

# The Alliance

All Parks Alliance for Change

A Statewide Organization of Minnesota's Manufactured Home Park Residents

## "It's our money!": APAC proposes fixes to the state's Manufactured Home Relocation Trust Fund

**St. Paul, MN**—Park residents in the hundreds descended on the State Capitol in 2007 to pressure the Minnesota Legislature to establish the Manufactured Home Relocation Trust Fund, funded by a \$12 annual home owner fee. As a result, there is now a statewide guarantee that all manufactured home owners receive relocation compensation if all or part of their park closes.



Rep. Anna Wills (R-Apple Valley).

Eight years later, however, relocation benefits have fallen behind the actual cost of moving. Residents are back at the Capitol with a simple message, "It's our money. It should cover our costs." APAC has proposed legislation—identified as Senate File 1291 and House File 1340—sponsored by Sen. Melissa Wiklund (DFL-Bloomington) and

### Background

The Relocation Trust Fund came as the result of an unprecedented level of cooperation between the homeowners, park owners, League of Minnesota Cities, and Minnesota Housing Finance Agency. "For too long, state law ignored the financial devastation experienced by hundreds of working families each year.

With this program, manufactured homeowners finally have the same right to be compensated when new development forces them to abandon their homes," said Bev Adrian, Bloomington resident.

Prior to its adoption, park residents were not guaranteed compensation for relocation costs unless their city passed a local ordinance. Since only 22 cities passed such ordinances, over 100,000 residents in 380 cities remained unprotected.

### How Does it Work?

The program is funded by a \$12 annual fee paid each year by homeowners and a fee of up to \$3,250 (single section) and \$6,000 (multi-section) per home

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### UPCOMING EVENTS

**Mar. 16** — Red Top park closure public hearing

**Apr. 17** — APAC's Strategic Planning Retreat

**May 16** — APAC's Bowling for Affordable Housing Fundraiser

APAC's Board of Directors meetings are generally the 3rd Friday of each month.

### ANNOUNCEMENTS

Thank you to everyone who supported APAC on "Give to the Max Day" on November 14.

You can support APAC and attend our annual "Bowling for Affordable Housing" fundraiser on May 16.

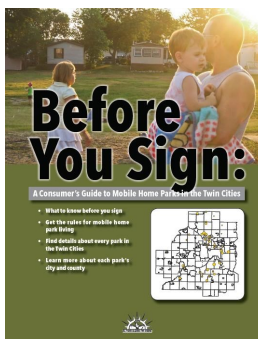
You can also make a contribution at any time online at:

<https://givemn.org/organization/All-Parks-Alliance-For-Change>

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

**St. Paul, MN**—APAC has released a first-of-its-kind "Before You Sign: A Consumer's Guide to Mobile Home Parks in the Twin Cities." The new annual guide provides information consumers need before signing a purchase or rental agreement, including the rules of mobile home living and important details about each park's city and county. The heart of the guide

though is detailed park-by-park information, such as size of communities, vacancy rate, utilities, rents, and amenities.



"There comes a point, for some people, when renting seems pointless and wasteful," said Timothy Dubis, APAC researcher. "You are sinking money into a place that will never be yours. If you have considered the option of buying a manufactured home, this guide is for you."

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## Dave Anderson: Reflecting on 10 Years as APAC's Director

Ten years ago I became APAC's executive director. It's been an exciting, eventful, and rewarding as well as frustrating and challenging time both personally and professionally.



During the first five years, I led APAC through a quadrupling of its budget that meant growing to eight full-time staff and opening satellite offices in Moorhead and Winona. It also included passing the MN Manu-

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# NEWS AT THE CAPITOL

## Increase benefits under the Relocation Trust Fund to meet actual moving and replacement costs

(cont. from page 1) paid by the park owner at closing. Benefits are provided for either moving costs or a home buyout. There are two-tiers of benefits: 22 cities with previous ordinances that cover actual costs, and 380 other cities that provide a capped maximum benefit. (A list of cities with ordinances is available on APAC's web site.)

