

- e. Terms of the current rental agreements in place;
- f. The current assessed value of each manufactured home; and
- g. Details on any relocation assistance or compensation being offered by the applicant to each tenant being affected by the application, such as:
  - Arranging and paying for the disposal of manufactured homes;
  - Monetary compensation such as payment equivalent to the assessed value of the manufactured home;
  - Opportunities for first right of refusal to purchase and purchase discounts on local units developed by the applicant, including new units built on the subject site;
  - An affordable housing option for tenants to remain on the subject site; and
  - Advice on options for relocating in the local and regional context in regards to market housing, non-market housing, and manufactured home park opportunities.

#### **Input from Tenants**

3. Prior to the 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 with 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.



# DISTRICT OF COLDSTREAM MUNICIPAL POLICY

NO. PLD \_\_\_\_\_

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Title	<b>MANUFACTURED HOME PARK REDEVELOPMENT TENANT ASSISTANCE POLICY</b>		
Purpose of Policy	To address the displacement of tenants due to the rezoning and redevelopment of manufactured home parks through enhanced notification and assistance from development proponents than is currently required under the <i>Manufactured Park Home Tenancy Act</i> .		
Reference	Regular	Date	
Approved By	Municipal Council	Date	
Supersedes		Prepared by	Director of Development Services

<b>POLICY STATEMENT</b>	This policy is subject to any specific provision of the Community Charter, Local Government Act, or other relevant legislation or Union Agreement.
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To make available a breadth of information for Council when considering a manufactured home park rezoning application 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 30 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
  - d. A timetable for considering what relocation assistance or compensation is to be provided to each tenant affected by the application.

**Relocation Assistance or Compensation Plan**

2. Prior to the public hearing for rezoning of 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. Profile of resident demographic characteristics such as age, family size/structure, general income levels, housing needs/relocation option preferences;
  - b. Number of manufactured homes that are certified for relocation and their physical condition;
  - c. Number of manufactured homes that are not certified for relocation;
  - d. Current rental rates on each manufactured home pad;