

**PENTICTON & DISTRICT MANUFACTURED
HOME OWNERS ASSOCIATION
NEWSLETTER**

P.O. Box 22020, Penticton, B.C. V2A 8L1

Email pdmhoa@yahoo.ca

November 2008

PRESIDENT'S MESSAGE

Municipal Elections will take place on November 15, 2008.

There are approximately 3000 voters living in Manufactured homes in the South Okanagan/Similkameen. Elections have been won or lost on much less! We are certainly not telling homeowners how to vote, but we feel that your Association has a duty to keep you informed of issues that will affect Mfg Home Parks and those who choose to live there.

Since the last Municipal election in B.C. there have been some drastic changes in the Mfg Home industry. With the unprecedented increase in land values that these parks occupy, Park Owners are selling to developers. Over 20 MHP's have already been closed and hundreds of tenants have been displaced from their homes.

What can YOU do about it?

With your help, your Association has been able to convince Municipal Councils in our area to pass Mfg Home Park Redevelopment Policies. The intent of these policies is to try and protect the equity you have in your home in the event your park becomes victim to those circumstance.

These policies are not all the same. Those passed by Penticton and Oliver require a developer submit a tenant relocation and/or compensation plan with his application. On the other hand, Osoyoos and RDOS policies only require a relocation plan without alternate compensation if the home cannot be relocated.

The reason compensation was not included in these policies was because some Councillors/Directors did not want to burden a potential developer with the additional cost. Apparently they preferred to place the burden on the homeowner.

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Months of preparation and presentations to the City of Osoyoos for a policy to protect manufactured homeowners in the event of redevelopment was a By-Law passed by council giving relocation assistance only and did not provide protection for the manufactured home owner. This By-Law was a huge disappointment to the Executive and we hope that we can approach a new city council come election time in November.

These policies are only as good as the will of the local politicians to implement them.

Now is your opportunity to act. Try to determine which incumbent officials supported these policies or opposed them. Ask new nominees what their position is on the subject of Manufactured Home Parks?

A little research before Election Day can make your vote count for your protection.

LOCAL NEWS

A General Meeting will be held on Friday, November 14, 2008, 1:00PM at the Royal Canadian Legion, Keremeos, BC

Your Park Rep will be collecting 2009 Membership Fees during the month of November. If you do not have a Park Rep, please complete the Newsletter form and send it to the address indicated along with your cheque. If you have paid your annual dues since August 30, 2008, you will be credited as paid for 2009.

RENOVATION GRANTS

A residential energy assessment initiative has been developed by Natural Resources Canada to help homeowners make retrofit choices that improve the , comfort and energy efficiency of their home.

Evaluated homes for retrofit are eligible for grants up to a maximum of \$10,000 for recommended improvements.

You can book an appointment or receive additional information on the residential energy assessment program toll-free at 1-866-284-6010 or on line at www.en.amerispec.ca/

Guaranteed Income Supplement Benefits

Not sure you are getting all you should be?

GIS is a pension benefit program available to all low-income Canadians aged 65-plus who qualify for Old Age Security.

GIS benefits are based on how much income you (or you and your partner in the case of couples) earn each year. The top combined OAS/GIS benefit for 2008 anyone could expect to receive would be \$1,144.29 a month. The maximum GIS benefits is lower for couples who are both receiving OAS. The above maximums are available only to those having zero income other than OAS/GIS. Finally, it's worth repeating, you will get no OAS/GIS Allowance benefits at all unless you apply through Service Canada or Human Resources and Social Development of Canada.

RENT SUBSIDIES

Tenants aged 60 and over may be eligible for rent subsidies under the **BC Housing Safer Program**. Further information is available from BC Housing at 1-800-257-7756 or www.bchousing.org.

SHELTER AID FOR ELDER RENTERS PROGRAM

Monthly pad rental fees are becoming increasingly difficult to pay. With more easily obtained rent increases, this will only get worse.

Did you know there are some adjustments to your income and expenses that may make you eligible for the S.A.F.E.R. grant?

The Rental Assistance Program reimburses part of the difference between 30% of your total income and your rent. The program has a sliding scale that gives the most money to people with the least income.

You may be eligible if:

1. Some or all of your annual income comes from employment.
2. You have a gross annual household income of \$35,000 or less.
3. You have less than \$100,000 in assets.
4. You pay more than 30% of your household income towards rent for your home, or pay pad rental for a manufactured home that you own and occupy.

There are three ways to obtain an application form for the Rental Assistance Program:

1. Download an application from www.bchousing.org.
2. Call BC Housing at 1-800-257-7756 to have an application mailed to you or
3. Apply in person at any BC Housing office.

COMMENTS

It seems our Minister of Housing has little sympathy for the concerns of manufactured home owners. He believes Park Owners do not make enough money! What other business has an increase in income every year allowed and blessed by an elected official!

Since the cost of land has excelled, a bundle of money can be made by selling and redeveloping to condo's etc-in spite of the generous increases allowed by the government. This does not bode well for residents living in what is supposed to be "affordable housing".

All we, along with other associations is to keep pressure on provincial and local governments for changes to the Tenancy Act to protect this type of housing and the investing, in good faith, in it.

Alex Ross, Pres.
Active Manufactured Home Owners
Association

"Morality cannot be legislated but behavior can be regulated. Judicial decrees may not change the heart but they can restrain the heartless."

Martin Luther King

2009 MEMBERSHIP or RENEWAL FORM
Penticton & District Mfg Homeowners' Association
P.O. Box 22020, Penticton, B.C. V2A 8L1

NAME.....
PARK NAME.....,.....PAD#.....
MAILING ADDRESS.....
CITY.....POSTAL CODE.....
PHONE.....EMAIL ADDRESS.....
SIGNATURE.....

Annual Dues are \$10.00 per Mfg Home payable to the above.

**GOVERNMENT SET MINIMUM
INCREASE FOR RENTS THAT
TAKE EFFECT IN 2009**

**1.7% INFLATION RATE PLUS
2% BONUS FOR LANDLORDS
(THIS 3.7% IS NOT DISPUTABLE)
PLUS A**

**PROPORTIONAL AMOUNT FOR INCREASES TO
GOVERNMENT LEVIES & UTILITY FEES
(THIS PART IS DISPUTABLE).**

**IF YOU AGREE IN WRITING, YOUR RENT CAN
BE INCREASED BY ANY AMOUNT YOU AGREE TO.**

BE CAREFUL WHAT YOU SIGN.