



**Section:** Development Services

**Title:** Manufactured Home Park Redevelopment

**WHEREAS:**

- A. Manufactured home parks contribute to a needed inventory of affordable housing in the Town of Oliver;
- B. Manufactured home parks may provide a financially attractive option for redevelopment in current housing market conditions;
- C. The *Manufactured Home Park Tenancy Act (MHPTA)* recognizes some potential financial burden placed on manufactured home owners renting pad space in manufactured home parks facing redevelopment, by imposing extended notice and compensation requirements on park owners;
- D. *The MHPTA outlines that a landlord cannot end a tenancy agreement until all the necessary permits and approvals required by law, to redevelop all or a significant part of a manufactured home park have been granted (see attached Residential Tenancy Guideline);*
- E. It is council's opinion that the protection offered in the *MHPTA* may not be sufficient to fairly compensate displaced tenants in situations where alternate locations cannot be found for manufactured homes, particularly where the manufactured homes affected are older and are not adequately certified for relocation; and
- F. In considering any application for redevelopment of a manufactured home park, council wishes to consider what additional assistance to potentially displaced tenants, if any, is proposed or is deemed appropriate in the circumstances.

Amendment  
- new section

**NOW THEREFORE, BE IT RESOLVED THAT** Council wishes to define the breadth of information to be considered prior to a manufactured home park rezoning application coming before council to allow redevelopment of a manufactured home park to a non-residential use or residential use other than a manufactured home park.

**Initial Notice**

- 1. Tenants affected by any proposed manufactured home park redevelopment should be advised by the owner thirty days prior to council first considering the application for a manufactured home site redevelopment. This notice should include:

- a. A copy of this policy;
- b. A description of the proposed application;
- c. A proposed schedule for the application process and if approved, the proposed redevelopment; and

A timetable for considering what relocation assistance or compensation is to be provided to each tenant affected by the application.

2. Prior to public hearing for rezoning a manufactured home park, staff is directed to seek information from the applicant and report to council on the following information related to the subject property:
  - a. Number of manufactured homes that are certified for relocation and their physical condition;
  - b. Number of manufactured homes that are not certified for relocation;
  - c. Current rental rates on each manufactured home pad;
  - d. Terms of the current rental agreements in place;
  - e. The current assessed value of each manufactured home; and
  - f. Details on any relocation assistance or compensation being offered by the applicant to each tenant being affected by the application.

### **Input from Tenants**

3. Prior to public hearing on the rezoning application, staff is directed to seek input from tenants concerning any relocation assistance or compensation being offered by the applicant and report to council on the comments received. Comments received will be forwarded to council and to the applicant.

### **Council Authority Not Restricted**

4. Nothing in this policy shall be taken to restrict or expand the obligations or authorities of council in connection any zoning application. Specifically:
  - a. All applicants are entitled to a fair hearing before council under general rules of procedural fairness;
  - b. There is no precondition of universal tenant acceptance of any relocation or compensation plan offered by an applicant; and
  - c. Council may consider matters contained in this policy along with any other material it believes to be relevant to its decision on any application and need not state its reason for support or refusal of any application.

Amendment  
- new section

*Attachment: "Residential Tenancy Policy Guideline – Ending a Manufactured Home Tenancy Agreement – Landlord use of Property"*

**Effective Date:** November 27, 2006

**Date Amended:**