comprised of primarily manufactured home residents, the other being the city of Hilltop in Anoka County. It is 16 miles from Minneapolis and 7.4 miles from St. Paul.

Oakdale

Oakdale is a moderately sized city in western Washington County. As of the 2010 census, it has a population of 27,378. It is in the Maplewood-Oakdale-North St. Paul school district and contains two high schools. It is 17.9 miles from Minneapolis and 9.2 miles from St. Paul.

St. Paul Park

St. Paul Park is a small city located in southeastern Washington County. As of the 2010 census, it has a population of 5,279. It is part of the South Washington County school district. It is 21.2 miles from Minneapolis and 12.5 miles from St. Paul. There is one park in St. Paul Park.

Cottage Grove Estates

Year Built	1990
Address	7385 99th St., Cottage Grove
Management	Continental Communities: Robin McGovern
Phone Number	651-458-8776
Age Restrictions	All ages
Sewer and Water	Public
Transit	364, one direction for morning rush hour and the opposite direction for evening rush hour.
Home owners/renters	Home owners only
Total number of lots in park	103
Occupancy rate (2010-2014, in order)	100.0%, 93.2%, 97.1%, 92.2%, 94.2%
5-year average occupancy rate	95.3%
2014 vacancies	4 homes, 6 lots
2014 population:	186
Average Rent	\$530
Utilities paid by resident	Sewer, water
Additional Fees	Application fee \$25/person, security deposit same as rent
Pet Policy	1 cat & 1 dog, 25lb weight limit & 20 inch height limit, no aggressive breeds, \$4 per pet per month
Guest Policy	2 weeks, then must register with park
Parking	On-street (except when snow), off-street (2 spaces), and guest parking available
Common Facilities	Storm shelter
Description	Cottage Grove Estates is a moderately-sized park located in Cottage Grove. It has 103 lots for homes. It is located near Highway 61 and County Road 39. It is relatively close to the Mississippi River National Recreation Area. The nearest shopping to the park is a Cub Foods that is 2.4 miles away and a Wal-Mart that is 2.5 miles away.

Woodlund Mobile Home Park

Year Built	1960
Address	1719 S. Lake St., Forest Lake
Management	Ken Soloman
Phone Number	651-464-5656
Age Restrictions	All ages
Sewer and Water	Private water, public sewer
Transit	Routes 285 and 288, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 1.4 miles away.
Home owners/renters	Both allowed
Total number of lots in park	132
Occupancy rate (2010-2014, in order)	100.0%, 93.2%, 94.7%, 95.5%, 94.7%
5-year average occupancy rate	95.6%
2014 vacancies	1 home, 7 lots
2014 population:	300
Average Rent	\$400
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25/person, 2 months' rent security deposit
Pet Policy	No dogs. \$25 registration fee, \$4 month
Guest Policy	2 weeks, then must register with park
Parking	On-street parking, and guest parking available. No off-street parking.
Common Facilities	Playground, storm shelter
Description	Woodlund is a medium-sized park located in Forest Lake. There are 132 lots for homes located within the park. It is alongside Highway 61. I-35 is also about a mile away, directly across Clear Lake from the park. The nearest shopping locations are a Target 1.3 Miles away and a Wal-Mart 1.4 miles away.

Cedar Terrace Mobile Home Park

Address	9541 N. 75th St., Stillwater
Management	Joe Allenspach
Phone Number	651-429-6823
Sewer and Water	Private
Transit	Route 270, 270, Travels in one direction for the morning rush hour and in the opposite direction for the evening rush hour. Bus stop is 2.1 miles away.
Home owners/renters	Rentals only: single-occupancy only
Total number of lots in park	18
Occupancy rate (2010-2014, in order)	100.0%, 88.9%, 77.8%, 88.9%, 77.8%
5-year average occupancy rate	86.7%
2014 vacancies	2 homes, 4 lots
2014 population:	15
Average Rent	\$400
Utilities paid by resident	Gas, electric
Additional Fees	Information unavailable
Pet Policy	Information unavailable
Guest Policy	2 weeks
Parking	On-street, off-street, and guest parking available
Common Facilities	None stated
Description	Cedar Terrace is a very small park located in Grant, which is near Stillwater. There are 18 lots for homes within this park. There really is not a lot nearby this park. The only major road that runs near it is County Road 12. It is also worth noting that all of the homes in this park are rentals, which means that you would not own the home you live in. The nearest shopping locations are a Festival Foods 3.1 miles away and a Target 4.2 miles away.

Twin Pine Mobile Home Park

Year Built	1960
Address	15057 N. Forest Blvd., Hugo
Management	Pam Onan
Phone Number	651-429-7188
Age Restrictions	All ages
Sewer and Water	Public Sewer, Private Water
Transit	Route 275, one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 3.3 miles away.
Home owners/renters	Home owners only
Total number of lots in park	134
Occupancy rate (2010-2014, in order)	100.0%, 95.4%, 96.2%, 95.4%, 94.6%
5-year average occupancy rate	96.3%
2014 vacancies	1 home, 7 lots
2014 population:	250
Average Rent	\$302.50
Utilities paid by resident	Electric, heat, and one-time fee of \$50 for trash
Additional Fees	Application fee \$30/home
Pet Policy	No pets
Guest Policy	30 day limit
Parking	On-street, off-street depending on lot, and guest parking available
Common Facilities	Storm shelter
Description	Twin Pine is a smaller park located in Hugo. It has 134 lots for homes in it. It is right off of Highway 61. It is also directly adjacent to Hugo Elementary School. Other than that, there is not much in the area directly around the park. The nearest shopping locations are a Festival Foods 1.4 miles away and a Target 5.8 miles away.

