

Ref: 152339

Joyce Klein, Secretary Treasurer

Active Manufactured Home Owners Association

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Dear Ms. Klein:

As noted in Cairine MacDonald's May 4, 2009 email to you, I have reviewed the Active Manufactured Home Owners Association's (AMHOA) discussion paper, */Land Rented for Housing/*.

The discussion paper contains some interesting ideas. Regarding the recommendation that local governments be provided with the legislative authority to enact bylaws to protect the homeowner's investment; this is an option that the provincial government may review in the future. I will keep you informed of any changes in this area.

In your discussion paper, you argue that residents of a manufactured home park have made an investment in the maintenance and upgrades of the park's infrastructure through their pad rental payments. Furthermore, the discussion paper suggests that financial decisions and business expenses should be overseen by both the park owner and the residents. While this would give park residents more control and an investment in the park, it does not recognize the financial risk and investment that the park owner has made in order to purchase the park, nor does it recognize the park owner's right to make decisions concerning the use of his or her land and to realize a profit from the investment in that land. As you are aware, any changes to the */Manufactured Home Park Tenancy Act/* must balance the rights and responsibilities of both park owners and residents.

The discussion paper also contains a recommendation that the provincial government create a model bylaw for park maintenance. As you may know, we have created model bylaws in the past, and have posted them to our site at [www.housing.gov.bc.ca/housing/pubs.htm#first](http://www.housing.gov.bc.ca/housing/pubs.htm#first) <<http://www.housing.gov.bc.ca/housing/pubs.htm#first>>.

At this time, we believe the creation of model bylaws is best left to local governments or organizations such as the AMHOA.

Regarding the recommendation that compensation for displaced park residents be increased from the current 12 months pad rental to a maximum of \$25,000, presently there are no plans to change the compensation amounts required under the /Manufactured Home Park Tenancy Act/ for displaced residents.

Finally, concerning the recommendation that the Shelter Aid for Elderly Renters program be adjusted for manufactured home park residents, by increasing heating allowance and making adjustments for residents who pay separately for government levies that are included in other park's rent. I am unclear on the circumstances under which residents pay separately for government levies. Please contact Suzanne Bell, Executive Director of the Residential Tenancy Branch, in order to clarify this issue and discuss any assistance that the Residential Tenancy Branch may be able to provide. Ms. Bell can be reached at: 250 356-5374.//

Thank you for the valuable contribution and input that the AMHOA continues to provide. I look forward to continuing dialogue on issues concerning both manufactured home park owners and residents.

Sincerely yours,

Rich Coleman

Minister

pc: Honourable Gordon Campbell

Premier

Suzanne Bell, Executive Director

Residential Tenancy Branch