

THE COOPERATOR

News and updates for leaders of resident-owned communities

Advocacy: unlock your superpower *What is political advocacy?*

By Joel Hanson and
Kathleen Richert

Everyone has heard about lobbyists in politics, but what do lobbyists *actually* do? Lobbyists advocate on behalf of specific groups of people, industries, or causes. They are the voice for individuals who cannot be at the state or federal capital when lawmakers pass bills and debate policy. While many people are busy with work, family duties, or their day-to-day responsibilities, lobbyists make sure politicians take the opinions of the people they represent into account even when those people cannot be there. Lobbyists meet with elected officials and inform them how particular groups of people may think about a bill.

A lobbyist may help elected officials create legislation that the people they represent want and support. While this activity is often called *lobbying*, a better word is *advocacy*.

Advocacy is the most direct way for people to influence government policy making. Political advocacy means engaging with legislators on the



Bev Adrian (WTC) testifying before the Housing Committee in the MN House of Representatives.

local, state, or federal level in order to influence laws and policies. Everyday citizens can advocate, communicating directly with lawmakers and those who design policy, and impacting the creation of laws.

Elected officials care about what their voters have to say. After all, the voters ultimately decide if they keep their jobs. You could say that the voters are the bosses of elected officials. To make a difference, a voter needs to be informed and engaged. A voter does not need to be an expert, but their knowledge and firsthand experience helps elected officials understand potential impacts of a law, which policies work, and

which laws are likely to have a negative impact.

Voters can advocate as individuals or as part of a group. It can be as simple as joining an email network and responding to action alerts. If an individual has more time, they can research an issue and call, email, or write letters to their representative expressing their thoughts.

Despite what many may think, elected officials, especially on the local and state level, want to hear from voters. They read the emails and letters from local voters and will cast their votes on laws accordingly. To make the most impact, consider testifying at hearings or set up in-person meetings with your legislators. It might sound surprising, but elected officials like to hear the stories of people in their district and understand how laws might directly affect members of the communities they represent. Most prefer meeting with their voters and not lobbyists, because this helps them understand firsthand the opinions of their voters.

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Are you getting your money's worth from your property manager?

By Dan Gordon

Finding a good property manager is often difficult but finding one for a manufactured housing cooperative poses some unique challenges. How do you know if your co-op's money is well spent? Here are some things to consider:

How close is the property manager to your park?

Some co-ops end up in contracts with firms that are out of town and charge for every visit to the park. Is it worth the travel cost, or are there companies that are closer and may be a better fit?

Does the firm have staff that speaks the language(s) of your residents?

Many companies will contract translation services to a third party for an additional fee, but during an emergency they may not be able to find an interpreter quickly. Ask your property manager about their policy to ensure that communications are sent out in the languages spoken in your community.

Does your property manager have experience marketing and selling homes?

A property manager with a real estate license will have access to more resources and can advertise available properties. This helps with infill efforts.

Do they have experience handling evictions?

Make sure that your property manager has a firm policy on rent collection and knows how to partner with a legal firm if evictions are needed. Some firms will send out late rent notices but not follow through to ensure that rent is collected. This can lead to rising delinquencies and give nonpayers the sense that there are no consequences for failing to pay their lot rent each month.

Do they have experience preparing lots for new homes?

Helping to prepare a site for the foundation piers, grading, and utilities is something that traditional property management firms may not have experience with. Make sure your property manager has the knowledge to make everything go smoothly for homeowners wanting to move homes into your park.

Annual reviews:

Part of the Board's job is overseeing the work any third-party vendor does for your cooperative, including the property management company. Both the contract and the work should be reviewed annually. The TA for your community can help you decide what questions should be part of that review.

Advocacy, con't

How do laws become laws?

A law starts as a proposal, resolution, or bill. An elected official will either propose creating a new law, changing an existing law, removing an existing law, or a combination of these.

The idea for a bill may come from the elected official themselves, another elected official, government staff, lobbyists, special interest groups, or directly from the people they represent.

Typically, an elected official brings the idea for a new law to their government staff, and they begin the process of creating a bill. However, a bill is not a law. It is a proposal. On the state and federal level, most of the legislative process happens in specialized committees in each chamber (House and Senate). When a legislator creates a new bill, the

rules of the House and Senate specify which committee the bill will go to based on the subject matter of the proposal. For example: if a legislator proposes a new bill about manufactured housing, it will most likely be sent to the Housing Committee.

