

## APAC Victories

1980

APAC is founded to address the needs of low and moderate income individuals and becomes an effective voice for manufactured home park residents in their parks and the larger community.

1982

APAC lobbied the Minnesota Legislature to eliminate no cause eviction, prevent retaliatory eviction, and establish storm shelter standards. Over the years, APAC has developed a special section of state law providing rights and protections for manufactured home park residents.

1991

APAC lobbied the Minnesota Legislature to create a right of first refusal law that allows residents to match the terms of a park sale when it is being sold for redevelopment and buy the park themselves.

1997

APAC lobbied the Minnesota Legislature to require parks provide criteria used for evaluating tenant applications

2004

APAC worked with residents and community partners to make Sunrise Villa in Cannon Falls the state's first resident-owned cooperative.

2006

APAC worked with Twin Cities Public Television and others on the Emmy-nominated documentary, "American Dream Under Fire: Mobile Home Park Residents Fight to Hold Ground."

2007

APAC lobbied the Minnesota Legislature to establish the Minnesota Manufactured Home Relocation Trust Fund providing a statewide guarantee of relocation compensation when a park closes.

2010

APAC lobbied to make manufactured homeowners eligible for the first time for relocation compensation through the Right-of-Way Acquisition Fund (RALF) when road projects take their homes.

2016

APAC lobbied the legislature to nearly double the benefits paid by the Manufactured Home Relocation Trust Fund when a park closes.

## Risk of Park Closings

### The Risks & Impacts

Parks are located on some of the most valuable land for commercial redevelopment. Residents are in a vulnerable housing situation since they own their homes but not the land. The closure of a park can be financially devastating when a home cannot be moved due to age, moving costs, shortage of available lots, or the practice of parks barring homes over 10 years old.

### Your Rights in a Park Closing

A minimum of nine months before the closure or conversion to another use of all or a portion of a park, the park owner must prepare a closure statement and provide a copy to a resident of each household clearly stating that the park is closing, the availability of replacement housing, the probable relocation costs, the right of first refusal to match the sale price, and possible eligibility for the MN Manufactured Home Relocation Trust Fund. The local municipality must hold a public hearing at least 60 days before the park closes.

### MN Manufactured Home Relocation Trust Fund

The Trust Fund provides relocation compensation in the event of a park closing either for moving costs or, if the home cannot be moved, for a home buy out. The fund also makes park owners responsible for home demolition costs. The fund is supported by contributions from both the park owners at time of closing and the home owners through an annual \$12 fee.



**ALL PARKS ALLIANCE FOR CHANGE**

**All Parks Alliance  
for Change  
APAC**



## Mobile Justice

2380 Wycliff Street, Suite 200 • St. Paul, MN 55114  
(651) 644-5525 • toll free (855) 361-2722

Fax (651) 523-0173 • [info@allparksallianceforchange.org](mailto:info@allparksallianceforchange.org)  
[www.allparksallianceforchange.org](http://www.allparksallianceforchange.org)

## Background

### Mission

All Parks Alliance for Change is the statewide organization for Minnesota's 180,000 manufactured home park residents. APAC provides a vehicle for manufactured home owners to express their needs and concerns in their parks and in the larger community. Through education, grass roots organizing and leadership development, APAC works with residents to improve the quality of life in park neighborhoods, protect the rights of park residents, advance public policy change that supports safe, affordable, and stable park communities, and preserve this vital source of affordable housing.

### History

APAC was founded in 1980 by a group of park residents in Anoka County who worked to eliminate no-cause evictions, and to create new storm shelter standards. These efforts eventually lead to the establishment of a special section of state law for manufactured home parks. APAC expanded to the seven county metro area in 1988 and statewide in 1994. In 2007, APAC began a national resident organizing project to promote resident leadership, organizing and advocacy in other states and on a national level.



## Programs

### Resident Education

In both English and Spanish, APAC runs a statewide, toll-free resident hot-line (866-361-APAC), conducts educational workshops, and produces consumer guides.

### Community Organizing

APAC works with homeowners to form resident associations, conducts community based and statewide leadership trainings, and recruits residents to serve on our board of directors. APAC works with homeowners to respond to resident-defined issues such as park closings, excessive rent increases, and abusive management practices.

### Tenant Advocacy

APAC works with homeowners to ensure that they are aware of and able to successfully stand up for their legal rights.

### Legislative Advocacy

APAC works with residents to conduct policy research and analysis, and direct and grassroots advocacy to promote public policy change at city hall and the State Capitol.

### Community Preservation

APAC works with homeowners in parks at-risk for redevelopment to preserve their communities through a nonprofit developer or a resident-owned cooperative.

## Get Involved

### Become a Member

APAC is a membership organization of manufactured home park residents. APAC membership applies to an entire household and every adult residing in a household is considered a member. Benefits include APAC's newsletter "The Alliance" and APAC's "Manufactured Home Owner Handbook."

### Form a Chapter

APAC chapters can be formed when 10% of the occupied households in a park are members. Chapters participate in APAC's programs, receive support from APAC staff, and elect APAC's board of directors.

### Volunteer

Become involved in APAC's programs, help to promote the organization, form a resident association, or provide assistance in the office.

### Contribute

Support APAC through an extra contribution with your membership dues, our fund raising events or a workplace donation through Community Shares of MN.

## Membership

Yes, I want to join APAC! Enclosed are my annual member dues:

- ☐ \$10 minimum dues      ☐ \$20 regular dues  
☐ \$30      ☐ \$

I cannot afford dues, but I still want to be a member. I have volunteered a minimum of two hours to earn membership:

Date \_\_\_\_\_ Hours \_\_\_\_\_

Volunteer work \_\_\_\_\_

### I want to join as a:

- ☐ Regular Member      ☐ At-Large Member  
(current park resident)      (former park resident)  
☐ Associate Member (non-resident)

Name \_\_\_\_\_

Address \_\_\_\_\_

Park \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Work Phone \_\_\_\_\_

E-mail \_\_\_\_\_

### Involvement:

I want to become involved with APAC by:

- ☐ Working to form a resident association  
☐ Establishing an APAC chapter  
☐ Becoming involved in an APAC program  
☐ Promoting APAC in my park  
☐ Providing assistance in the APAC office