



POLICY STATEMENT

District of Maple Ridge

<p>Title: Modular Home Park Redevelopment Tenant Assistance Policy</p>	<p>Policy No : 6.27 Supersedes: New</p>
<p>Authority: <u>Council</u> Approval: <u>April 21, 2008</u></p>	<p>Effective Date: <u>April 22, 2008</u></p>
<p>Policy Statement: Rezoning applications that propose the redevelopment of properties used as mobile home parks should include the following measures:</p> <ol style="list-style-type: none"> 1. A Rezoning Application must include: <ol style="list-style-type: none"> a. Proof of tenant notification of plans to redevelop the property. b. A Relocation Assistance Plan that includes; <ol style="list-style-type: none"> i. A professional appraisal of the site's housing stock and its feasibility for relocation to a new site, ii. a qualitative survey of residential housing preferences, an assessment of the ability of tenants to secure accommodation in the proposed new development, and, iii. where residential development is proposed, affordable housing options on the subject site with opportunities for tenants to continue their tenancy there. c. A commitment to hire a qualified professional to assist tenants with this change by; <ol style="list-style-type: none"> i. identifying satisfactory housing options, ii. advocating on behalf of tenants in accessing available subsidies and programs, iii. liaising with appropriate agencies, and iv. providing updates to the municipality on the progress of the Relocation Assistance Plan. 2. The First Reading Report must include: <ol style="list-style-type: none"> a. minutes of the development information meeting whereby tenants will be given ample opportunity to voice concerns about the development proposal b. A commitment to provide compensation measures which will include but are not limited to: <ol style="list-style-type: none"> i. The applicant assuming responsibility for the disposal of structures considered to be at the end of their useful life, or where the tenant chooses a different housing tenure; ii. Compensation payments based on the greater of professionally appraised values, assessed values, or \$10,000. iii. The right of first refusal for tenants wishing to purchase a unit in the proposed new development, with the compensatory amount being 	

- applied as a down payment to the fair market value on a new unit.
- iv. Two years eviction notice, effective from the date of Final Approval for the Rezoning Application.

3. Prior to Receiving Final Approval:

- a. Regular updates on the progress of the Tenant Relocation Assistance Plan are to be provided as the application progresses. Staff will evaluate the tenant assistance plan for compliance and its merits in meeting tenant needs, and will include this measure as part of the criteria for a favourable recommendation for Council's consideration.
- b. Prior to receiving Final Reading, the applicant must:
 - i. demonstrate compliance with the conditions of the tenant relocation plan (have either completed these requirements or submitted securities in the amount of the required compensation measures to ensure honouring these commitments).
 - ii. register on title a restrictive covenant giving tenants two years eviction notice effective from the date of Final Approval.
 - iii. Demonstrate acceptance from tenants with regard to relocation packages.

Purpose:

The Modular Home Park Redevelopment Tenant Assistance Policy is intended to supplement Provincial regulations (the Manufactured Home Park Tenancy Act) in providing assistance to tenants at risk of displacement due to the potential redevelopment of mobile home parks within the District of Maple Ridge. Compensatory measures outlined in this policy pertain to tenancy agreements where the mobile home pad is rented but the dwelling itself is owned by the tenant. This policy will be triggered by a rezoning application for the subject property.

Definitions:

Mobile Homes, Mobile Home Parks, and Mobile Home Plots are defined in the Maple Ridge Zoning Bylaw.