



All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

BALLOT – APAC Goals for 2021 Legislative Session

Name: _____ Park Name: _____
Address: _____ City, State & Zip _____

Major Campaigns

Definition – A major legislative campaign is one expected to receive strong opposition that will require significant involvement from APAC staff and residents.

Should APAC include the following campaigns in our 2021 Legislative Agenda.

Yes No **Resident Opportunity to Purchase** – Minnesota is one of 19 states with laws that require or encourage park owners to sell their parks to the home owners. However, the state’s current law (a “right of first refusal”) only applies when a park is being sold for redevelopment. In Massachusetts, New Hampshire, and Rhode Island, park owners must provide notice of any intended sale and consider a resident offer. In those states, residents own 25% or more all their states’ parks.

Yes No **Alternative Dispute Resolution** – There is currently no way to seek resolution to a dispute between residents and park owners without the time and expense of going to court which becomes even more difficult as both the courts and Legal Aid see their schedules and budgets become more restricted. A state program should be established through the MN Office of Administrative Hearings to provide either mediation or a legal hearing within 30 days without the need for an attorney.

Yes No **Rent Stabilization** – Since 1982, state law has attempted to keep rents stable by requiring increases be “reasonable.” Unfortunately, the “reasonable-ness” standard has proven too vague to be useful. Rent increases should be limited to the Consumer Price Index (CPI) or rate of inflation, unless they can be justified by expenses directly related to operating, maintaining or improving the park. Several states similar policies, including Delaware, New York, Oregon, and Rhode Island. In addition, rent increases should be reduced from twice a year to only once and parks should be required to disclose five years of rent history.

Rank the following possible major campaigns in your preferred order (1 = highest, 2 = middle, 3 = lowest).

- _____ **Resident Opportunity to Purchase**
- _____ **Alternative Dispute Resolution**
- _____ **Rent Control and Justification**

[TURN THE PAGE TO COMPLETE YOUR BALLOT]

Endorsement Issues

Definition – A legislative issue that is being proposed by or primarily worked on by another party and requires a smaller commitment from APAC staff and residents.

Mark either “yes” or “no” to indicate whether you believe APAC should endorse this issue.

- _____ **Increase Funding for Manufactured Home Park Purchase & Improvements** – Some park communities have closed due to infrastructure problems when a one-time investment of \$5,000 to \$10,000 per lot could have resolved the problem. In 2018, the state established a fund to improve park infrastructure and, in 2019, allocated \$2 million in funding. The Minnesota Legislature also made manufactured housing eligible for other affordable housing funds in 2019. Dedicated funding for park communities and eligibility for affordable housing funds in general should be continued and expanded.
- _____ **Manufactured Homes Defined as Real Property** – Create a process for manufactured home owners or buyers to voluntarily classify their homes as “real property” rather than “personal property” to access better financing and stronger consumer protections.

IMPORTANT: BALLOTS MUST BE SUBMITTED BY OCTOBER 16 TO BE CONSIDERED VALID.