



NEWSLETTER

Important Dates

Vol. 12, No. 3 July 2002

MHABC Board of Directors
Tuesday, September 24th, 2002
Penticton, B.C.

Union of B.C. Municipalities
September 23rd-27th, 2002
Whistler, B.C.

CMHI Annual Meeting
Sunday, February 23rd, 2003
London, Ontario

New Home Shipments Keep Pace in 2002/03

New home shipments by MHABC Member Manufacturers are keeping pace with last year's shipments, despite the loss of one B.C. factory early in 2002, when Harbour Homes went out of business. Despite this loss, shipments in 2002/03 are down but 4.7% year over year (182 vs. 191).

In June, new home shipments were ahead of June 2001 in total shipments (54), single (25) and multiple section (29) homes and B.C. built (53) homes.

Year to date, new home shipments are ahead of last year in multiple section homes (108) and B.C. factory building (168), while trailing in single section shipments (74) and shipments into B.C. (14).

The record of shipments to date is consistent with the modest growth the Member Manufacturers forecast for their business this year.

Canada Mortgage and Housing Corporation (CMHC) also forecast and is reporting the 'status quo' in rural housing starts.

Town of Oliver

On June 17th, Mayor Linda Larson, Councillors Joanne Fleming and Bob Bourgeault, and three senior officials, toured the Moduline factory in Penticton. Director Lloyd DeHart led the tour showing in plant CSA quality controls and a residential home with a 5/12 roof.

MHABC began working with Oliver after a factory built home was refused siting on a residential lot, because it was included in the definition "mobile home". In a meeting after the tour, Mayor Larson confirmed the Town of Oliver's interest in resolving the issues and accepting factory built homes.

A presentation to a televised Council meeting will be next on the agenda.

Manufactured Housing Association of British Columbia

P.O. Box 31661, Pitt Meadows, British Columbia, Canada V3Y 2H1 Phone: (604) 465-5119 - Fax: (604) 465-8655
Website: www.mhabc.com - Email: mhabc@telus.net

City of Kimberley

Executive Director Rick Higgs joined an 'In Camera' meeting of the Kimberley City Council on May 27th, when it discussed the use of manufactured homes in a new subdivision with the development partners, who had been confronted by zoning that did not allow the use of manufactured homes.

In this case, it is proposed to use factory built homes on residential lots. They would use two story homes and have features that would be priced right for the market, in Calgary and southern Alberta.

The Kimberley zoning issue goes back several years to the siting of a low-pitch roof mobile home on a residential lot that led to a public outcry and the



removal of zoning permission to use factory built homes on city lots.

The City is now working with the developers to change the zoning for a project that could ultimately see 1,000

Smart Developments Partnership Initiative

one-third acre residential lots with factory-built homes.

The B.C. Ministry of Community Services (formerly municipal affairs) has put in a proposal to examine ways to integrate manufactured housing into urban residential neighborhoods.

The Housing Policy Branch is interested in working with the association on the project and MHABC's local government survey data has been provided to the

5 Metre Wide Home Load Data Collection in Peace River Ends

After tallying wide manufactured home loads in B.C.'s Peace River Region on a monthly basis since April 1997, data collection ended this spring. Over the five years, 559 wide home loads moved into northeastern B.C. There were no recorded accidents or other noteworthy incidents related to these moves.

Because of the unique transportation policy for the Peace River area, none of the wide home loads could be manufactured in British Columbia factories. This exacerbated the effects of the economic slowdown in the late 1990's and its impact on B.C. manufacturers.

ICBC Approves Route Specific Moves of Wide Loads

ministry.

The Insurance Corporation of B.C. (ICBC), which includes the functions of the former Motor Vehicle Branch and sets transport policy, has opened a route from Sicamous to the border with Washington State for the movement of larger loads.

The applicant was a houseboat builder with product to be delivered into the southern United States on the Interstate Highway system.

The route, using Hwy. 1 to Kamloops and then Hwy. 5 to Hope, will see moves conducted in three stages. Sicamous to Kamloops from 2-5 a.m., Kamloops to Hope from 1-5 a.m. and from Hope to the border and the I5 from 2-5 a.m.

Separately, SRI Homes sought approval to move an office building for the Oyama Chamber of Commerce from the factory a few miles on Hwy. 97. That move has been completed.

