



# BCMHO Newsletter

May 2025

## BCMHO IS MOVING ***FORWARD***

### News from the Forward Committee

- The Forward Committee is finalizing a plan to attain new legislation to replace the MHPTA with an Act that meets the needs and interests of all stakeholders and provides clear rules for all parties. This is a long term project that will involve the skills and talents of many volunteers.

Over the next months the Committee will be creating volunteer job descriptions and ways to apply. In the meantime, if you are intrigued about the idea of legislative change for the better and have skills in research, administration, public policy, volunteer coordination, media, social media, report writing, legal or technology please don't hesitate to contact us and let us know how you'd like to contribute. (link to [forward.committee@bcmho.ca](mailto:forward.committee@bcmho.ca) )

- The **Homeowner Support Project** will assist homeowners facing challenges under the MHPTA, address service gaps across the province, and connect with tenant advocacy groups. Pending funding approval, the overall project will begin in the late fall of 2025.

One part of the project will happen in the early fall, regardless of funding availability: our first ever MHPTA Advocacy Training for homeowners. So if you want to learn about the existing legislation and how to support yourself and your neighbours with concerns under the Act or through the Residential Tenancy Board, please let us know (link to [forward.committee@bcmho.ca](mailto:forward.committee@bcmho.ca)) and we'll put you on the waiting list for the training.

- **SFU Research Project** Forward Committee member Brian Snyder gave a talk about manufactured home communities and a tour to an Urban Studies and Public Policy class on Housing. The event was so successful that one of the master's students asked if she could do detailed research about manufactured home communities.

After discussion, it was agreed that this research will explore the historical, institutional, and regulatory contexts that have shaped Manufactured Home Communities and how homeowners interact with landlords and local government to pursue tenure security. The study will focus primarily on seniors as the bulk of manufactured home community residents are over 55. Interview questions will explore how a range of factors impact their housing choices, current satisfaction/dissatisfaction, and plans for the future.

The study will begin in September '25 and is expected to be completed in May '26. It will be invaluable to us as it will provide clear data and analysis on the primary issues affecting home owners. Until now we have had to rely primarily on anecdotal data.

- **Mediation Program** As part of the homeowner support project, BCMHO is exploring whether and how mediation services might be useful to homeowners experiencing conflict situations that don't have a clear remedy under the MHPTA or other statutes. Our current data about homeowner complaints shows that some situations seem to arise from interpersonal differences and disagreements that then underly subsequent disputes. Mediation is a voluntary conflict resolution method with a long history. Its use could provide potential resolution for the initial disagreements and conflicts, thus preventing some disputes from developing. If you are interested in being involved, contact [forward.committee@bcmho.ca](mailto:forward.committee@bcmho.ca)

## **Retrofits, Renovations and Upgrades**

Robin Ashwell of Ecotrust indicated this week that her report concerning home energy retrofits for manufactured home owners will be published within the month and will also be presented earlier at the Home Energy Justice Forum May 27 in Vancouver. She indicated there are reports that some park owners are blocking heat pumps etc. out of panic or lack of knowledge, not necessarily based on accurate information.

Robin's report will include several recommendations about tools and programs that can already be used by park owners, or that should be extended to park owners to support them gathering information about the actual electrical demand in their parks. The idea that the electrical code is the cause for park owners banning heat pumps is inaccurate. It actually depends on the peak demand in a park or a home site, and how many amps are available to each unit. It is not possible to get an electrical permit to install a heat pump, without proof that the capacity is there. It should be noted that the electrical code is currently being updated, because the method in use is prone to overestimating residential demands.

Even in cases where park or site capacity is limited, it may be possible to install new equipment without increasing "peak demand" by using load sharing devices. Where capacity problems exist, load sharing devices could be made a requirement for new heat pumps or EV chargers. Essentially, they would run on the same circuit as a dryer or electric range, and with load sharing, a heat pump and dryer or stove won't both be on at once, so no actual new demand is added. A recommendation in the report is to include the required switches in the rebate program.

While the park owners are concerned about risk to residents from strained electrical infrastructure, manufactured homes without cooling options ALSO represent a risk to resident health and the situation may even be life-threatening.

## **Data Purchase**

Thanks to Member generosity, we were able to buy the statistical data we need, and analysis of the data is currently ongoing. A simple summary shows that in most parts of the province, manufactured homes in parks have greater assessed value than the land they are on, in some cases up to two thirds higher. This varies in fast developing urban areas where the land values and potential for redevelopment is high.

## **REMEMBER as home owners we have rights AND responsibilities.**

- Follow legitimate tenancy agreement items
- Keep all cameras from facing other people's property
- Consider how things YOU do may affect OTHERS (neighbours, management, etc)

## **Voluntary \$20 Annual Membership Fee**

The question of BCMHO re-implementing a membership charge was discussed at the November AGM. At its Feb 23 meeting, the BCMHO board, after much discussion, decided to introduce a voluntary \$20 membership fee, starting March 15.

While so far only ten people have chosen to pay the voluntary membership fee, we are hoping that more of our 400 members will also make the choice.

Members who choose to remain non-paying will have access through the website to newsletters and posted materials, including public background information being gathered or created.

Members who choose the voluntary paid membership will have the same access *PLUS* they will be eligible for committee membership and have access to sponsored programs and reports of the various committees.

Membership fees collected are used exclusively for the operations of BCMHO, including website fees, and office and meeting costs. Donations will also be accepted at any time.

## ***And speaking of Donating...***

Any amount you can give will be greatly appreciated and will help us continue our important work. To contribute, please visit our website and click the 'Donate' link in the green header bar. That will take you to a page with details for three donation methods: cheque, etransfer or through PayPal

Thank you for your continued support!