



Active Manufactured Home Owners Society

Promoting Sustainable and Affordable Manufactured Home Communities in
British Columbia

BCMHO Quarterly Newsletter 2024 November 16

Manufactured home owners are property owners who pay property taxes on their homes but not on the land. Many of us invest considerable sums to maintain, upgrade and improve our homes. While we lease land and services from the park owner, we are not tenants in the true sense because we have a financial interest in our homes and the environment in which our homes are located. For this reason, we refer to park owners, not landlords and home owners, not tenants. We also refer to the parks as communities. Hence, MHP = MHC.

BHMHO at the Residential Tenancy Branch

BCHMO executive took the 3 issues prioritized by the Legislative Committee to the RTB Stakeholder's Group in Sept. 30. We anticipate receiving a response at the January stakeholder's meeting.

- Needed legislative changes regarding homeowner compensation in case of park sale and redevelopment
 - Assignment and Subletting Review
 - Eviction Notices Report
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Progress in 2024

by Glen Beauchamp

We asked the Residential Tenancy Branch (RTB) for them December 2021. We asked again in 2022 and 2023. We wrote RTB about who "the landlord from Hell" who wrote 36 changes in seven years. Finally they listened and acted in our favour. On April 30, 2024, the bells rang, homeowners danced in the street with news of positive changes. A new form, RTB-56A came into force. Landlords must attach the new version of the park rules to this Notice. The park rules must be written in 12pt font size, and using a common, easy to-read font, which is a blow to some park owners who make the printing so small reading is difficult. A landlord can only give one form RTB-56A to their tenants each year. All changes made to the park rules must be identified in the same notice.

Most importantly, the new guidelines make clear that park rules need to be reasonable and do one of the following things:

- Promote the convenience or safety of tenants,
- Protect and preserve the condition of the park or the landlord's property,

- Regulate access to a service or facility, or
- Regulate pets in common areas.

Park rules cannot breach the *Manufactured Home Park Tenancy Act (MHPTA)* or important terms of a tenancy agreement. Park rules are legal only if they apply to all tenants in the park and are clear enough that tenants know how to comply with them. Park owners must give three months notice of changes in park rules.

So of course, these new rules are being challenged...

Parkbridge Rule 34 and Corporate Ownership of Manufacture Home Park Communities

By Susan Belford with material from Brian Snyder, and Dave Eaton

Just a few months after the RTB's new regulations on park rules was published, Parkbridge a large scale corporate owner of several Vancouver Island Manufactured Home parks, issued a whopping 7 page book of rules—one of which is Rule 34 that states that should a homeowner wish to sell their home they need to pay a \$250 fee and offer Parkbridge the right of first refusal. While this is patently illegal, and will be contested at the RTB, it carries concerning ramifications.

To me, of greatest concern is the continued acquisition of land and private property by multinational corporate interests. Real Estate is a valuable investment commodity; manufactured homes are attractive because they are relatively inexpensive to purchase, and they carry an almost guaranteed return on investment.

All levels of government are concerned with the housing crisis and consider that building more housing and increasing densities is the main solution. Manufactured home communities are good sized chunks of low density housing—a prime target if they are in or near municipal cores. As profit is the primary motivator for developers and corporate housing providers, it should be no surprise that the corporations are looking for strategies to get, hold and redevelop these real estate gems.

Small, individual parks are increasingly being bought up by larger and larger Real Estate Investment Trusts (REITS), or Investment companies for whom REITS are just a small part of their portfolio. For example, Brian noted that it appears that TPG Real Estate, based in the USA, has purchased the entire catalogue of CAPREIT manufactured home communities (MHCs), consisting of 75 communities and 12,000+ homes in Canada, effective July 2024.

This includes the following 8 MHCs in BC.

- Springwood in Cobble Hill
- Seabird in Ladysmith
- Poplars in Gibsons,
- and 5 MHCs in Northern BC

The primary concern of large corporate entities is to maximize shareholders' profits. This means that the above MHCs are now owned by an American company whose primary focus is to increase revenue—not consider the wellbeing of the tenants on these properties.

As one of the largest owners of MHCs in BC, Parkbridge is setting a precedent with Rule 34 that other landowners could follow and implement. It is quite likely that, should this rule not be challenged, we can expect other MHP owners to update their ‘rules’ in a similar way. A large chunk of property could thus fall into corporate hands. This strategy is illegal and highly unethical in terms of real estate practice. If it is allowed to continue, it will negatively impact existing manufactured home owners, MH communities, and affordable housing in the province.

News on the Mortgage Financing Front - Form 1097

The Manufactured Home Park Owners Alliance has developed an alternate 1097 form for use by financial institutions in the mortgaging of manufactured homes. While it may take a long time before banks begin to use the new version form, it may provide some relief to people whose home sales have been frustrated by the unwillingness of the owner of their park to sign the old version.

BCMHO executive members did participate in some discussion with the Alliance on the form. However, a clause was added to the form which suggests that the land owner will not follow proper procedure using the RTB 10 transfer of lease form, (transferring the lease on “essentially the same terms”) to “an agreement at market rates” This may result in issues going forward, time will tell.

While some financial institutions have already started using the revised form 1097, some park owners approached by these institutions are continuing to refuse to sign even the revised form. This frustrates the sale because the potential purchaser cannot get a mortgage. A consistent use of this practice in a park has the result of depressing assessed values for the home. Discussions with the Alliance about this are ongoing.

Does BCMHO Need Staff?