The route specific policy is based upon application, including possible test moves on new routes.

In the early stages, routes using four-lane and divided roadways are more likely to be favourably considered. Permitted movement on routes using some two-lane roadways has been more

Work to Continue on 4.4 Metre Wide Transport Policy

limited.

The Board of Directors has confirmed the association's interest in pursuing the addition of eaves on 4.4 metre (14'6") wide manufactured home loads, the width that is approved for general movement throughout B.C.

When ICBC recently approved an increase in the general height of 4.4 metre wide loads to 15' (after checking on the Yahk and Red Rock rail overpasses and with B.C. ferries), it permitted the movement of a fixed 5/12 roof.

However, the 4.4 metre wide width, within which any eave must be carried, limits architectural appeal and roof overhang to protect against moisture entering walls. It is very desirable for both reasons to enlarge the envelope

Welcome a New Member!

at the eave.

Please welcome the following new DEALER MEMBER:

ALDCO Homes Ltd.
P.O. Box 743,
Salmon Arm, B.C. V1E 4N8
Contact: Joyce Pooley
Phone: (250) 804-0043
Fax: (250) 804-0096

ALDCO is working on the 'West Harbour

**Member News...
Hamel and Regency Homes**

Village' development with 92 home sites in Salmon Arm.

Hamel Homes recently celebrated 38 years in business in Williams Lake, B.C. with an Open House and a 2½ page, advertising feature in The Cariboo Advisor. Eighteen businesses which are suppliers to Hamel Homes joined in the advertising feature.

Ron Harder has also become General Manager of Hamel Homes, which has also opened a retail location in 100 Mile House, and Regency Homes a new retail location in Quesnel, B.C.

Ron Harder wrote about these new developments, "I believe it shows the confidence Doug Beckman and his team have in the future of the Manufac-

**The Manufactured Housing
Consultant (MHC) Program**

tured Housing Industry in B.C. and I'm proud to have been asked to be a part of this."

To date 100 retail sales people, community owners and manufacturer personnel have completed the Manufactured Housing Consultant program and earned the MHC designation.

Course participants from P.E.I., Nova Scotia, New Brunswick, Saskatche-

wan and Alberta have completed the program to date.

Another group has submitted its final assignments for grading. Other participants must still submit the final assignment.

The program is based upon an intensive two-day course, which is followed by the completion of the final assignment thereafter.

Some MHABC Members have expressed interest in taking part in the program, which is specifically tailored for the province in which it is delivered.

Therefore, the Board has decided that the Dealer Members should be polled on the course to see if it would be desirable and feasible to begin delivery in British Columbia.

An information package is being delivered to Dealer Members for their consideration and response by way of a

**Sometimes the greatest
impediment to success comes
from losing sight of the big pic-
ture.**

**Don't forget to ask the
question...**

**"What will that home
look like on that lot and in that
neighbourhood?"**

B.C.'s Manufactured Home Park Owners Invite MHABC Members to Hawaii

questionnaire.

The Board anticipates giving further consideration to the MHC program at its September meeting.

The Manufactured Home Park Owners' Association of B.C. is holding its 2002 Convention in Kihei, Maui in the Hawaiian Islands from November 9th-14th inclusive.

Interested MHABC Members should contact the park owners' association office very soon!

For more information and regis-

CSA Has Moved

tration forms contact the MHPOABC office at:

Phone: (604) 594-1219
Fax: (604) 594-1814
E-mail: info@mhpo.com ALOHA!

The Canadian Standards Association (CSA) has a new office for Committee Meetings, Seminars, Training and Standards and Information Product sales:

Suite 100, 5060 Spectrum Way,
Mississauga, Ontario L4W 5N6
Phone: 416-747-4000
Facsimile: 416-747-2743

CSA's Head Office, Housing Certification and Testing remain at:

Member Snapshots...

178 Rexdale Blvd.,
Toronto, Ontario M9W 1R3
Phone: 416-747-4000
Facsimile: 416-747-4149
E-mail:
certinfo@csa-international.org

HART MODULAR HOME CENTER & VALLEY RIDGE HOMES

Fred Keim of Hart Modular Home Center & Valley Ridge Homes on the Hart Hwy.



in Prince George sends the following photos with a few words.

