



All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

BALLOT – APAC Goals for 2018 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.

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

_____ **Purchase Opportunity** – Close loopholes in the “right of first refusal” law that allows residents to match the sales price if their park is being sold for redevelopment to buy it and keep it open. In 2017, these loopholes prevented the purchase of Lowry Grove in St. Anthony Village. In addition, provide notice of all intended park sales and require park owners to negotiate a possible sale to the residents in good faith.

Rank the following new major campaigns in your preferred order.

_____ **Relocation Trust Fund** – In 2011, the park owners pushed through a \$1 million cap on the size of the Trust Fund’s balance; meaning the \$15 annual home owner fee is no longer collected when the balance is above that amount. Remove this cap, which prevented bringing in an additional \$2 million and, as a result, after two park closures in 2017, there is less than \$150,000 left in the fund. In addition, establish a process for an additional emergency collection the fee when necessary. Finally, eliminate some barriers to resident eligibility for benefits.

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

_____ **Maintenance Enforcement** – Provide residents notice of any local or state health & safety violation notices being given to their park owner. Give resident associations and municipalities standing to file tenant remedies actions that can legally require the park owner to make the required repairs.

[TURN THE PAGE TO VOTE ON “ENDORSEMENT ISSUES.”]

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.

_____ **Manufactured Housing Infrastructure Fund** – 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. Create a dedicated \$5 million infrastructure fund for improvements to communities committed to providing long-term access to affordable housing, such as resident- and nonprofit-owned communities.

_____ **Fair Property Tax Treatment for Manufactured Home Owners** – Currently, over 500 households in manufactured home park cooperatives are prohibited from using property taxes they pay on the leased land when computing their Renter’s Credit property tax refunds. Restore the eligibility of manufactured home owners living in resident-owned park communities to apply for the Renter’s Credit.

IMPORTANT: BALLOTS MUST BE RETURNED TO THE APAC OFFICE BY SEPTEMBER 29 OR PRESENTED AT THE ANNUAL MEETING ON SEPTEMBER 30 TO BE CONSIDERED VALID.