If your home can be moved, you now receive up to \$4,000 for a single section home and up to \$8,000 for a multi-section home. If the home cannot be moved, you now receive up to \$5,000 for a single section home and up to \$9,000 for a multi-section home. The current maximum benefit levels are below average moving costs, which make the benefits meaningless for low-income residents who can't cover the difference.

### The Proposal

APAC reviewed cost estimates from previous park closures and found moving costs for single section homes ranged from \$4,310 to \$6,477 and for multi-section homes from \$8,385 to \$12,169. The proposed legislation increases the maximum

moving benefits to \$6,000 (single section) and \$12,000 (multi-section).

For home buyout, the current maximum benefit levels may fall far below appraised values. Even at full value, it is often impossible for residents to find comparable re-



APAC at the Bill Signing Ceremony with Governor Pawlenty in 2007

placement housing since manufactured homes are a depreciating asset. Nevertheless, this proposal asks that the benefit increase to \$7,000 for a single section home and \$14,000 for a multi-section.

### Relocation Trust Fund Balance Cap

This proposal leaves one important issue unresolved. A \$1 million cap was placed on the Relocation Trust Fund balance in 2011. The cap was added during the special session without a public hearing or any resident input. It prevented collections of the \$12 fee from occurring in 2012, 2013, and 2014 which likely cost the fund at least \$1,050,000 based on the collection rates in 2010 and 2011.

If funds are exhausted, there is no provision for forwarding funds from another source, or conducting an emergency collection from residents. In addition, both local government and residents are barred from seeking benefits elsewhere. In the future, APAC will look to increase the cap to \$5 million.

In addition, the proposal requires that the Minnesota Housing Finance Agency conduct a study to identify possible alternatives to having the park owners collect the \$12 annual homeowner fee. ■

## Rush Line Transit Corridor: Connects Park Residents from Maplewood to Pine City

**St. Paul, MN**—The Rush Line Corridor is a transitway extending 80 miles from Hinckley to downtown St. Paul. Important decisions are still being made about the precise route for the Rush Line Corridor and what transit alternatives to use, such as light rail transit and bus rapid transit. APAC is working with park residents all along the proposed Rush Line, including 27 parks with 2,779 households, and approximately 7,500 residents.

APAC has received funding from the Corridor of Opportunities' Civic Engagement Team, the F.R. Bigelow Foundation, and St. Paul Foundation to ensure that residents are aware of and involved in the process of planning and construction. In addition to outreach and meetings with park residents, APAC is a member of the Rush Line Public Engagement Advisory Panel and monitors the work of the policy advisory and technical advisory panels.



The corridor links growing urban neighborhoods, suburbs, and rural cities and townships. The total corridor population is forecasted to increase 43% by 2030, or more than 158,000 people. This robust growth provides an increased demand for transportation services, but it can also provides an opportunity for significant economic growth through transit-oriented development projects.

Those planning the route face other challenges. Along the route, there is an accelerating demographic shift towards those who need transit (such as older, lower-income, and zero-car households). Making the situation even more complicated, these demographic groups are already located in areas with the lowest level of transit services, sometimes referred to as "transit deserts." ■



# NATIONAL NEWS

## APAC Attends 2014 National Manufactured Housing Conferences

**Seattle, WA**—In November, APAC sent representatives to two national manufactured housing conferences held in Seattle, WA. The National Manufactured Home Owners Association (NMHOA) and the Corporation for Enterprise Development (CFED) both met to highlight practices, learn lessons, and make connections. The conferences brought together foundations, housing developers, homeowner advocates, community organizers, policymakers, financial institutions and other partners.

The conferences were attended by APAC board member Jacki DeVore, executive director Dave Anderson, and community organizers Katherine Nguyen and Thomas Siburg. APAC has also hosted these events in Minnesota in 2007 and 2008 and played an active part in organizing them in 2006, 2009, and 2010.

NMHOA is a nation-wide membership based organization representing and advocating for



manufactured home owners. Their convention covered a broad range of topics, such as:

- Legislative changes being advocated around the nation and on a federal level.
- Ideas about making manufactured housing communities great places to “age in place.”
- How to deepen our understanding of diversity in manufactured housing communities.
- How to pitch stories to the media.