Committees are made up of small groups of legislators in each chamber. The members of the committees are knowledgeable or have an interest in the issue area of the committee. For example, a police officer who is an elected official might serve on the Public Safety Committee. The committee structure allows the extra time and effort needed to work out details and problems with the bill before it is considered by the full House or Senate.

Committees hold hearings to hear testimony from interested parties, concerned citizens, or lobbyists. They debate the merits of the proposed legislation

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To meter or not to meter: that is the question

water meters, of course

**By Emily Stewart and
Tom Guettler**

Water and sewer expenses comprise a large chunk of every resident-owned community's budget. How to charge for that water consumption can be a hot topic. Should you charge everyone the same amount for water and sewer costs, or should you install *submeters* and charge according to actual use? This article explains what a submeter is, how it can be used and how they need to be maintained.

Every manufactured housing community has a 'main' meter on the water line that comes from the city into the community. (If the community is on a private well, there will not be a meter.) The city reads the main meter monthly or quarterly and sends a bill to the community based on the community's total water use. The city uses water consumption measurements to calculate sewer charges. (If the community is on a private sewer system, the community calculates the cost of operating the system.) If water is not metered for each household, the cost of water and sewer will be divided equally among all households and added to or included in everyone's lot rent.

In a *submetered* system, the main meter is still used by the city to charge the community for water and sewer costs. However, a submeter installed on each household's water line will be used to measure actual water use and invoice the household for the water and sewer costs.

Fairness

The advantage of submeters is that, instead of each household paying the same amount, each household is billed for their share of the costs based on what they actually use. Residents are aware of their consumption, and they have an incentive to use and waste less.

Leak Detection

Water meters also help detect leaks in the underground system. If the city's meter shows more consumption than the total of all submeters, that could mean that water is escaping. There is a leak somewhere in the system. There will always be some leakage (or 'shrink') in the system, but a big

difference can help the community troubleshoot problems and take corrective action.

Data for Resident Education

Water consumption data can be used to educate residents about water saving practices. Saving water will reduce the community's water and sewer costs and also has environmental benefits. Experience shows that when a community becomes submetered, their water consumption drops on average by 20 percent.



*Now that we've outlined the benefits,
what are the costs?*

Cost of Installing Submeters

The cost of installing submeters depends on your community's location, the difficulty of installation under each home and the contractor performing the installation. The costs range from as little as \$400 (to simply install a meter in the household's existing line) and may go up from there.

Cost of Collecting Submeter Data and Invoicing Residents

There is a cost for collecting the water consumption data and billing residents. Some systems require that each meter be read manually, but most systems allow household consumption information to be read remotely, either by a handheld device or transmitted to a central receiving unit. Once the data is collected, consumption is calculated, and each household

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The faces of manufactured housing cooperatives

Meet a Board member

By Sam Estes

Cheryl Levandowski
Secretary, Prairie Lakes Estates, Kenosha, WI

The Cooperator: Tell me about your background and when you moved into to Prairie Lake Estates

I'm from Pleasant Prairie, Wisconsin [which borders Kenosha]. I moved away in 2003 and moved back five years ago after my husband passed away. I lived with my sister for a time but soon started looking for my own place. I was curious about Prairie Lake Estates. I'd always driven past it but had never entered the community. I responded to a *for sale* ad, visited, and decided to buy a home. I've lived in Prairie Lake for four years now.

I have three children (two sons and a daughter) and two grandchildren, a boy and a girl. They helped me move in. My family visits frequently and my grandson has claimed one of the bedrooms as his own. I live with my dog who's 14 years old and deaf. Our walks are quiet because he doesn't hear other dogs!

I love to read, and I take care of people and their homes. When I visit, I help them take showers and clean their homes.

TC: Why did you join the Prairie Lake Board of Directors?

When I moved in, community members told me that we all have an obligation to participate – because it's our community. I did the clean-up day and planned to join the board one day. Last fall two board members were leaving, so several of us ran for the open positions. I was the only woman who ran for election. I was hoping the others would be elected – I'm still young and have time to join the board later. I told my friends to vote for the others, but I was elected, so now I'm Board secretary! Secretary fits me because I once had a job as secretary.

TC: What challenges does Prairie Lake Estates face?

