

# MEDIA ADVISORY

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## APAC releases the first-of-its-kind “*Before You Sign: A Consumer’s Guide to Mobile Home Parks in the Twin Cities*”

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**Saint Paul, MN** — All Parks Alliance for Change, a statewide manufactured (mobile) home owner association 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 Dave Anderson, APAC Executive Director. “You are sinking money into a place that will never be yours. If you’ve decided to look for something a little more permanent, you may have considered the option of buying a manufactured home, which is more commonly known as a mobile home.”

“Before You Sign” is a free, ad-supported publication. Copies can be downloaded from APAC’s web site (<http://www.allparksallianceforchange.org/?q=beforeyousign>). Printed copies will also be sent for the cost of shipping & handling, or to new members when they join. The information in the guide supports three important points about mobile home living:

- Mobile Homes Are Affordable

In many cases, manufactured homes can be the most affordable housing option. Used homes usually sell for \$30,000 for newer ones down to only a few hundred dollars for older ones. Consumers can buy mobile homes for what they would spend on monthly rent. Chances are, if consumers buy manufactured homes in the Twin Cities metro area, than they will be in a manufactured home park. This means they will be paying “lot rent” to the park owner every month. But, even then, the combined cost of buying the home and renting the lot can be less than renting an apartment. Living in a home park can be a very good financial option. But, not all parks are the same and not everyone will be right for every consumer.

- Find the Right Park for You

It is important for each consumer to fully evaluate which park is the right fit for them, because buying a manufactured home, despite the common name “mobile home,” can become a fairly permanent decision. Manufactured homes 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 sometimes take a while. That is the reason behind “Before You Sign.” 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?

- Do Your Homework

“Before You Sign” likely doesn’t provide all the information a consumer may want, but it will hopefully offer a good place to start. It is a first of its kind guide to all the parks in the Twin Cities metro area with standardized information for consumers to compare, suggestions on questions to ask, and contact information for each of the parks.

Park neighborhoods can provide affordable housing, sustainable home ownership, and a tight knit sense of community. 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 PAC welcomes suggestion on how it can be improved.

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**All Parks Alliance for Change** (APAC) is the statewide organization representing Minnesota’s 180,000 manufactured (mobile) home park residents. Since 1980, APAC has worked with residents across the state of Minnesota to improve the quality of life in manufactured home parks.

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