CFED, a national nonprofit organization, empowers low- and moderate-income households to build and preserve assets, including buying a home. For 10 years, CFED has convened the Innovations in Manufactured Homes (I'M HOME) Network to develop, preserve, and promote manufactured housing as a viable housing option for Americans. APAC is part of an invitation-only, core team of “Lead Organizations” within the I'M HOME Network.

The I'M HOME conference offered dozens of sessions covering: home quality; affordable mortgages; community preservation; energy efficiency; fundraising; community organizing; and public policy change, and other topics. ■

### **BREAKING NEWS:**

**Minnesota will host both conferences in 2015 from October 5-10 in Minneapolis.**

## Jury Awards \$111 million to Park Residents

**San Jose, CA**—A San Jose jury awarded park residents \$111 million, the largest award for a failure-to-maintain lawsuit against a manufactured home park in California history. Previous awards in California cases topped out at \$12 million.

The park owner, Equity LifeStyle Properties (ELS) is a publicly traded company chaired by billionaire Sam Zell. It is the largest park owner in the nation with 140,333 home sites in 379 properties in Canada and 32 states, including four in Minnesota — Cedar Knolls (Apple Valley), Cimarron Park (Lake Elmo), Rockford Riverview Estates (Rockford), and Rosemount Woods (Rosemount).

California Hawaiian Mobile Estates was once a pristine seniors-only park. But conditions began to go downhill in 1997, some longtime tenants said, after ELS took over.

Residents formed a homeowners association in 2007 and sued in 2009.

The tenants' suit described a litany of troubles: Sewers backed up into people's homes. Brownouts and blackouts were common. Street lighting was inadequate, making it dangerous to go out at night. Homeless people camped out under the clubhouse stage. Water for the entire park of 420 households would frequently be turned off without notice for up to 20 hours at a time.

The case highlights what the tenants' lawyers contend is a common problem — the failure by some owners to maintain their manufactured home parks, which can be seen as cash cows. For instance, ELS was spending between \$101,000 and \$273,000 on upkeep annually at California Hawaiian but taking in more than \$4.5 million every year. ■

## APAC Renews Outreach to Park Residents in North Dakota

**Fargo, ND**—Manufactured homes are an important source of housing in North Dakota. There are 25,256 families living in manufactured homes; 8% of all housing. Many of these homes are located in the state's 336 manufactured home parks.

Many states have special laws protecting residents of manufactured home communities.

North Dakota's laws provide a few important protections, but have a number of very significant weaknesses.

From 2008 to 2010, APAC maintained a satellite office in Fargo-Moorhead with support from the Otto Bremer Foundation. In conjunction with NMHOA, APAC is renewing outreach to residents in both Fargo and Williston, ND. ■

**cont. from page 1** “Before You Sign” is a free, ad-supported publication. Copies can be downloaded from APAC's web site. Printed copies will also be sent for the cost of shipping, or free to residents when they join or renew their memberships. The information in the guide makes three fundamental points about mobile home living:

### **Mobile Homes Are Affordable**

The combined cost of buying a manufactured home and renting a lot can be less than renting an apartment. Living in a park can be a very good financial option. But, not all parks are the same and not every park will be right for every consumer.

### **Find the Right Park for You**

A manufactured home, despite the common name “mobile home,” can be costly to move and, as a result, only 19% are ever moved from their initial placement. When home owners decide to move, they have the legal right to sell their home in place in the park, but the process can take a while.

### **Do Your Homework**

Before a consumer buys a home and signs a lease in park, they need to make sure it is the right one for them. Is it in the right community? Does it offer the access they need to jobs, schools, transportation, and shopping? Does it provide services and amenities they require? Are the “park rules” acceptable to them?

Hopefully, this guide will help consumers decide if moving into a park is the right choice for them. This guide will be updated annually and APAC welcomes suggestion on how it can be improved. ■



# METRO AREA NEWS

## “Move Roads, Not Homes”: 8 Years Later, Residents Stayed While Road Projects and Sports Stadiums Moved On

**Arden Hills, MN**—Arden Manor’s 285 families have stayed in their homes while highway expansion projects and proposed sports stadiums have come and gone over the last 8 years, because of powerful leaders and strong allies.