Getting more community participation. We send out a newsletter with information about community



Board member Cheryl Levandowski, in a group hug with her sons and grandson.

meetings, activities, and home care reminders with the monthly bill, but many people don't read the newsletter. For instance, a gentleman came to our last meeting. He said he received an email about the meeting and that's why he came. He hadn't attended other community meetings in a while. We told him he's always invited, and the meeting schedule is in the information that accompanies the bill. But he said he never reads the other paperwork. He just looks for the bill and throws the rest away.

So, how do we reach more people to get involved? For this gentleman, he needed a personal invitation – the email he received the day of the meeting. So, I'm going to do more personalized invitations and reminders to get people to meetings. I'll send some people an email or message the day of the meeting.

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NCF welcomes two new staff members

Northcountry Cooperative Foundation (NCF) is excited to introduce two new staff members. Joel Hanson comes on in a new position as Advocacy & Communications Manager. Josh Best takes over as Real Estate Development Manager.

Joel Hanson will be leading public policy and public relations efforts. That means he will be advocating for NCF's legislative agenda at state capitols. He will be working to help resident-owners have their voices heard by elected officials. You can read more about the legislative agenda and how to help support it on page one of this issue of *The Cooperator*.

Joel's background includes nearly seven years of working in media relations and government policy at the Minnesota State Senate. While at the Senate, Joel led communications efforts for over a dozen different Senators and served as the Administrator of both the Senate Housing and Agriculture Committees. In his role managing committees, Joel encountered the work of cooperatives across many sectors- from energy and utility cooperatives to agricultural cooperatives to NCF's work with housing cooperatives.



While you'll often see Joel Hanson in a suit and tie, he's pictured here relaxing in the Tetons.

Joel is from Winona, MN and currently lives in West St. Paul, in a community with a homeowners' association. Growing up in the southeast corner of the state he developed a passion for fishing, particularly through the ice and with his dad. His hobbies and interests extend to collecting and fixing old arcade and pinball machines, brewing beer, and traveling as much as he possibly can.

Josh Best has a wealth of experience in architecture, community real estate, and economic development. Josh also has worked in policy advocacy, volunteer organizing, and construction management.

Josh and his family relocated to the Twin Cities in 2021 from Kansas City, MO. It was pandemic times and change was in the air. Moving was a family adventure. Josh grew up coming to St. Paul in the summers to visit his family who had a cabin on Lost Girl Lake (that's the real name!).

Nonprofit work is a welcome change for Josh. It gives him a sense of purpose. One of Josh's most memorable moments was when a client hugged him after he made repairs to their home. Josh is excited to serve the community through his work at NCF.

Previously, Josh worked for a Community Development Financial Institution (CDFI) in Kansas City. In this role, Josh consulted, developed real estate, and created lending services to serve local needs. He has had many successes. Notably, Josh has actively worked to connect leaders of color to funding for major projects, general operating expenses, and organizational growth. He also worked in the field of weatherization and developing financial tools for artists.

Josh feels he's found his career home and is looking forward to many successes with NCF.



Josh Best with his son, who does not like to be photographed

What's your problem? Title control

Titles matter: they prove who owns your home

By Kathleen Richert

Buying or selling a manufactured home (MH) should be easy if all the information is available when it's time to buy or sell. It should be easier than selling a site-built home. In an ideal situation, the price will be fair, the home will be in perfect condition, and the seller will have clear title to the home. The title will include complete information about all the people or companies that might have an ownership interest, list any unpaid loans, and list the ID number(s) for the home.

A person ought to be able to transfer the title to a new owner at the Department of Motor Vehicles (DMV). It becomes difficult when some of the information isn't correct or isn't available.

To buy or sell, you will need

The Title: Titles are a certificate of ownership. In most states the title change must be registered whenever the home's ownership changes. Each new owner submits the signed title and pays the fees so it can be updated in the state's database. The title looks just like a motor vehicle title. The Seller signs off as the seller; the Buyer signs as the buyer and completes the application portion on the title. Within 10 days the Seller must also complete the Seller's Notice of Sale section at the bottom or on-line. **Tip:** Ask to see the title during your first walk through of the home. If they don't have it at the walk through, ask the seller to send a picture of the title(s) to you via text or email to verify information.