"Things have been going extremely well this year. The pictures are of a big Cape



Cod with 6 dormers that we put into Ft. St. John in late April.

We had a lot of fun with this home as



you can see from the pictures and the mud and snow. Something else that was different with this home is we used steel pilings with I-beams for the perimeter support.

Since this home went in we have sold a number of units into this area, and people just can't believe their eyes when they see a two story modular home."

When in the East Kootenay, Ex-



ecutive Director Rick Higgs visited Countryside Manufactured Homes, Eagle

Homes and M&K Homes in Cranbrook, B.C.

COUNTRYSIDE MANUFACTURED HOMES



Dan Hall of Countryside was keen to lead the way to a 5,400 square foot home being completed on acreage north of Cranbrook.



With nearly 200 lineal feet of decks and 14 dormers, the 2,800 sq. ft. home on a full basement has an additional 900 sq. ft. of living space over the attached garage!

M&K HOMES

Al Jacobi at M&K Homes was surprised at the almost instantaneous ap-

EAGLE HOMES

Lawrence and Teanna Boivin were busy at Eagle Homes Cranbrook outlet. Few Members will have seen this newer retail location.



Community Owner Casey Timmermans Addresses a Serious, Taxing Problem

Nanaimo's Casey Timmermans is going to bat on the issue of the taxation of mobile home parks. He has written twice to the Hon. Stan Hagen, Minister of Sustainable Resource Management.

This letter was also addressed to the Hon. Rich Coleman, who has responsibility for the Residential Tenancy Act, the Hon. Kevin Falcon, Minister of State for Deregulation and Nanaimo MLA Mike Hunter.

"Dear Ministers,

I was surprised and disappointed to see that your June 5 response to my letter of April 25 failed to appreciate the full nature of the problems I was trying to deal with,...

- *that the existing appraisal process and taxation on Mobile Home Parks are unfair,*
- *(that they are) producing such excessive*

increase in municipal taxation that the Mobile Home Park industry's competitiveness is being eroded, and

- *if left uncorrected will eventually drive many park operators out of the business.*

Basically, the problem is that the Local Governments and the Assessment Authority are taxing Mobile Home Parks on the basis of increased property values even though the park operators have no intention of selling...

As a result, the owner-operators of Mobile Home Parks are being taxed as if they had sold their property...

To illustrate the problem more clearly, note that taxes and water, which are the two largest municipal charges on my own park, took 8.7% of gross revenue in 1988 and 17.59% in 2002!

Stated another way, the taxes and water charges on my property increased on average 11.7% a year while my rents increased at an average 4.96% a year...that is not sustainable!

Mr. Hagen I hope that you and your colleagues remember that Mobile Home Parks are providing a lot of lower cost housing in B.C. at a time when there is an increasing shortage of such housing...

...one thing you could point to would be policy, regulatory and administrative changes to ensure that existing and new Mobile Home Parks can continue to play a significant role in meeting B.C.'s growing needs for housing."

Best regards, Casey Timmermans

Share your views with MEMBERS!

**2002/03 MHABC
Membership Renewals**

A reminder Invoice is included with this newsletter mailing to Members and Associates who have not yet renewed their annual membership.

**Associates Equipment-
Supply-Service Directory**

Second call...

MHABC Associate Members are urged to help build the Equipment-Supply-Service directory for the MHABC Web site.

The purpose is to provide information on available goods and services to other Members via the internet and for the public as well!

- Associates need to forward current contact information (Phone, Fax, Mail, E-mail and Web site).
- They are also asked to submit suggestions for their listing(s) in the Equipment-Supply-Service Directory.
- Associates may be listed under one or more headings.

Contact information and Listing requests should be submitted now!

E-mail to: info@mhabc.com

**DON MacTAVISH
Former MHABC Executive
Director Passes**

A celebration of the life of Don MacTavish was held in Fort Langley on Sunday June 9th. President Dale Ball and former Directors and longtime Dealer Members Al Lutz and Mickey



McMillan attended.

Don MacTavish joined the association in the early 1970's at a time when there was considerable public discussion about the then rapidly increasing numbers of mobile homes being sold in the province. He stayed with the association into the mid-1980s.

In retirement, Don was a tireless supporter of the historic community of Fort Langley. The Board of Directors has approved a donation in Don's mem-

Tomorrow's Housing Today!!