**Highway Expansion Projects**—In July 2007, the city of Arden Hills unveiled an expansion plan for Highway 10 and County Road 96, as a precursor to redevelopment of the former Twin Cities Army Ammunition Plant (TCAAP). Just across the street, it threatened to displace more than 100 people in Arden Manor. It sparked a rebellion among citizens of this north metro suburb. At stake were close to 50 families living in this park, if the two major arterial roads in the heart of the city were realigned.

Homeowners living near the roads, nearby church congregations, and residents defeated several concept plan that would have required the loss of 15, 30, or even 50 homes before a plan was put forward to only take two homes. In fact, the plan also provided a lighted intersection at the park’s entrance and sound barriers for the park facing Highway 10 and County Road 96.



**Vikings Stadium**—In May 2011, Ramsey County announced an agreement with the Vikings for a new stadium, subject to approval by the Minnesota Legislature, on the TCAAP site. The agreement called for an \$884 million stadium and \$173 million for on-site infrastructure, parking, and environmental costs.

Residents feared the proposed stadium would set off a wave of commercial development in this primarily residential area that would drive up property values and force them out. In

March 2012, Gov. Dayton announced an agreement for a new stadium to be built on the site of the Metrodome. In May 2012, the Minnesota Legislature approved funding for a new Vikings stadium on that site.

**Rice Creek Commons**—After the bid for the Vikings failed, Ramsey County purchased a 427-acre parcel of the TCAAP property. The plan for the parcel is mixed-use development with residential, commercial, office, and retail. It will be redeveloped in conjunction with the City of Arden Hills through a joint powers agreement. In August 2014, the development was named Rice Creek Commons.

**Deferred Problems**—As residents watch plans for the Rice Creek Commons unfold, they are dealing with problems within their community that did not see action because of the uncertainty of the park’s future. Residents are working with the park to deal with poor storm water drainage, overgrown tree limbs, and a variety of others issues. But, with powerful leaders and strong allies, they are confident of victory. ■

## Twin Cities Metro Region: Trends in Manufactured Housing

**St. Paul, MN**—The annual Metropolitan Council survey of manufactured home parks identified 87 parks in the seven-county metro region that ranged in size from 16 to 573 lots. There were 15,087 total lots, of which 13,824 were occupied and 1,983 were unoccupied (549 with sited homes).

Because of zoning restrictions, manufactured homes are located exclusively in parks in the metro region. These 87 parks are located in 51 cities and are a major source of housing in several of them, including: Lake Elmo (20%), Blaine (15%), Mounds View (11%), and Arden Hills (9%).

Based on data from 1985 to present, several important observations can be made about the metro region, including the following:

- **Park Openings** – The last new park, Cottage Grove Estates,

opened in 1996. The peak number of metro area parks was 92 between 1985 and 1990. Two out of 3 parks are in Anoka, Ramsey, or Dakota counties

- **Park Closings** – There have been 11 closures since 1986. Hennepin has been on a steady decline, from a peak of 15 parks in 1975 to 9 parks today. (Over the same period, Anoka actually added 5 parks.)

- **Park Expansions** – From 1985 and 2011, 15 parks in the metro area expanded by 34% (or 1,209 lots), which is the equivalent of adding 12 new average sized parks.

- **Vacancy Rates** – There is an overall 13% vacancy rate (1,983 lots), which is up from an historic low in 2000 of 2%. Just 5 parks have 41% of these vacancies. There is an overall 4% vacancy rate (549 lots) among unoccupied lots that have sited homes. ■

## Shakopee and St. Anthony Parks Targeted for Redevelopment in Land Use Plans

**Shakopee/St. Anthony, MN**—Twin Cities’ communities are required by the Metropolitan Land Planning Act (MLPA) to submit comprehensive plans to the Metropolitan Council every 10 years and they must address affordable housing needs.

These plans are not required to consider manufactured housing, and, in fact, most cities’ land use plans simply report its current use. Two cities don’t even report manufactured housing as a distinct category of housing.

While there are city plans that treat manufactured housing very favorably, there are also cities that target manufactured housing for redevelopment; specifically Shakopee and St. Anthony.

