

All Parks Alliance for Change Resident Meeting – Havenpark Communities

JUNE 10, 2021
6:30 P.M. TO 8:00 P.M.



Overview of the Meeting

1. Welcome
2. Havenpark Capital / Havenpark Communities
3. Your Legal Rights & Other Resources
4. Discussion & Possible Responses
5. Next Steps

Welcome

- ▶ **Welcome**

- ▶ Review Agenda / Use of Zoom / Meeting Ground Rules

- ▶ **All Parks Alliance for Change (APAC)**

- ▶ Statewide nonprofit organization of manufactured home park residents
- ▶ Provide hotline (866-361-APAC), organizing, and state lobbying.
- ▶ Opportunities for involvement (membership, committees, board, etc.)

- ▶ **Introductions of APAC Staff**

National Consolidation of Park Ownership

- ▶ **50 Largest National Chains** (Largest Chain: Sun Communities)
 - ▶ 2015 – 521,836 home sites (Sun Communities: 71,129)
 - ▶ 2018 – 693,447 home sites (Sun Communities: 83,294) – 33% increase
- ▶ **Out-of-State Sales in Minnesota**
 - ▶ 18% of home sites changed ownership in the last 5 years
 - ▶ 55% of the sales were to out-of-state buyers
 - ▶ Last year, 70% of sales were to out-of-state buyers
 - ▶ Expected to increase both post-COVID and as family owners retire

Havenpark Capital – Background

- ▶ Havenpark Capital, based in Utah, bought your parks on April 28.
- ▶ Havenpark operates at least 75 parks with more than 15,000 home sites in parks around the country.
- ▶ In Minnesota, the company has purchased:
 - Blaine International Village (Blaine, 522 lots)
 - Brandondale (Chaska, 499 lots)
 - Bel Clare Estates (Waite Park, 290 lots)
 - Pine Ridge (Becker, 95 lots)
 - Three Rivers Mobile Home Park (Hastings, 333 lots)

Havenpark Capital – Media Coverage

Minnesota

- **A worrisome housing trend: non-local investment firms buying Minnesota properties**, Bill Lindeke, MinnPost, 05/20/2021
- **Twin Cities manufactured housing park sales reflect national trend**, Dylan Thomas, Minneapolis / St. Paul Business Journal, 05/18/2021
- **Havenpark Capital Partners Pays \$71M for Minnesota Manufactured Homes**, Lucia Morosanu, Multi-Housing News, 05/13/2021
- **Not enough affordable housing? What about mobile homes?**, Martin Moylan, MN Public Radio, 8/7/19

Other States

- **Rent hike, rule changes cause concern among residents of three local mobile home parks**, Kim Hyatt, Fargo Forum, 9/22/10
- **Mobile home residents group undeterred after North Dakota tenant rights bill gets watered down**, C.S. Hagen, Dickenson Press, 4/25/21
- **What Happens When Investment Firms Acquire Trailer Parks**, Sheelah Kolhatkar, New Yorker, 3/8/21
- **Investor firm that hiked lot rents at Iowa mobile home parks is subject of complaints in other states**, Lee Rood, Des Moines Register, 5/5/19

Legal Rights – Current Lease

- ▶ Under state law, you are not required to sign a new lease or rule agreement, even with a new park owner.
- ▶ You can continue your existing lease month-to-month.
- ▶ There can, however, be reasonable rule changes and reasonable rent increases.

Legal Rights – Eviction Process & Rights

- ▶ Eviction Moratoriums
- ▶ Eviction Process / Notice Requirements
- ▶ “Good Cause” Eviction
- ▶ Defenses Against Eviction / Right to Redemption
- ▶ Illegal Park Actions
- ▶ Post Eviction Order

Legal Rights – Organizing & Speech

- ▶ Right to form a resident association
- ▶ Freedom of expression
- ▶ Protection against retaliation

Rental Assistance & Other Resources

- ▶ The state launched **RentHelpMN.org** to help Minnesotans who have fallen behind on their rent or fear that could happen.
- ▶ Renters can receive up to 15 months assistance with rent and utility bills.
- ▶ Visit **RentHelpMN.org** for all of the information you need to apply. Call 211 (Toll Free: 800-543-7709; Local: 651-291-0211) with questions.
- ▶ For legal assistance, visit **lawhelpmn.org**

Discussion – Your Questions & Concerns

Legislative Proposals

Opportunity to Purchase

- ▶ 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

Rent Stabilization

- ▶ Require park owners to provide a five-year rent history
- ▶ Limit rent increases to once a year
- ▶ Limit rent increases to the Consumer Price Index (CPI), unless they can be justified by expenses to operate, maintain or improve the park, or rents charged by similar parks

Alternative Dispute Resolution

- ▶ Establish a program through the Minnesota Offices of Administrative Hearings to provide either mediation or a legal ruling on a dispute as an alternative to pursuing a case in court.
- ▶ Either park owner or home owner can use this system.

Resident Association / Multi-park Alliance

▶ Resident Association:

- ❑ Formed by collecting signatures from 51% of home owners
- ❑ Legally recognized by the state, with the power to act on behalf of the residents
- ❑ Provides increased protection against retaliation
- ❑ Guide: Steps to Form, including gathering signatures, defining your mission, electing a board, and establishing bylaws.

▶ Multi-park Alliances

Next Steps

- ▶ What do you want to see happen?
- ▶ What do you still need to know?
- ▶ When should we meet again?

Thank you!

▶ **If you want more information:**

▶ **E-Mail:** info@allparksallianceforchange.org

▶ **Phone:** 651-644-5525 or 855-361-2722

▶ **Web Site:** www.allparksallianceforchange.org

▶ **Facebook:** All Parks Alliance for Change

▶ **Twitter:** @APAC_MN