Taxes Paid Statement: The owner of the manufactured home must obtain a tax clearance form signed by the assessor or auditor treasurer from the county where the home is located. This form states that there are no current or past due taxes owed. Taxes must be paid in full for the entire year before they will issue this tax clearance. The DMV will not transfer the title unless the title is accompanied by the taxes paid statement.

That's pretty straight forward, but what happens when the name on the paperwork is different from the name of the person you're buying from? The

buyer may think that just having the title means they completely own the home. They didn't know they needed to register it in the state's database. Legal and tax issues can happen because a buyer failed to change the title to their own name through the state DMV. Until the title has been re-issued in the new owner's name, the home still belongs to the last person on record. If this happens several times in a row, working backward to correct it may take a lot of time and energy. You should still do it to protect yourself, to be sure you are the legal owner.

What if there is no title or the title is missing?

You may be able to get a duplicate title, but there are some steps to go through and fees to pay. You must prove who owns the home and that no taxes are owed. A paper *Bill of Sale* is NOT sufficient to prove ownership. Usually, the owner of record must be available to transfer ownership, so you, your realtor, or the closing attorney must track them down so they can sign the title over to you. Contact the DMV office to ask for instructions to move ahead.

Manufactured homes built in the United States since June 15, 1976 are required to have one or more identification labels attached to the home. MHs come with:

- a Certification Label (also known as a HUD Tag), and
- a Data Plate / Compliance Certificate

You will need to have the mobile home's Vehicle Identification Number (VIN) or serial number available when you make this phone call. Each section of a multi-section home has its own VIN number or serial number, usually the same number with an A, B or C after it. There may be a separate title for each section. If you are buying a double- or triple-section home be sure you get the title and/or ID numbers for each section.

Make sure it's the right title.

Check for the data plate in a closet or cabinet and see that the numbers on the home match the numbers on the title. On older manufactured homes, the VIN will likely be on a decal or sticker, or stamped, under the front steel cross-member of the

chassis or tongue. In newer homes, the VIN is on a sheet of paper with a map of the U.S. on it. These papers are often glued to the wall in a primary bedroom closet, inside of a kitchen cabinet door, or in the laundry area.

Check for back taxes.

The DMV will not transfer the title unless all back taxes are paid. Contact the County Tax Office in the county the home is located with the mobile home's serial number or VIN to verify taxes are current.

Tip: If purchasing a MH with past due taxes, you may negotiate to deduct this amount from the purchase-price. This way you can pay the back taxes at the time you transfer the title.

Check for hidden liens.

A *lien* is a legal claim to property because a debt is owed, for example a previous owner may have used the home to secure a personal loan. Contact the DMV in the county where the home is located with the home's serial number or VIN to verify there are no unexpected liens. These claims may or may not be listed on the mobile home's title in the section marked "Lien Holders". Explain that you are buying or selling the MH and you need the form or receipt

that is provided by the tax collector to transfer title.

Tip: This official letter cannot be printed at your home. It must be on the official County tax office letterhead.

The only good thing about dealing with liens on a mobile home is that the paperwork may be easy to find because liens are usually recorded diligently. The bad news is that there is money owed on the home. The title can't be transferred to you until those liens are settled. If the seller is using the proceeds from the sale to pay off that lien, it's a pretty standard transaction. You can get a clear title once the debt is paid. Get proof, in writing, that the debt has been settled.

Titles are complicated because we're using a system made for automobiles. In the beginning, when mobile homes and trailers were towed by personal vehicles, it made more sense to use the same titling system, but it doesn't make sense anymore. Homes are not vehicles, they should have their own titles and registration system, separate from cars. But until that happens, it is your responsibility as the owner to register the title information when you buy or sell.

Water meters, cont'd

billed accordingly. Some communities use a contractor to collect data and invoice residents and some use volunteers or employees. When pricing the cost of a submetering system, be sure to include the costs associated with data collection and invoicing.

Replacement and Maintenance Costs

Submeters sometime freeze or malfunction, so every year there will be replacement costs. Submeters usually last about 20 years so you'll need to plan for replacement on a 20-year cycle.

Individual Household Cost

The cooperative is responsible for the installation of the submeter at each home. After that, the household is responsible for the water line from the submeter into their home, including condition of the line and correct installation of heat tape. Because the water line is 'out of sight and out of mind,' homeowners often forget to maintain their water line. There are a few ways your co-op can address

this problem.