Shakopee finds their two parks are not “an appropriate or compatible” land use and plan to

evaluate the operation of two other parks in Jackson Township, if it is annexed by the city.

The St. Anthony plan regards their one park, Lowry Grove, as “substandard” housing and an “underutilization of the land.” Significant space is devoted to possible redevelopment plans.

Park redevelopment moves the region in the wrong direction. The annual Out of Reach report ranked Minnesota worst among 12 Midwest states (third year running) for affordable housing.

The Twin Cities needs 166,547 more affordable units by 2020, as well as relief for the 46% of current households considered cost burdened. The fair market rent for a two-bedroom apartment is \$836. On the other hand, the average lot rent for a manufactured home is \$417. ■

## Parks on the Chopping Block in Waite Park, Elbow Lake, and Winona

**Tri County / Waite Park, MN**—In the center of Waite Park's commercial district, a development group wants to put in a 27,000-square-foot convention center with two hotels. The proposed \$28 million development requires removing businesses and the city's only park, Tri-County Mobile Home Park.

In January, the Waite Park City Council approved a \$623,000 Minnesota Department of Employment and Economic Development grant application for the project. The developer, Silver Leaf Group, is also asking Waite Park for \$4.26 million in tax-increment financing. TIF allows a developer to capture, for a set time, the increased tax revenue generated by the climbing market value of a redeveloped property.

The park owner has attempted to convince residents to sign a waiver of their rights under the state's park closing law, in order to speed up redevelopment. However, the law clearly prohibits "any attempt to waive or circum-

scribe any privilege or right guaranteed by law" (MN Statute 327C.02, Subd. 4).

**Red Top / Winona, MN**—A mobile home park on the west side of Winona is on its way to closing. Red Top Estates, a six-acre property that shares a border with Goodview, is the city's only park. Currently it has five manufactured homes left in a community that once had dozens.

Residents were informed of the owner's intent to close the park in summer 2014, and have begun to make the transition. This follows several years of growing problems and increasing vacancies. According to the closure notice, property owner



Steve Kohner intends to close the park and cease use of it as a manufactured home park by June 1. A public hearing about the closure is scheduled for March 16.

**Edgetown Mobile Court / Elbow Lake, MN**—Prairie Lake Hospital in Elbow Lake contacted residents of Edgetown Mobile Court to announce the hospital was acquiring their park for a hospital expansion, and to negotiate relocation with the residents.

Initially, the hospital attempted an illegal end run around the nine-month closure notice requirement and was also shortchanging residents on relocation payments. Because the hospital was using federal funding for its expansion, this triggered the Uniform Relocation Act, which provides much more generous financial payments to relocating residents.

Eventually, residents received benefits in excess of \$30,000, rather than the \$4,000 that was initially offered. The hospital has also tracked down the residents who had already moved and they are also being processed for these higher benefits. ■

## Several Parks in Financial Turmoil

Expensive infrastructure problems and the economic downturn led several park owners to simply abandon their communities and the residents living in them.

**Cedar Lane MH Park / Tracy, MN**—The park owner failed to pay the water bill and the city threatened to shut off the water to the 17 homes in this mostly Hmong park community.

The residents were able to negotiate an arrangement where they paid their rent toward the city's water bill to avoid shutoff. The park went into foreclosure and title has passed to a new Texas-based owner.

**Basswood Court / Thief River Falls, MN**—The park owner stopped maintaining the property, making mortgage payments, paying utilities, or even collecting rent. The park went into fore-

closure and the property ended up with a new owner.

The new park owner demanded immediate payment of delinquent rents and issued 28 eviction notices in a park with 44 lots.

**Hy-View / Redwood Falls, MN**—The park owner failed to make utility payments and the city planned to shut off the water, contact the Minnesota Department of Health to revoke the park owner's license, and force the 34 families to leave their homes.

A judge signed off on an order requiring the owner to pay the past due amount in full and set up a lockbox for rents at First Citizens National Bank (formerly Kanabec State Bank) to receive the rents and pay the utility bills. Recently, the park owner has walked away and the bank is faced with foreclosing on the property. ■

(cont. from page 1) factored Minnesota's Humphrey School of Public Affairs, and started the University of St. Thomas' Doctorate of Leadership program.

