



# All Parks Alliance for Change ■ APAC

An Organization of Manufactured Home Park Residents

## BALLOT – APAC Goals for 2020 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.*

Rank the following possible major campaigns in your preferred order.

\_\_\_\_\_ **Resident Opportunity to Purchase** – Minnesota is one of 19 states with laws that require or encourage park owners to sell their parks to the home owners. However, the state’s current law (a “right of first refusal”) only applies when a park is being sold for redevelopment. In other states (such as Massachusetts, New Hampshire, and Rhode Island) park owners must provide notice of any intended sale and consider a resident offer. In those states, residents own 25% or more of all their states’ parks.

\_\_\_\_\_ **Alternative Dispute Resolution** – There is currently no way to seek resolution to a dispute between residents and park owners without the time and expense of going to court which becomes even more difficult as both court and Legal Aid budgets are slashed. Establish a state program through the MN Offices of Administrative Hearings that provides mediation or an official legal hearing within 30 days of filing without the need for an attorney.

\_\_\_\_\_ **Protect Resident Property Rights** – Identify residents as property owners entitled to all the same public legal notices being provided to park owners, including notices of local or state health and safety violations, proposed road projects or public redevelopment projects, and so on.

\_\_\_\_\_ **Rent Control and Justification** – Since 1982, state law has attempted to limit rent increases by requiring that rent increases be “reasonable.” However, the only way to enforce this right is through law suits, which have not been very helpful. Courts have only provided guidance at the extremes deciding a 10% increases is “reasonable” and a 100% increase is “unreasonable.” Define what constitutes an “excessive rent increase” and allow homeowners to challenge a rent increase as unreasonable and seek binding arbitration. In addition, reduce rent increases from twice to once each year and require parks to disclose five years of rent history.

**[TURN THE PAGE TO SEE THE REST OF THE OPTIONS]**

\_\_\_\_\_ **Consumer Protections for Park Utilities** – Currently, the consumer protections that protect utility customers when it comes to service, billing, maintenance, and so on don't apply to residents if the utilities that are provided or "passed through" by parks. Extend the same protections to residents. In addition, cities can charge parks steeper high-volume commercial water rates, which they cannot do with apartment buildings. Parks then pass along the higher rates to residents even though state law prohibits park owners from charging higher rates to park residents than the rates charged in the surrounding area.

## **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.

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

**IMPORTANT: BALLOTS MUST BE RETURNED TO THE APAC OFFICE BY OCTOBER 18 OR PRESENTED AT THE ANNUAL MEETING ON OCTOBER 20 TO BE CONSIDERED VALID.**