



All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

BALLOT – APAC Goals for 2015 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.

Rank the top two (2) major campaigns in your preferred order.

- _____ **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 “buy-out” is calculated. Remove the cap on the size of the Trust Fund’s balance.
- _____ **Dispute Resolution** – 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.
- _____ **Purchase Opportunity** – Provide notice to residents of all intended park sales, increase the time residents are given under the “right of first refusal” to purchase their park when it is being sold for redevelopment, and provide tax incentives for sales to residents.
- _____ **Park Manager Background Checks** – Apply the same mandatory background checks that are now required for apartment building managers to park managers.

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.

- _____ **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.

IMPORTANT: BALLOTS MUST BE RETURNED TO THE APAC OFFICE BY OCTOBER 31 OR PRESENTED AT THE ANNUAL MEETING ON NOVEMBER 1 TO BE CONSIDERED VALID.