
PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION

N E W S L E T T E R

OCTOBER 2010

PO BOX 22020, PENTICTON, BC, V2A 8L1
Tel: 250-809-1462 EMAIL: pdmhoa@yahoo.ca

THE IMPORTANCE OF STAYING INFORMED

It has come to your Association's concerns over the past few months of a trend by a number of Landlords requesting huge rent increases over and beyond what one might expect to be reasonable.

One of the major concerns for tenants of manufactured home parks in the Okanagan has been the rise of pad rents. For the last four years an alarming increase in pad rents for new tenants has been experienced. As manufactured homes were listed for sale, then sold, the rent for new owners was increased as much as 40% or more than the previous homeowner was paying for that same site, resulting in many disgruntled new owners.

Last year an effort by this Association saw Realtors and Homeowners more aware of the benefits of **ASSIGNING EXISTING PAD RENTS**. As can be imagined many Landlords were not happy about assigning the lower rates and began making the process very difficult and drawn out. Standing up against the Owners, and/or Park Management has seen more Mobile Homes sold with assigned rents and Park Owners were resigned to following the Manufactured Home Park Tenancy Act guidelines. However, much damage had already been done. Units already paying higher pad rents saw the value of their homes decrease as much or more as 40%. The result being it was then almost impossible to sell.

This year one park owner has taken a new angle. Siting the high rents for some pads, they have requested that all pads in their parks be increased across the board to reflect the rise in land value, in effect putting up some pad rents as much as 60%. This situation is currently in the arbitration process, the result of which could dramatically

affect affordable living in Manufactured Home Parks.

If you are having issues in your park, please take the time to contact the **Penticton & District MHP Association.**
Tel: 250-809-1462 or Email: pdmhoa@yahoo.ca.

Manufactured Home Park Alliance of British Columbia is lobbying government to discuss issues related to non-conforming uses siting Section 911 of the Local Government Act.

The MHP Owners Alliance would like to bring forward that manufactured homes are not protected under the above Act.

Non-conforming land use and buildings are protected as well as seasonal and farm structures. However, manufactured homes defined as structures are not protected. Once a manufactured home is removed from the park pad, replacement units are not permitted by Section 911. This legislation goes directly against the support of affordable housing for low income families and seniors. As the majority of manufactured home parks were developed 25 - 40 years ago and zoning regulations have evolved with time, many manufactured home parks are non-

conforming. This directly affects the tenants' ability to make improvements to their home and move their home into a different non-conforming home park.

Left unresolved, the existing negative impact that results from the imbalance between the inability to replace manufactured homes and increased cost associated with operations and maintenance will lead to a major deficit in available manufactured home park pads. There is little or no incentive for the development of new purpose built manufactured home parks. Demand for manufactured home pads will continue to increase in B.C. as baby boomers begin to retire and look for affordable housing.

Recommended Action:

The Manufactured Home Park Alliance of B.C. move to protect manufactured homes and save the benefits that affordable housing provides by making changes to the Local Government Act to include manufactured homes under the protection of non-conforming uses siting Section 911.

HOME INSURANCE

According to Valley First Credit Union, There is no replacement value policy available for older (25-40 years) manufacture homes. In the event of total loss, the payout would be at the depreciated value of the home, the same as ICBC pays out for a used car. The 25 year old home that you paid \$100,000 for last year may only have a value of \$10,000 or less. How can this be? The home originally sold for \$50,000 including delivery and setup. The annual depreciation of 25 years leaves little or no value. Documented renovations with pictures and other updates may be considered. Valley First Credit Union recommends photographs, receipts of any renovations or additions to your home be kept on file at your Insurance Broker Office.

THE GOVERNMENT SET MINIMUM

INCREASE FOR RENTS

THAT TAKE EFFECT IN 2011:

.3% INFLATION RATE

PLUS 2% BONUS FOR LANDLORDS

FOR A TOTAL OF 2.3%

This 2.3% increase is not disputable.

On top of the 2.3% There can be a proportional amount for increases to Government levies and utility fee

LOCAL HAPPENINGS

1. Your local Association has successfully negotiated with the City of Summerland a Redvelopment Policy passed by City Council 12 July 2010.

2. TRADEWINDS ESTATES EVICTON NOTICES RESCINDED:

The owner of Tradewinds Estates Ltd., Mr. Gus Kirsch, has rescinded the 12 month notices of eviction that were sent to 30 of 53 residents at the end of April 2010 according to the Tradewinds Park HomeOwners Association. As a result of this action the arbitration hearing that was scheduled for September 20, 2010 was cancelled. The association is hopeful that an agreement that is mutually beneficial to both residents and landlord will be reached in the near future.

NEXT GENERAL MEETING

Friday, 22 October 2010

1:00PM

Royal Canadian Legion

Okanagan Falls, B.C.

Programs and Financial Assistance

Financial assistance takes the form of forgivable loans or non repayable contributions and can be used to fund repairs, renovations, accessibility modifications, the creation of low income rental units, and home adaptations. In September 2008, the Government of Canada announced \$1.9 billion over 5 years, for housing and homeless programs for low income Canadians. As part of this investment, the renovations programs were extended for 2 years, until March 31, 2011. Some of the assistance programs include:

Homeowner Residential Rehabilitation Assistance Program — Homeowner RRAP

Residential Rehabilitation Assistance Program — RRAP for Persons with Disabilities

Renovation Programs Pre Application Tools

Use this tool to obtain information specific to your geographic area and find out if you would be eligible to apply for financial assistance through CMHC's renovation programs for low income households.

Home Adaptations for Senior' Independence (HASI)

Financial assistance for minor home adaptations that will help low income seniors to continue to perform daily activities in their home independently and safely.

MEMBERSHIP REMINDER

To keep your membership current, dues should be paid before the end of December. Your membership important to us.

**TOGETHER WE HAVE MADE A DIFFERENCE
WITH YOUR HELP, WE WILL CONTINUE TO DO SO**

NEW MEMBERSHIP & RENEWAL FORM

Penticton & District Manufactured Home Owners' Association
P.O. Box 22020, Penticton, B.C. V2A 8L1
Telephone: 250-809-1462

NAME _____ PARK NAME _____ # _____
MAILING ADDRESS _____ CITY _____
POSTALCODE _____ PHONE _____ EMAIL _____
ANNUAL DUES: \$10.00 per site payable to P&DMHOA SIGNATURE _____

General donations are greatly appreciated, please make cheques payable to P&DMHOA
Thank you for your moral, financial & volunteer support to this association