

THE ALLIANCE



An Organization of Minnesota's Manufactured Home Park Residents

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UPCOMING EVENTS:

APAC will hold its Annual Meeting on August 20, 2:00 p.m. to 4:30 p.m. at Paul Revere MHP in Lexington, MN

APAC will participate in the Headwaters Foundation's Walk for Justice, Sept. 18, 11:30-3:30 at Boom Island in Minneapolis

The Paul Revere MHP will host an open house to celebrate its conversion to resident ownership in September

ANNOUNCEMENTS:

APAC's board of directors meetings are generally the 3rd Tuesday of each month.

You can support APAC by becoming a member or giving in the workplace through Community Solutions Fund.

Contact us at 651-644-5525 or apac@mtn.org, for more information.

MINNESOTA TO GAIN SECOND RESIDENT-OWNED MANUFACTURED HOME PARK IN ANOKA COUNTY

LEXINGTON, MN – A collaborative project launched by All Parks Alliance for Change with the Northcountry Cooperative Development Fund is on the verge of producing Minnesota's second resident-owned manufactured home park cooperative. Paul Revere Community, a 150-unit park in northern Twin Cities' Anoka County, is expected to have its official launch in September.

The residents, most of whom have low or moderate incomes, can soon rest easy at night. Before they faced the threat of their park being sold or closed, needed park improvements not being made, unfair or inconsistently applied park rules, profit-driven rent increases, and an inability to accumulate equity.

Member residents will elect the board of directors at their first annual meeting this fall, including board officers. "I'll be able to say I'm a landowner," said Betty Bailey, interim president and also a member of the Lexington city council. "I'm not going to have anyone tell me I have to move. This is going to give people their dignity back."

APAC has long sought to convert manufactured home parks to resident ownership and launched the project three years ago with this in mind. "The conversion of parks to resident or nonprofit ownership can be a long-term guarantee that these vital units of affordable housing will be preserved," said Dave Anderson, APAC executive director. "With rising land values, it can help address the threat of redevelopment."

Brainerd adopts park closing ordinance

BRAINERD, MN – In November, Jean Maldonado, a resident of East Gate Mobile Home Park, received a closure notice stating that the park had sold. "I didn't know what to do," she said. "The owner was making offers for relocation to some people in the park, but not to everybody, and not to me. It felt like there was nothing that could be done and there was no control."

APAC learned of this closing in August 2004 when a city administrator contacted Legal Aid to identify resources available for people in the park. Residents worked quickly with APAC in forming a city-wide coalition with other parks, churches, and advocates. The coalition, approached the Brainerd City Council demanding that a park closing ordinance be adopted to guarantee

relocation compensation.

This was the second park to close in the city in the last four years. After two months of intense public dialogue and meetings, the Brainerd City Council, on a vote of 6-1, passed an ordinance that creates a structure for future closings, ensuring that no one affected by a park closing is left unprotected. Four years earlier, the proposal had failed. This makes Brainerd the 16th city in the state, the third in Greater Minnesota, and only the first in northern Minnesota to adopt this ordinance.

After working hard to protect the rights of park residents in Brainerd, Ms. Maldonado said, "It feels great that people recognized this as an important issue. We did something that will benefit many people and we all can feel proud of."

APAC Board of Directors

Edward Landrum, President

Pat Therrien, Vice Present

Doug Boldt, Treasurer

Betty Bailey, Secretary

Judy Bartels, 2nd Vice
President

Donald Pierson

Professional StaffDave Anderson
Executive DirectorNed Moore
Lead Community OrganizerDaren Nyquist
Community OrganizerRodrigo Sanchez-Chavarria
Administrative Assistant /
Membership CoordinatorSteven Renderos
VISTA Housing OrganizerMinnesota Justice
Foundation, Legal Interns:

- Emily Baxter
- Deanne Bahti
- Scott Mismash
- Juhwan Suh

Cheryl Sundley
KDV, Contract Accountant**SHADY LANE RESIDENTS FIGHT TO SAVE HOMES, PARK OWNER SUED FOR VIOLATION OF PARK CLOSING LAW**

BLOOMINGTON, MN – Since receiving a closure statement on June 1st, residents of Shady Lane Court in Bloomington have worked against all odds to save their neighborhood from redevelopment. Under state law residents have the right to match a developer's offer to buy the land and preserve the park. This is known as the right of first refusal.

For most residents, saving the park is the only way to prevent their homes from being lost. Most of the homes at Shady Lane are too old to be moved to another park. Shady Lane in one of the most diverse neighborhoods in the city of Bloomington, 74% of residents are people of color, with Latinos making up the highest population group in the park. There are also many children, seniors, and disabled persons in the park.