There have been challenges over the last ten years at APAC, but the experience has been rewarding and has opened up many great opportunities. It has been a great period in my life and I owe so much of that to the amazing, undeserved good fortune that I experienced in meeting Amanda.

Thanks to everyone for supporting me in my last ten years with APAC and a special thanks to Amanda for all the best parts! ■

A great part of the last ten years is how my personal life has changed and it all began with meeting my better half, Amanda Napp. We met December 31, 2005. Since then, we got engaged, bought a house, and had our daughter Zara. With her constant encouragement, I got my Master of Public Affairs from the University of

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## APAC's 2014 Annual Meeting and Legislative Summit

**Maplewood, MN**—On Saturday, November 1, residents from around the state converged on the Maplewood Public Library for APAC's 2014 Annual Meeting and Legislative Summit. The statewide park resident conference was packed with enthusiastic discussions of residents' rights, neighborhood organizing, the Rush Line Corridor transit planning process, and the 2015 legislative session.

The Annual Meeting was an opportunity for residents to learn how to stand up for their legal rights and how to organize their neighbors; a chance to connect with new and experienced resident leaders from other parks; and a chance to have your say on APAC's 2015 legislative agenda. Residents also shared in a potluck lunch and raffle drawing.

### 2015 Legislative Agenda

Residents voted for two major legislative campaign which will receive significant attention from APAC staff and residents:

- **Manufactured Home Relocation Trust Fund** – Increase compensation for moving homes to match actual costs. Increase "buy-out" of homes to at least match the maximum moving costs. Clarify how the

"buy-out" is calculated. Remove the cap on the size of the Relocation Trust Fund's balance.

- **Alternative Dispute Resolution Program** – Establish a state program through the Office of Administrative Hearings that provides options for both mediation and a legal hearing without the time and expense involved in going to court.



Residents also voted to endorse two issues being worked on primarily by another organization, which requires a smaller commitment from APAC staff and residents:

- **Regulate Park Utilities** – Establish overall regulations for utilities that are provided or "passed through" by parks. Create best practices for negotiating a voluntary switch to water sub-metering, including: reduction in lot rent, meter standards, and consumer protections.
- **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. ■

## APAC Sees Changes, Growth In Its Staff

**St. Paul, MN**—Working with and, in fact, being directly accountable to residents has always been a source of pride for APAC staff. "The work we do isn't a guess at what we think is important to manufactured home park residents. Our board is entirely comprised of park residents. They tell us what's important to them and we do it!" said Dave Anderson, APAC's executive director since 2004.



Dave has worked and volunteered in the nonprofit sector for over 20 years. Previously, he was executive director of the Minnesota Public Interest Research Group (MPIRG), interim executive director of the Minnesota State University Student Association (MSUSA), associate state director of the Minnesota Senior Federation, and national project director for the National Manufactured Home Owners Association (NMHOA). Dave has a Master of Public Affairs from the University of Minnesota's Humphrey School of Public Affairs and is currently pursuing his Doctorate of Leadership at the University of St. Thomas.

In 2014, Thomas Siburg joined APAC as a community organizer / tenant advocate. Thomas graduates from the University of Minnesota



in May with a Master of Social Work and a Master of Urban and Regional Planning. He earned a bachelor's degree at Pacific Lutheran University in Tacoma, WA.

Jacki DeVore has been a resident member, board member, and volunteer since 2011. She assumed the Office Support / Tenant Advocate role in 2013. Jacki is currently the Midwest Area Vice President for the National Manufactured Home Owners Association (NMHOA) and an officer of the Arden Manor Resident Association.



In early 2015, Jonathan Cowgill also joined APAC as a community organizer / tenant advocate. He is a Master of Urban and Regional Planning candidate at the University of MN.

APAC residents and staff would like to thank other community organizers, tenant advocates, and student interns who have come and gone in recent years, including Katherine Nguyen, Julie Vang, Delema Dionne, Tim Dubis, Michael Logan, and Robert Ties. ■

## APAC Launches Strategic Planning for 2015-2018

**St. Paul, MN**—In August, the APAC board of directors approved launching a strategic planning and implementation process covering 2015 to 2018. The process will be led by consultant Stacy Becker, executive director Dave Anderson, and board president Henry Miller.