- 1) Send reminders to homeowners ahead of the winter months to weatherize their water line, including tips on how to locate the line and ensure that the heat tape is installed and working correctly.
- 2) Because heat tape must be installed correctly in order to avoid water line damage and possible fire, provide residents with contact information for a vendor who can perform the work correctly.
- 3) Some communities have their property manager inspect all submeters ahead of the winter months and fix any problems.

Submeters can be an important part of maintaining fair and affordable lot rent. The Board should consider whether submetering is beneficial for your community. If you're considering submeters, ask your NCF technical assistance provider to help guide the process.

Cheryl Levandowski, cont'd

I'll let other people know I can give them a ride. When the weather's better, I'll ask if they'd like to take a walk with me and go to the meeting.

When people aren't involved, they suffer for it. I have a neighbor whose pipes froze. I knew his pipes were going to freeze because he didn't take precautions. He didn't read the newsletter that had all the information about preventing frozen pipes. He also didn't know who to call to fix his pipes because he doesn't talk much to his neighbors.

TC: What do you like about Prairie Lake Estates?

I love the quietness. A lot of people in town don't know we're here, so they never drive through. Also, my neighbors are wonderful people. Here, your neighbors know you and ask if you need anything.

Advocacy, cont'd

and vote whether to pass the bill out of their committee for consideration by the whole chamber - either House or Senate. The chairperson of a committee is often the most powerful voice on that issue and decides which bills will be heard in their committee. If a bill is not heard, it probably won't move along in the process to become a law. Committee chairs are often contacted by people who do not live in their districts, because the decisions they make impact the entire region, not just their district. Advocates often also focus on contacting and meeting with the chairperson, sometimes even before their own representative.

The issues Northcountry Cooperative Foundation (NCF) is focused on in Minnesota for 2023:

Over the last six years, NCF has advocated for many bills in the Minnesota State Legislature. And many of those bills passed and have helped homeowners in manufactured housing cooperatives across the state. In addition, NCF has begun policy work in Wisconsin to help residents of cooperative communities there. Here are highlights of NCF's 2023 Minnesota policy agenda:

1. Creating a tax incentive for private owners who sell manufactured home communities (MHCs) to residents.

Reluctance from park owners to sell to residents is one of the biggest barriers residents face in cooperative ownership. This proposed legislation will offer a tax incentive to park owners who sell their communities to the

In the summer, one neighbor saw that my grass was long, so he showed up and cut my grass to the same length as his. He just thought, "I'm your neighbor and it's something I'm going to do for you."

When I moved in, I had a plumber check my hot water heater. The plumber told me it wasn't safe and I should get a new one. But then my neighbors came over and showed me that the water heater I had was fine for my home. They were looking out for me.

TC: What's one thing you like and one thing you hate about winter?

I don't like when I have to shovel. But I do like the freshness of the snow. When it snows, it's like a whole new day, and it's beautiful. I just wish the temperatures could be higher!

residents. The incentive would not be available if they sell to a private investor.

2. Establishing a program to help create new resident-owned communities.

This bill would create a grant program for cities and counties in Minnesota to help develop new resident owned MHCs. Municipalities would receive assistance toward constructing and maintaining infrastructure in new MHCs. This creates more affordable homeownership opportunities in Minnesota and also eliminates the cost for residents of maintaining private infrastructure.

3. \$25 million for creating innovative and affordable lending products for manufactured homes (Section 2 in [HF 814/SF 817](#))

In 2021, NCF successfully advocated for a change in Minnesota state law allowing manufactured homes (MHs) in resident-owned cooperatives to be titled as *real property*. However, the majority of MHs in cooperatives remain titled as *personal property*. This prevents MH-owners from getting affordable, long-term financing on their homes, like a mortgage, and makes most MH-owners ineligible for traditional government down payment assistance programs and first-time home buyer financing. However, Community Development Financial Institutions (CDFIs) in Minnesota have indicated a willingness to offer long-term, affordable home loans to MH-owners. CDFIs are non-profit lenders that loan

Advocacy, cont'd

to individuals who might not get financing from a traditional bank. The biggest barrier in offering these loans is availability of cash for CDFIs to loan. This bill is for a one-time state appropriation to fund a grant program for:

- a) Creation of a manufactured home loan pilot program to help at least 150 households purchase new MHs with competitive interest rates and loan terms (\$15 million)
- b) Creation of a down payment assistance program to help at least 250 households purchase new MHs (\$5 million)
- c) Creation of a MH rehab lending program to help over 300 low-income homeowners preserve and fix their older MHs (\$5 million)

