



All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

2020 Legislative Agenda: **Opportunity to Purchase**

Background on Manufactured Housing

- **What is All Parks Alliance for Change?** – APAC is the statewide organization representing Minnesota’s 180,000 manufactured (mobile) home park residents.
- **Who lives in Manufactured Home Parks?** – The Minnesota Department of Health licenses 915 park communities in 85 counties and 400 cities. We represent one out of every 20 households in the state. We are long-time, self-sufficient home owners with 87% of us owning our homes and over 40% of us living in the same home for 10 years or more.
- **What is the benefit of Manufactured Housing?** – It offers very low housing costs (average lot rent statewide is \$417) and the opportunity for low-income home ownership (on average \$28,900 for existing homes and \$74,200 for new homes). Although 80% of us are low- to very-low income, our housing is unsubsidized and provides more affordable housing than all project-based HUD subsidized housing units.

Resident Opportunity to Purchase Manufactured Home Park Communities

- **Background** – Manufactured home park communities provide affordable housing and an opportunity for sustainable home ownership. However, our housing is in a vulnerable situation since we own our homes, but only rent the land.
- **Current Law** – Minnesota is one of 19 states that encourage or require park owners to sell their communities to the home owners. In Minnesota, if a park is being sold for redevelopment, residents, or an authorized nonprofit, are given 45 days to meet the same terms and conditions as the developer.
- **Problem** – When residents only rent the land, they face a number of risks; not just closure, but needed park improvements not being made, unfair or inconsistently applied park rules, capricious rent increases, and an inability to accumulate equity. The state’s current law (a “right of first refusal”), however, only applies when a park is being sold for redevelopment, and does nothing to address these other problems.
- **Proposed Changes** – Require park owners to provide residents with 60-days advance notice of any intended sale, consider any reasonable offer that has the support of 51% of resident households, negotiate with the residents in good faith, and, if the residents’ offer is rejected, provide written notice within 5 days.