Risk of Park Closings

The Risks & Impacts

Parks are located on some of the most valuable land for commercial redevelopment. Residents are in a vulnerable housing situation since they own their homes but not the land. The closure of a park can be financially devastating when a home cannot be moved due to age, moving costs, shortage of available lots, or the practice of parks barring homes over 10 years old.

Your Rights in a Park Closing

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

MN Manufactured Home Relocation Trust Fund

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

APAC Victories

1980
APAC is founded to address the needs of low and moderate income individuals and becomes an effective voice for manufactured home park residents in their parks and the larger community.

1982
APAC lobbied the Minnesota Legislature to eliminate no-cause eviction, prevent retaliatory eviction, and establish storm shelter standards. Over the years, APAC has developed a special section of state law providing rights and protections for manufactured home park residents.

1989
APAC passed the first local ordinance guaranteeing relocation compensation to displaced residents in Bloomington. Over the years, APAC passed ordinances in 22 cities.

1991
APAC lobbied the Minnesota Legislature to create a right of first refusal law that allows residents to match the terms of a park sale when it is being sold for redevelopment and buy the park themselves.

1997
APAC lobbied the Minnesota Legislature to require parks provide criteria used for evaluating tenant applications

2004
APAC worked with residents and community partners to make Sunrise Villa in Cannon Falls the state’s first resident-owned cooperative.

2006

2007
APAC lobbied the Minnesota Legislature to establish the Minnesota Manufactured Home Relocation Trust Fund providing a statewide guarantee of relocation compensation when a park closes.

2010
APAC lobbied to make manufactured homeowners eligible for the first time for relocation compensation through the Right-of-Way Acquisition Fund (RALF) when road projects take their homes.
Background

Mission
All Parks Alliance for Change is the statewide organization for Minnesota’s 180,000 manufactured home park residents. APAC provides a vehicle for manufactured home owners to express their needs and concerns in their parks and in the larger community. Through education, grass roots organizing and leadership development, APAC works with residents to improve the quality of life in park neighborhoods, protect the rights of park residents, advance public policy change that supports safe, affordable, and stable park communities, and preserve this vital source of affordable housing.

History
APAC was founded in 1980 by a group of park residents in Anoka County who worked to eliminate no-cause evictions, and to create new storm shelter standards. These efforts eventually lead to the establishment of a special section of state law for manufactured home parks. APAC expanded to the seven county metro area in 1988 and statewide in 1994. In 2007, APAC began a national resident organizing project to promote resident leadership, organizing and advocacy in other states and on a national level.

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

Get Involved

Become a Member
APAC is a membership organization of manufactured home park residents. APAC membership applies to an entire household and every adult residing in a household is considered a member. Benefits include APAC’s newsletter “The Alliance” and APAC’s “Manufactured Home Owner Handbook.”

Form a Chapter
APAC chapters can be formed when 10% of the occupied households in a park are members. Chapters participate in APAC’s programs, receive support from APAC staff, and elect APAC’s board of directors.

Volunteer
Become involved in APAC’s programs, help to promote the organization, form a resident association, or provide assistance in the office.

Contribute
Support APAC through an extra contribution with your membership dues, our fund raising events or a workplace donation.

Programs

Resident Education
APAC runs a statewide, toll-free resident hot-line (866-361-APAC), conducts educational workshops, and produces consumer guides.

Community Organizing
APAC works with homeowners to form resident associations, conducts community based and statewide leadership trainings, and recruits residents to serve on our board of directors. APAC works with homeowners to respond to resident-defined issues such as park closings, excessive rent increases, and abusive management practices.

Tenant Advocacy
APAC works with homeowners to ensure that they are aware of and able to successfully stand up for their legal rights.

Legislative Advocacy
APAC works with residents to conduct policy research and analysis, and direct and grassroots advocacy to promote public policy change at city hall and the State Capitol.

Community Preservation
APAC works with homeowners in parks at-risk for redevelopment to preserve their communities through a nonprofit developer or a resident-owned cooperative.

Racial Justice
APAC has documented and is responding to enormous disparities in treatment based on race, including differential treatment and conditions, residency denial, steering toward less desirable homes or neighborhoods, and park closings.

National Resident Organizing
APAC has run a national resident organizing project to promote resident leadership, organizing and advocacy in other states and on a national level. APAC is a member of the National Manufactured Home Owners Association.

I want to join as a:

[ ] Regular Member (current park resident)
[ ] At-Large Member (former park resident)
[ ] Associate Member (non-resident)

Name ____________________________
Address ____________________________
Park ____________________________
City ____________________________
State ___________ Zip ___________
Home Phone ____________
Work Phone ____________
E-mail ____________________________

Involvement:
I want to become involved with APAC by:

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

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