There are a number of additional challenges to make the purchase a reality. A series of private owners have neglected

the property for many years, investing very little into the park's infrastructure. The park owner, Dennis Peterson, has refused to accept the residents' offer.

The Housing Preservation Project is representing the Shady Lane Resident Association in suing the owner over his failure to accept the offer. They are seeking a temporary restraining order to stop the nine months notice requirement in a park closing from ticking. In the meantime, residents and APAC are hopeful that the courts will bring justice to the nearly 50 families living at Shady Lane.

The residents of Shady Lane are the first park residents to exercise the right of first refusal. The Resident Association, and its leaders, know that the legal battle may be drawn out, but as one resident said, "Being the first to try something always makes things difficult. But saving our homes is worth the effort."

APAC BOARD, STAFF & MEMBERS EXTEND THANKS TO FORMER DIRECTOR, JIM PAIST

ST. PAUL, MN – As reported in the last issue, Jim Paist left APAC last fall to direct the Hemophilia Foundation of Minnesota/Dakotas after six years as APAC's executive director. Before coming to APAC, he did political campaign organizing and worked with Greenpeace. It was there that he first advocated on behalf of manufactured home park residents, when his research exposed radiation contamination impacting a nearby park.

While at APAC, Jim worked with residents and APAC staff to pass park closing ordinances in Apple Valley, Fridley, Oakdale, Red Wing, Roseville, and Shakopee to guarantee relocation compensation for residents, if their parks closed. Jim also served as APAC's lobbyist at the State Capitol, fending off proposals to allow parks to unilaterally break leases with residents in order to charge for water and sewer, and protecting resident rights by combating the practice of targeting older model homes for eviction.

Jim worked to launch APAC's joint program with Northcountry Cooperative Development Fund to convert parks to resident ownership. This work paid off in October 2004, with the launch of the Sunrise Villa co-op in Cannon Falls.

He also raised funds for APAC and helped many residents to solve the individual problems that confronted them each day. But one of his most lasting contributions may be all of the organizers that he worked with at APAC over the years, including Tom Egar, Katie Flitter, Angie Goodrich, Todd Hull, Sarah Isaacson, Amanda Jackson, Margaret Kaplan, Liz Kuoppala, Jess Luce, Laura Mapp, Ned Moore, Maren Olson, and Miriam Wyman.

The last newsletter didn't allow space for a proper thank you. The board of directors, staff, and members of APAC would like to extend that now. Thank you, Jim!

STATE CAPITOL UPDATE: 2005 SESSION ENDS

ST. PAUL, MN – The Minnesota Legislature should have concluded its business for 2005 on May 23 – the date mandated by the state constitution – and gone home, but it didn't. Legislators were able to complete some important duties by the deadline (a bonding bill left over from 2004, and a \$1-an-hour minimum wage increase), but they were not able to fix a projected \$700 million deficit or pass a budget.

Gov. Tim Pawlenty called lawmakers back into Special Session one minute after midnight on May 24 and they spent the next 51 days struggling to find a compromise. Along the way, legislators missed a June 30 deadline to keep the state running, resulting in the first partial shutdown in state history and the temporary layoff of almost 10,000 state workers. Eventually, a deal prevented the expected deep cuts to K-12 education, health care, local government, and the renters credit refund, and modestly increased funding for higher education, criminal justice and transit. It also filled the budget hole primarily through a 75-cent-per-pack "health impact fee" or tax on cigarettes.

A number of the spending priorities set out in this two-year budget are better than expected news for the low to moderate income individuals. On park is-

ues, little happened this session. One thing that did was an exemption from park regulations for agricultural labor housing with two or fewer units.

Sustained opposition from APAC, residents, Legal Services Advocacy Project, and legislative allies kept a proposal the Minnesota Manufactured Housing Association (the park owners' association) introduced in 2003 and 2004 from coming up. It would have allowed park owners to break leases with residents in order to install submeters and separately charge for water and sewer. In addition, in the House of Representatives, the bill lost its author when Chris Gerlach (R-Apple Valley) was elected to the Senate in a Special Election. In the Senate, Linda Schied (DFL-Brooklyn Center) chose not to author it.

APAC's other key legislative priority was to require that park owners give written notice to residents and the state that an offer for sale or transfer has been made and to provide residents with the right to match that offer. The proposal had bi-partisan support in the Senate (S.F. 1177) with authors Michael Jungbauer, Sandy Pappas, Brian LeClair, David Tomassoni, and Satveer Chaudhary, and in the House (H.F. 758) with Tim Mahoney, Patti Fritz, Frank Moe, and others. The bill unfortunately did not make the committee deadline. We will introduce it again next session.