4. Increasing the amount available for manufactured housing infrastructure improvements from \$1 million to \$15 million annually (Section 3 in [HF 814/SF 817](#))

The infrastructure in MHCs is often privately owned. The ongoing costs of infrastructure improvements (wastewater handling, stormwater, roads, etc.) are a huge financial burden residents face in operating a cooperative. NCF successfully advocated for additional resources for the Minnesota Manufactured Home Community Redevelopment Program (MHCR) resulting in the largest grant award cycle in the program's history in 2022. Over \$9.5 million in infrastructure improvements went to communities statewide (\$5.9 million went to cooperatives). Despite a clear need for additional funding (requests to the program totaled over \$25.6 million), the program is poised to drop to \$1 million in annual funding, unless additional resources are passed by the state legislature. NCF is advocating for \$15 million annually to be ongoing, establishing reliable, long-term funding for the large infrastructure projects MHCs need.

5. Establishing a \$10 million MH cooperative acquisition fund (Section 4 in [HF 814/SF 817](#))

Access to ready capital is a huge barrier for residents if they want to buy their MHC. NCF is advocating for a one-time state expenditure to establish a revolving loan fund at the Minnesota Housing Finance Agency (MHFA). Residents

would have access to short term money in order to purchase their community and convert to cooperative ownership. Once the residents complete the purchase, they would secure traditional financing on the property and pay back the loan. The short term and quick repayment mean that the next group of residents can use the same money to purchase their community. This creates an ongoing, sustainable fund enabling residents to compete in the marketplace and preserve more affordable housing across the state.

How can you help?

Thanks for asking! The insights that you bring to the table helps elected officials understand the real impact a bill could have.

NCF's new Advocacy and Communications Manager, Joel Hanson, is at the Minnesota State capitol for the new session, fostering connections that will support manufactured housing co-op legislation at the state level. Throughout the session, Joel may ask for co-op members to write letters or postcards, make phone calls, or testify in-person in support of pending legislation. Already this session, [Bev Adrian](#) (Woodlawn Terrace Cooperative) and [Natividad Seefeld](#) (Park Plaza Cooperative) testified before the Housing Committee in the Minnesota House. Joel's job is to help empower residents like you and connect you to your representatives when it matters

Elected officials often have full calendars, so many in-person meetings are limited to 15 minutes or less. To prepare, write down the main points the legislator should hear and practice saying the points out loud. Keep it short- many advocates time their pitches and work to keep it between three and five minutes. This leaves time for legislators to ask questions, request additional information, or engage in small talk. Be polite, be on time, and follow-up with a thank you note. A thank you not only shows appreciation for the meeting, but it is another opportunity to remind the legislator of the advocacy topic and why it is important to the community you are part of. Joel can be a resource to provide statistics and other advocacy strategies.

Remember, if a legislator thinks a bill will either help or hurt their voters, they will most likely cast their vote in the best interest of their 'bosses'.

***If you're not sure what to say, here are some talking points you can use
in a call, email or letter:***

I live in [name of MHC] in the city of [name] in your district.

We're a resident-owned community, which means that residents own the corporation that owns the land beneath our homes. Being resident-owned means that we are able to manage our community in order to keep costs low, make infrastructure improvements, and preserve affordable housing. Importantly, as homeowners, we are empowered to make the decisions that are best for our community.

Resident ownership has been great because... [share a benefit of resident ownership].

I support any incentives that the state may offer to manufactured home park owners that encourages them to sell their parks to the residents. We need long-term, stable, and affordable homeownership in our state. Resident-owned manufactured housing communities are one of the most effective and cost-efficient ways to accomplish that.

IF YOU LIVE IN MINNESOTA: *In addition, I support the passage of [HF 814/SF 817](#) during the 2023 Minnesota Legislative Session. This important, bipartisan legislation will help create new affordable manufactured housing loans for residents, establish a fund to help residents purchase their communities, and increase funding for the existing manufactured house infrastructure program. The legislature has already done great things for manufactured housing residents over the last few years, and this will help round out the “manufactured housing toolbox” in our state.*

Please support this important bill as it goes through the legislative process.

