



CITY OF LANGFORD

SUBJECT:
Manufactured Home Park Redevelopment Policy

SECTION: Land Administration
POLICY NO: 3030-00-1 - Mobile
Home Park Land Use

New Policy – Council Resolution of October 15th, 2007

1. (a) That Council recognizes manufactured and modular home parks as an important source and supply of affordable housing in the City of Langford;
- (b) That the applicant of any manufactured home park site undergoing redevelopment applications will arrange and pay for the disposal of manufactured homes that cannot legally be relocated;
- (c) That the applicant of any manufactured home park site undergoing redevelopment applications will advise all tenants on options for relocating in the local and regional context in regards to market housing, non-market housing, and other manufactured home park opportunities;
- (d) That approval of any application for the redevelopment of any manufactured home park site be subject to an comprehensive plan for compensation, to the satisfaction of Council, in addition to the mandatory payment under the *Manufactured Home Park Tenancy Act*, wherein payment of a value equivalent to the assessed value of the mobile home are provided to tenants whose manufactured homes cannot be relocated, or where a site for relocation cannot be found;
- (e) That Council will waive the requirements of the Affordable Housing Policy with respect to the provision of affordable housing units where more than 15% of the number of manufactured homes in a manufactured home park site at the time of rezoning are retained as housing units and protected by a Section 219 covenant guaranteeing their ongoing use as affordable housing unless replaced by affordable housing units to the satisfaction of the City;
- (f) Applicant formulate, communicate and begin implementing components of the program as soon as possible after plans for the redevelopment are submitted and a copy of the relocation assistance plan is submitted to staff prior to public hearing.
- (g) The owner must advise all tenants affected by any proposed mobile home park redevelopment that an application for a mobile home site redevelopment has been made within 48 hours of the application to the City. A copy of this notice must be given to the City;
- (h) The owners of any mobile home park site proposing to redevelop to another residential zone provide recent tenants with a first refusal to purchase one of the new residential dwellings;
- (i) The applicant of any mobile home park site undergoing redevelopment applications provide all tenants of the park with a letter of at least 25 calendar days prior to the matter being presented to Council for their consideration. The letter shall advise tenants of their right to address Committee and Council during the process.
- (j) Establish a reserve fund as a support for owners of modular/manufactured in the event of the redevelopment of a modular/manufactured home park to a different use, and that Council allocate an amount equal to 10% of the municipal portion of the property taxes paid by manufactured homes in manufactured home parks to that fund, and that these monies be made available to homeowners through their non-profit manufactured home park associations by way of a municipal grant application.

(Adds item 1(a) to (f) and item (j))

Amends: 3030-003

DATED: February 20th, 2006

Old Policy read:

- a) *The owner must advise all tenants affected by any proposed mobile home park redevelopment that an application for a mobile home site redevelopment has been made within 48 hours of the application to the City. A copy of this notice must be given to the City;*
- b) *The owners of any mobile home park site proposing to redevelop to another residential zone provide recent tenants with a first refusal to purchase one of the new residential dwellings;*
- c) *The applicant of any mobile home park site undergoing redevelopment applications provide all tenants of the park with a letter of at least 25 calendar days prior to the matter being presented to Council for their consideration. The letter shall advise tenants of their right to address Committee and Council during the process.*
- d) *Review taxation in Modular Home Parks and direct staff to allocate funds from taxes paid in mobile home parks for use in relocation in the event of redevelopment of the park and staff to research other jurisdictions on Mobile Home Park redevelopment policy.*

ADOPTED BY COUNCIL: October 15th, 2007

CERTIFIED CORRECT



Clerk Administrator