Manufactured Home Park Summit convenes in March 2005

In March, APAC and others convened over 45 individuals from more than 30 organizations for "Preserving Minnesota's Manufactured Home Parks," a first of its kind conference focusing on the challenges facing park residents. The conference was hosted by Northwest Area Foundation and included presentations by APAC, Housing Preservation Project, and Northcountry Cooperative Development Fund.

The event provided an overview of parks and their important role in affordable housing, key challenges, and successes. Some of the information provided included: the numbers of parks, parks lost, demographics, ownership;

maps; photos; case studies of park closings; a resident panel, featuring APAC board members Edward Landrum and Pat Therrien; a description of park co-op conversions; and park threats and challenges.

A partial list of attending organizations includes Alliance for Metropolitan Stability, Attorney General's Office, Community Stabilization Project, Housing and Urban Development, Family Housing Fund, Greater Minnesota Housing Fund, HOME Line, Metropolitan Council, Minnesota Housing Finance Agency, Minnesota Housing Partnership, Minnesota Senior Federation, and South-west Minnesota Housing Partnership.

Future events are planned.

APAC board, members and staff would like to thank the following organizations for their support in 2005:

Otto Bremer Foundation

Carolyn Foundation

Central Minnesota
Community Foundation

Christian Sharing Fund

Headwaters Foundation
for Justice

Community Solutions Fund

Initiative Foundation

McKnight Foundation

Minneapolis Foundation /
Emma B. Howe

Minnesota Housing
Partnership / Corporation
for National & Community
Service

Minnesota Justice
Foundation

Minnesota State Bar
Foundation

Northland Foundation

Jay and Rose Phillips
Family Foundation

St. Paul Travelers

University of Minnesota /
Center for Urban and
Regional Affairs

** Some support was received in 2004 for use, in part, in 2005.*

APAC hires bilingual and bicultural organizers for Latino park outreach and organizing

ST. PAUL, MN – In the past 6 months APAC has been trying to outreach more to Latino residents in manufactured home parks. With the assistance of new office assistant/outreach coordinator Rodrigo Sanchez-Chavarria and recently acquired AmeriCorps * VISTA Housing Organizer Steven Renderos, APAC has made some positive strides to meet this goal. We have received attention from the local Latino newspaper *La Prensa de Minnesota* as well as made connections with many Latino organizations in the state of Minnesota. Currently, Latino residents in the Shady Lane Manufactured Home Park are taking a stand with fellow park residents against the closure of the park. Vanessa Ramirez, vice president of the Shady Lane Resident Association, has been an avid speaker on the impact that this would have on the Latino residents of Shady Lane and has been an important leader in the fight against the closure of Shady Lane Mobile Home Park. APAC is looking forward to establishing the first Latino Resident Association in the state of Minnesota. We

are looking forward to working in the communities of Shakopee, and Central and Southwestern Minnesota to educate and help out Latino mobile home park residents.

*En los últimos seis meses APAC ha tratado de trabajar mas con los residentes latinos que viven en parques de casas prefabricadas. Con la asistencia de Rodrigo Sánchez, el coordinador de membresía, y Steven Renderos, el organizador comunitario de AmeriCorp * VISTA, APAC ha conseguido que publiquen una serie de artículos en el periódico La Prensa de Minnesota sobre APAC y los problemas que tienen los residentes de la comunidad de Shady Lane en Bloomington. Vanesa Ramírez, la vicepresidenta de la asociación de residentes de Shady Lane, ha sido una voz elemental, hablando sobre el impacto que tendría el cierre del parque a los residentes latinos. Ella es un líder importante en la pelea contra el cierre del parque. APAC esta trabajando para poder crear la primera asociación de residentes Latinos en el estado de Minnesota. Estamos ansiosos de poder trabajar con las*

Since 1980, APAC has been working to improve the quality of life in park neighborhoods through grassroots organizing, and to protect the rights of park residents, with a philosophy of helping people to help themselves.

The only organization of its kind in Minnesota, APAC offers several unique programs to residents:

- Tenant Hotline
- Resident Handbook
 - Workshops
- Neighborhood Organizing
- Leadership Development
- Resident Associations
- Park Closings / Relocation Compensation
- Park Closing Ordinances
- Park Co-op Conversions
 - Latino Outreach / Translating & Interpreting
- Statewide Policy Advocacy

PARK UPDATES FROM AROUND THE STATE

APPLE VALLEY, MN — Residents were pleased to learn this spring that Apple Valley Estates will have a new park manager.

LAKEVILLE, MN — APAC and residents representing five Lakeville parks have proposed a park closing ordinance that would guarantee relocation compensation if a park closes.

LINO LAKES, MN — Eight residents who have been active with the resident association are resisting efforts to evict them from the park based on trumped up charges of park rule violations.

MANKATO, MN — Riverbend Estates remains open after it was discovered that the park owner filed an improper park closure notice. A proper notice has not been re-filed.