Cimmaron Park

Year Built	1970
Address	901 Lake Elmo Ave., Lake Elmo
Management	Equity Lifestyle Properties: Wade
Phone Number	651-436-6188/ (855) 648-2549
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 294, runs during rush hours only.
Home owners/renters	Home owners only
Total number of lots in park	505
Occupancy rate (2010-2014, in order)	100.0%, 75.0%, 90.9%, 83.6%, 82.4%
5-year average occupancy rate	86.4%
2014 vacancies	12 homes, 89 lots
2014 population:	1700
Average Rent	\$666
Utilities paid by resident	Electric, gas
Additional Fees	Application fee \$25 person
Pet Policy	Dogs under 20lbs, one dog, one cat, no aggressive breeds. May be able to have 2 small dogs.
Guest Policy	2 weeks, then must register with park
Parking	On-street (except when snow), off-street (2 spots), and guest parking available
Common Facilities	Basketball court, bike trail and golf course adjacent (\$4 discount), picnic area, playground, and pool
Description	Cimmaron is a large park located in Lake Elmo. It has 505 spaces for homes. It is near I94, but far enough away that noise and traffic are not issues. The park has a pool and seasonal concessions. The Tartan Park Golf Course is also nearby. The nearest shopping locations are a Wal-Mart 1.5 miles away and a deluxe Cub Foods 3.2 miles away.

Landfall Terrace

Year Built	1954
Address	50 Aspen Way, Landfall
Management	City-owned: Jeremy
Phone Number	651-739-8284
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 219, every 30-60 minutes. Bus stop is 0.3 miles away.
Home owners/renters	Home owners only
Total number of lots in park	302
Occupancy rate (2010-2014, in order)	100.0%, 94.0%, 85.1%, 86.8%, 96.4%
5-year average occupancy rate	92.5%
2014 vacancies	5 homes, 11 lots
2014 population:	686
Average Rent	\$298
Utilities paid by resident	Electric
Additional Fees	Application fee \$25/person, \$300 damage deposit
Pet Policy	100 lbs. limit
Guest Policy	2 weeks, then must register with park
Parking	On-street and guest parking available. Off-street depends on lot.
Common Facilities	Community center, storm shelter
Description	Landfall Terrace is a city-owned park in which all city residents are park residents. It is a moderately sized park and is on the shores of Tanners Lake. It has 302 lots for homes within it. It is just off of I-94, but far enough away so that noise isn't an issue. The nearest shopping locations are a HyVee 2.3 miles away and a Cub Foods 1.4 miles away.

Twenty-Nine Pines Mobile Home Community

Year Built	1969
Address	6450 Hwy. 36 Blvd., Oakdale
Management	Bayshore Home Sales: Sue
Phone Number	651-356-6068
Sewer and Water	Public
Transit	Route 219, every 30-60 minutes. Bus stop is 0.4 miles away.
Home owners/renters	Home owners only
Total number of lots in park	146
Occupancy rate (2010-2014, in order)	100.0%, 89.6%, 89.6%, 90.3%, 91.7%
5-year average occupancy rate	92.2%
2014 vacancies	0 homes, 12 lots
2014 population:	295
Average Rent	\$514
Utilities paid by resident	Gas, electric
Additional Fees	Application fee \$25/person, 1 month's rent security deposit
Pet Policy	2 pets per home, "no vicious breeds"
Guest Policy	2 weeks, then must register with park
Parking	On-street and guest parking available, no off-street parking
Common Facilities	Playground, storm shelter
Description	Twenty-Nine Pines is a smaller park located in Oakdale. It has 146 lots for homes in it. It is right off of Highway 36 and right near Northdale Park. The actual number of pines in the park is unknown, but one can assume it is twenty-nine. The nearest shopping locations are a Festival Foods and a Target, which are both 1.8 miles away.

Park Estates

Year Built	1982
Address	600 Hastings Ave. N, St. Paul Park
Management	Lee Jasinski
Phone Number	651-456-4040
Age Restrictions	All ages
Sewer and Water	Public
Transit	Route 364, Travels in one direction for morning rush hour and the opposite direction for evening rush hour. Bus stop is 0.5 miles away.
Home owners/renters	Home owners only
Total number of lots in park	177
Occupancy rate (2010-2014, in order)	100.0%, 88.0%, 86.3%, 88.0%, 89.7%
5-year average occupancy rate	90.4%
2014 vacancies	5 homes, 12 lots
2014 population:	195
Average Rent	\$440
Utilities paid by resident	Sewer, water, gas, electric
Additional Fees	Application fee \$30/adult
Pet Policy	30 lbs. limit
Guest Policy	2 weeks, then must register with park
Parking	2 spots off-street, no on-street parking, no designated guest parking. Some garage space available for rent (\$125/month).
Common Facilities	None specified
Description	Park Estates is a smaller park located in St. Paul Park. It has 177 lots available for houses. It is near highway 61, although far enough away as to be insulated from the noise. It is at the edge of a large residential area and also near County Road 39. The nearest shopping locations are a Cub Foods 3 miles away and a Wal-Mart, which is 3.1 miles away.



All Parks Alliance for Change (APAC)
2380 Wycliff Street, Suite 200 • St. Paul, MN 55114
(651) 644-5525 or (855) 361-2722 • Fax: (651) 523-0173
info@allparksallianceforchange.org • www.allparksallianceforchange.org

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