Sincerely,

[Your Name]

[Your Address]

2023 Minnesota and Wisconsin Legislators Contact Information

Community	District	Representative	Address	Email	Senator	Address	Email
Bennett Park Cooperative	4A	Heather Keeler	431 State Office Bldg, St. Paul, MN 55155	rep.heather.keeler@house.mn.gov	Rob Kupec	95 University Avenue W., Minnesota Senate Bldg., Room 3101, St. Paul, MN 55155	sen.robert.kupec@senate.mn
El Nuevo Amanecer	17B	Bobbie V. Harder	211 State Office Bldg, St. Paul, MN 55155	rep.bobbie.harder@house.mn.gov	Glenn Guenhagan	95 University Avenue W., Minnesota Senate Bldg., Room 2417, St. Paul, MN 55155	sen.glenn.gruenhagen@senate.mn
Five Lakes Cooperative	22A	Bjorn Olson	229 State Office Bldg, St. Paul, MN 55155	rep.bjorn.olson@house.mn.gov	Rich Draheim	95 University Avenue W., Minnesota Senate Bldg., Room 2225, St. Paul, MN 55155	sen.rich.draheim@senate.mn
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Madelia Mobile Village Cooperative	22A	Bjorn Olson	229 State Office Bldg, St. Paul, MN 55155	rep.bjorn.olson@house.mn.gov	Rich Draheim	95 University Avenue W., Minnesota Senate Bldg., Room 2417, St. Paul, MN 55155	sen.rich.draheim@senate.mn
Park Plaza Cooperative	39A	Erin Koegel	445 State Office Bldg, St. Paul, MN 55155	rep.erin.koegel@house.mn.gov	Mary Kunesh	95 University Avenue W., Minnesota Senate Bldg., Room 3209, St. Paul, MN 55155	sen.mary.kunesh@senate.mn
Stonegate Cooperative	28B	Anne Neu Brindley	251 State Office Bldg, St. Paul, MN 55155	rep.anne.nue@house.mn.gov	Mark Koran	95 University Avenue W., Minnesota Senate Bldg., Room 2203, St. Paul, MN 55155	sen.mark.koran@senate.mn
Sungold Heights Cooperative	21B	Marj Fogelman	323 State Office Bldg, St. Paul, MN 55155	rep.marj.fogelman@house.mn.gov	Bill Weber	95 University Avenue W., Minnesota Senate Bldg., Room 2211, St. Paul, MN 55155	sen.bill.weber@senate.mn
Sunrise Villa Cooperative	20A	Pam Allendorf	331 State Office Bldg, St. Paul, MN 55155	rep.pam.allendorf@house.mn.gov	Steve Drazkowski	95 University Avenue W., Minnesota Senate Bldg., Room 2411, St. Paul, MN 55155	sen.steve.drazkowski@senate.mn
Woodlawn Terrace Cooperative	51A	Mike Howard	473 State Office Bldg, St. Paul, MN 55155	rep.michael.howard@house.mn.gov	Melissa Wiklund	95 University Avenue W., Minnesota Senate Bldg., Room 2417, St. Paul, MN 55155	sen.melissa.wiklund@senate.mn
Zumbro Ridge Estates	25A	Kim Hicks	413 State Office Bldg, St. Paul, MN 55155	rep.kim.hicks@house.mn.gov	Liz Boldon	95 University Avenue W., Minnesota Senate Bldg., Room 3201, St. Paul, MN 55155	sen.liz.boldon@senate.mn
Clear Lake Estates	73	Angie Sapik	Room 16 North, State Capitol, PO Box 8953, Madison, WI 53708	rep.sapik@legis.wisconsin.gov	Romaine Quinn	Room 123 South, State Capitol, PO Box 7882, Madison, WI 53707	sen.quinn@legis.wisconsin.gov
Prairie Lake Estates	64	Tip McGuire	Room 321 North, State Capitol, PO Box 8953, Madison, WI 53708	rep.mcguire@legis.wisconsin.gov	Robert Wirch	Room 127 South, State Capitol, PO Box 7882, Madison, WI 53707	sen.wirch@legis.wisconsin.gov
Pammel Creek Cooperative	94	Steve Doyle	Room 124 North, State Capitol, PO Box 8952, Madison, WI 53708	rep.doyle@legis.wisconsin.gov	Brad Pfaff	Room 22 South, State Capitol, PO Box 7882, Madison, WI 53707	sen.pfaff@legis.wisconsin.gov



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