MADILIA, MN — The predominantly Latino park is working with Northcountry Cooperative Development Fund to convert to a resident-owned park cooperative.

MOORHEAD, MN — The decision on a lawsuit filed by the Minnesota Attorney General's office requires the owner of Greenwood get out of the manufactured home industry as a dealer and park owner, and sell the park to the residents.

MOUND / MINNETRISTA, MN — Minnetonka Highlands, which overlaps two cities and has a significant Latino population, is being closed for redevelopment.

OGILVIE, MN — APAC and residents halted efforts to circumvent park closing statutes by evicting all residents for "park improvements."

APAC asks for your support through St. Paul Saints fundraiser and Walk for Justice

APAC supporters will have at least two ways they can help out this year.

ST. PAUL, MN – APAC’s annual St. Paul Saints tailgate fundraiser was held Saturday, June 25. The event was also a FUN raiser with many members and supporters attending the game. APAC would like to thank everyone who bought a ticket, and give particular thanks to board members, Don Pierson, for his leading role in selling tickets, and Edward Landrum for preparing most of the food.

MINNEAPOLIS, MN – APAC will participate in the Headwaters Foundation’s Walk for Justice on September 18, 2005. It is a 5K (3.5 miles) walk from Boom Island Park in Minneapolis along the Mississippi River. This is the 10 year anniversary of the event. Over the past nine

years 300 different organizations have raised \$670,000. In 2004, 102 groups with 1000 walkers split \$149,000. This is APAC’s first year.

Unlike other walk events, the Walk for Justice is about raising funds for the groups that participate, not for Headwaters Foundation. It’s a way for organizations to gain alternative sources of funding, particularly from individuals without the hassle and expense of throwing the event. To aid fundraising by the groups, Headwaters handles all the logistics for the Walk. Headwaters pays all the costs (rental, permits, insurance, etc.) and passes along the money raised. You can make a contribution online at www.walkforjustice.org. Last year, over half of the donations were given online.

APAC Annual Meeting looks “Toward a Future of Resident-owned Manufactured Home Parks

LEXINGTON, MN – APAC held its Annual Meeting and celebration on Saturday, August 20 at Paul Revere Community in Lexington. Held at what will likely be the second, resident-owned manufactured home park in Minnesota, the theme looked to a “future of resident-owned parks.”

The Annual Meeting was an opportunity to reflect on and celebrate the previous year and included food, beverages, skits, and speakers. Edward Landrum, APAC president, delivered a “State of the Parks” speech. Dave Anderson, APAC executive director, gave a 2005 Legislative Session wrap up. Kerstin Larson from Northcountry Cooperative Development Fund talked about resident park ownership. Margaret Kaplan from the Housing Preservation Project conducted a legal rights workshop.

Individuals and organizations were also recognized for work to advance the issues and concerns of residents in four categories: Residents, Community Partners, Public Official, and Board, Staff & Volunteers. Those recognized were:

- *Sen. Ellen Anderson, Housing Preservation Project*, and *Park of Four Seasons resident, Joan Larson*, for their ongoing work to protect resident rights
- *Don Pierson* for distinguished leadership on the APAC board of directors and *Myrrhia Resneck* for outstanding volunteer efforts as legal intern
- APAC organizers *Ned Moore* and *Daren Nyquist*, residents *Abigail Lindberg* and *Jean Maldonado*, Legal Aid para-legal *Heather Meyer*, *People Uniting in Peace*, and city council members *Robert Olson* and *Ann Nelson Fisher* for passage of the Brainerd park closing ordinance
- Resident *Betty Bailey* and the *Lexington city council* for passage of the Lexington park closing ordinance
- Resident *Russ Cataldo* and *Chuches United in Ministry* for securing relocation compensation for Rainbow Mobile Home Park residents
- The residents of *Sunrise Villa, Paul Revere*, and *Shady Lane, NCDF*, and the *Minneapolis Foundation* for work to covert parks to resident-ownership

Membership

By becoming an APAC member, you strengthen the manufactured home owner community in your park and throughout Minnesota.

Benefits:

- APAC’s staff support and advice, the only such resource in the state.
- The Alliance, APAC’s quarterly newsletter.
- Manufactured Home Owners’ Handbook.

Join:

- Member
- Associate (non-resident) Member
- Group Member

Membership Dues:

- \$10
- \$20
- \$30
- \$ _____

Or, Volunteer Options:

- Office Work
- Leafleting
- Fundraising

Extra Contribution:

\$ _____

Program Interests:

- Workshop
- Resident Association
- Park Closing Ordinance
- Co-op Conversion

All Parks Alliance for Change

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residents.*



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CSF

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*APAC Salutes Lommen Nelson for its Hard Work
on behalf of Park Residents!*

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