Currently BCMHO has a volunteer board of 5 and a research committee of 3 to 4. After the upcoming AGM we will have 7 board members. We have 400 plus members resident in 171 of the roughly 900 Manufactured Home Parks. Membership is currently free. We are mandated to advocate for sustainable and affordable manufactured home communities in BC and provide timely and accurate information to educate members about their rights and responsibilities.

Over a 13-month period between Oct 2023 and Nov 2024 we received 228 queries— (approximately 4 per week) from members. These sought advice about various problems they were experiencing in their park. A breakdown of most common queries is as follows:

- Park rules:_____ 23
- Frustrated Sales (1097):_____ 16
- Evictions (bad faith, abusive):_____ 15
- Park owner/manager intimidation:___ 13
- Illegal rent increases:_____ 13
- Poor park maintenance, disrepair:___ 11
- Redevelopment/conversion (issues): 10

Redevelopment / relocation (fees):	_____	9
RTB-10 / MH assignment (sales):	_____	8
Proportional rent increase:	_____	8
First nations parks (fees, rent):	_____	4

Several other concerns raised include non-compliance with the ACT, Incorrect fees in mixed-use parks, neighbours, and pad lot boundaries. A complete list is posted on our [contact us page](#).

While the restoration of the Lower Mainland Manufactured Home Park Owners' Association will reduce the amount of direct assistance needed by our members in the LMMHPOA catchment area, there is still a fair amount of effort required to respond to queries coming from the rest of the Province; research, directing people to resources, providing empathic support. Currently this is done by 3 board members in an ad hoc manner. A more consistent process would be useful.

The queries underscore the ongoing importance of key issues facing MHOs:

- Compensation when park is to be redeveloped: The two-phase process outlined in the Act and Regulations is cumbersome, slow and ensures that compensation is calculated AFTER assessed value is reduced. Further, the homeowner must file a dispute at RTB before being compensated fairly for their home.
- Getting rid of Proportional Rent Increase: So far, our logic on this has fallen on deaf ears, but we continue.
- Frustrated sales of homes due to form 1097: This is a complex issue involving national banks, banking practices and park owners with deep pockets. The banks and park owners have lawyers working with them on this. We do not. And as we are learning, park owners are not all the same.
- Poor park maintenance
- Evictions

In addition to providing information and support to members, BCMHO advocates for action on these and other concerns with the Residential Tenancy Branch and other Housing related organizations, such as the BC Real Estate Association.

Manufactured Home Communities are threatened by increasing park closure and sale and the accelerating acquisition of the land and homes by multinational corporate investment interests. These Real Estate Investment Trusts (REITS) are known to play fast and loose with rules and regulations; their behaviour towards home owners in parks mirrors their behaviour toward tenants elsewhere—unlawful rent increases, lack of maintenance, reduction of services, illegal evictions.

A small volunteer board and 400 BCMHO members out of the tens of thousands of manufactured home owners is a tiny voice in the face of these issues—especially considering the size and wealth of some of the entities involved.

If BCMHO is to be effective, meeting members' needs and promoting and protecting this affordable housing type, it needs to grow itself as an organization. This means connecting with the many MHPs around the province and signing up members, connecting with a network of

legal advocates versed in relevant tenancy, real estate, co-operative and business law, actively lobbying with government, and building relationship with financial institutions and allies in business.

With all this in mind, I'd like to recommend that BCMHO explore the idea of moving to a staffed model with the hiring of a team of two part-time positions:

The Executive Director will:

- Connect with the many MHPs around the province, building relationship with park owners and home owners.
- Promote the BCMHO's major concerns with Housing ministries of provincial and federal governments, realty organizations, Union of BC Municipalities, etc.
- Represent BCMHO at RTB as necessary

The Member Advocacy Director will:

- Respond to member concerns by providing accurate advice, empathic support and additional resource information,
- Connect with tenant advocacy groups to help build a network of advocates around the province that specializes in the MHPTA, as well as real estate, co-operative and business law.
- Represent BCMHO at RTB as necessary

A 7-member working board will support staff by:

- Developing a reasonable budget
- Obtaining necessary funding
- Maintaining website and communications functions including social media
- Publishing a regular newsletter
- Maintaining the business of the Society.

Obviously, this could be an expensive undertaking and would initially require funding. Estimates of salary costs alone for two part-time positions would be between \$50,000 and \$60,000. Item 8 on the agenda of our upcoming AGM, is "Hiring an Executive Director". It is my hope that the meeting will strike a committee to explore whether a staffed model would be a positive organizational development, and whether it is feasible.

Annual General Meeting

Saturday Nov. 30, 2024 10:30 am VIA ZOOM

The Annual General meeting is your opportunity to get a more detailed understanding of BCMHO's advocacy efforts and weigh in on important decisions about our direction. A new 7-member board will be elected.

[Agenda](#)

[Minutes of Annual General Meeting held November 18, 2023](#)

[Minutes of General Meeting held June 15, 2024](#)

[Minutes of General Meeting held September 14, 2024](#)

[Financial Report for the Period October 1, 2023 to September 30, 2024](#)

[Active Manufactured Home Owners Society Bylaws September 2024](#)

If you wish to attend this meeting **contact us at bcmhoinfo@gmail.com before noon PDT on November 28, 2024** and we will send you a zoom link before the meeting. We already received a few responses today following the yesterday announcement.

Share this newsletter with your neighbours! Either print it and post it on a community bulletin board if there is one or send it to your neighbours' emails. Encourage them to join us. The more we are, the stronger we will be and the louder our voice!

Visit our website at bcmho.ca or Email us at bcmhoinfo@gmail.com

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