



# All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

## BALLOT – APAC Goals for 2016 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.

\_\_\_\_\_ **Relocation Trust Fund** – Increase compensation for moving homes to match actual costs. Increase “buy-out” of homes to at least match the maximum moving costs. Clarify how “buy-out” is calculated. Remove the cap on the size of the Trust Fund’s balance.

Rank the top two (2) new major campaigns in your preferred order.

\_\_\_\_\_ **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.

\_\_\_\_\_ **Purchase Opportunity** – Provide notice to residents of all intended park sales, increase the time residents are given under the “right of first refusal” to purchase their park when it is being sold for redevelopment, and provide tax incentives for sales to residents.

\_\_\_\_\_ **Park Manager Licensing** – Require the state licensing of park managers with continuing education requirements through certified training programs.

\_\_\_\_\_ **Rent Control & Justification** – Reduce rent increases from twice to once each year. Define what constitutes an “excessive rent increase.” Allow homeowners to challenge a rent increase as unreasonable and seek binding arbitration.

\_\_\_\_\_ **Maintenance Enforcement** – Provide residents notice of local or state enforcement actions. Give resident associations and municipalities standing to file tenant remedies actions.

\_\_\_\_\_ **Freedom of Expression** – Define what constitutes reasonable limits for park owners to set on time, place and manner. Limit the establishment of “do not contact” lists to commercial, not non-commercial, activities.

**[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 Homes Defined as Real Property** – Create a process for manufactured home owners or buyers to voluntarily classify their homes as “real property” rather than “personal property” to access better financing and stronger consumer protections.

\_\_\_\_\_ **Regulate Park Utilities** – Create overall regulations for utilities that are provided or “passed through” by parks. Introduction of water sub-metering requires reduction in lot rent, meter standards, and consumer protections.

\_\_\_\_\_ **Municipal Water Rates** – Prohibit the practice of charging higher city water rates to parks than those charged to single family homes or apartment buildings.

***IMPORTANT: BALLOTS MUST BE RETURNED TO THE APAC OFFICE BY SEPTEMBER 18 OR PRESENTED AT THE ANNUAL MEETING ON SEPTEMBER 19 TO BE CONSIDERED VALID.***