



# All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

## BALLOT – APAC Goals for 2019 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.

\_\_\_\_\_ **Resident Purchase Opportunity** – Close loopholes in the “right of first refusal” law that allows residents to match the sales price if their park is being sold for redevelopment in order to buy it and keep it open. In 2017, these loopholes prevented the purchase of Lowry Grove in St. Anthony Village. In addition to closing loopholes, the law should be expanded to require park owners to provide notice of all intended park sales and negotiate a possible sale to the residents in good faith.

Rank the following new major campaigns in your preferred order.

\_\_\_\_\_ **Relocation Trust Fund** – In 2011, the park owners pushed through a \$1 million cap on the size of the Trust Fund’s balance; meaning that the \$15 annual home owner fee is no longer collected when the balance is above that amount. As a result of two expensive park closures in 2017, only \$150,000 left in the fund. On the other hand, if the collection had been allowed to continue, there would have been an additional \$2 million in the fund. In addition to removing the cap, a process should be established for the additional emergency collection of the fee when necessary.

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

\_\_\_\_\_ **Maintenance Enforcement** – Provide residents notice of any local or state health & safety violation notices being given to their park owner. Give resident associations and municipalities standing to file tenant remedies actions that can legally require the park owner to make the required repairs.

**[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 Housing Infrastructure Fund** – Some park communities have closed due to infrastructure problems when a one-time investment of \$5,000 to \$10,000 per lot could have resolved the problem. Create a dedicated \$5 million infrastructure fund for improvements to communities committed to providing long-term access to affordable housing, such as resident- and nonprofit-owned communities.

\_\_\_\_\_ **Fair Property Tax Treatment for Manufactured Home Owners** – Currently, over 500 households in manufactured home park cooperatives are prohibited from using property taxes they pay on the leased land when computing their Renter’s Credit property tax refunds. Restore the eligibility of manufactured home owners living in resident-owned park communities to apply for the Renter’s Credit.

**IMPORTANT: BALLOTS MUST BE RETURNED TO THE APAC OFFICE BY OCTOBER 19 OR PRESENTED AT THE ANNUAL MEETING ON OCTOBER 20 TO BE CONSIDERED VALID.**