The goal is to develop a practical plan for APAC that answers three key questions:

- What is APAC's highest value-added and what activities should APAC pursue to ensure greatest impact?
- What are the options for building sustainable revenue sources; which are likely to be the most successful for APAC; and what is needed to cultivate these?
- What are the key leadership skills and attributes needed to support APAC's transition into the future?

This process is being supported with funding from Catholic Campaign for Human Development, Greater Minnesota Housing Fund, and the St. Paul Foundation's Management Improvement Fund. ■



# MEMBER NEWS

## Why Become an APAC Member?

APAC needs its members. They are APAC's foundation. They legitimize APAC and create strength and power through numbers. Joining together shows the solidarity that exists within and between parks. Our members give us guidance and ideas. APAC is the only organization of its kind in Minnesota and needs your continued support.

That is why we ask you to become a member. Joining APAC is simple and inexpensive. The cost for membership is \$20 per household per year. We also provide the option of a volunteer membership program. Members receive our quarterly newsletter and important updates and fact sheets; but most importantly members support APAC and the residents of parks across Minnesota.

### What APAC Members think:

#### Membership is about being informed.

*"Thanks to APAC's community involvement, I was informed of the MN Statutes for mobile homes. This enabled me to recover some home equity losses, experienced due to not being able to sell my home in its place as provided for by the Statutes."*

#### It's about community.

*"It's about being a part of the family of homeowners who keep working to make people look at manufactured homes as the same as stick-built homes, so people can live there here by choice and not face any judgment."*

#### It's about creating positive change.

*"We can get rid of the negative images and have everyone see the fruit of our labor. I'm proud that we passed a state law, it made all the struggles over the year worth it."*

*"It's about winning legal justice for people residing in mobile home parks. We need to make the laws understandable, enforceable, and respected by park owners. I can't wait to face the park owners in person and see what they have to say."*

#### It's about being involved.

*"I'm proud to be part of a group that was set-up by people who know where I've been; I have to keep being involved...as long as there are still issues that need be fixed, I am going to stay involved."*

**To find out more about becoming a member call APAC's office or visit our website at**

**[www.allparksallianceforchange.org/?q=member](http://www.allparksallianceforchange.org/?q=member)  
to become a member online.**



**Apple Valley, MN**—I am currently serving my third term as the APAC Board President, which is entirely park residents. I have been a resident of Apple Valley Estates for 20 years. I got

involved with APAC in 1999 when we passed a park closing ordinance with the City of Apple

Valley. Along with other residents, I was also part of a class action law suit over water meters that violated our leases.

I encourage you to become a member of APAC and be a part of our legislative process. I encourage residents from outstate parks to become involved and become board members. APAC will take you through the

steps of joining the board and you can attend in person or call into monthly board meetings.

I am proud of the work that APAC has done, not only for the residents of manufactured home parks in Minnesota, but also those we are currently working with in Colorado and North Dakota. I am looking forward to you becoming a part of APAC.

## Membership

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

- ☐ \$10 minimum dues    ☐ \$20 regular dues  
☐ \$30    ☐ \$\_\_\_\_\_

I cannot afford dues, but I still want to be a member. I have volunteered a minimum of two hours to earn membership:

Date \_\_\_\_\_ Hours \_\_\_\_\_

Volunteer work \_\_\_\_\_

I want to join as a:

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Park \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

E-mail \_\_\_\_\_

Home Phone \_\_\_\_\_

Work Phone \_\_\_\_\_

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

## Why is APAC Membership Important? By Henry Miller, APAC Board President

## All Parks Alliance for Change

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**The Alliance** is the  
quarterly newsletter of  
All Parks Alliance for Change  
(APAC).

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Dave Anderson

**All Parks Alliance for Change** (APAC) is a non profit organization that works to provide an effective voice for manufactured home homeowners and other park residents in the state of Minnesota. Through action and communication APAC serves as a vehicle to promote meaningful social change and to improve the quality of life in manufactured home parks.

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