

NEWSLETTER

Important Dates

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

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

MHA Alberta/Saskatchewan
October 18-19, 2002
Fantasyland Hotel, Edmonton,
Alta.

MHC™ Course
October 20-21, 2002
Chateau Louis, Edmonton, Alta.

CMHC Housing Awards Program
Affordable Housing Innovations
October 21-23, 2002
Toronto, Ontario

MHPOABC 2002 Convention
November 9-14, 2002
Kihei, Maui, U.S.A.

CMHC 'GO JAPAN'
Housing Trade Mission
November 11-15, 2002

CMHI Annual Meeting
February 23, 2003
London, Ontario

FAX news & notices to 604 465 8655
Or email to: mhabc@telus.net

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PNE 2002 PRIZE HOME Built by MHABC Member BRITCO STRUCTURES

Doug and Julie Simpson of Vancouver, B.C. were the winners of the PNE Prize Home Lottery drawn on Labour Day, the last day of the 2002 exhibition.



Britco's 2002 PNE Prize Home

The heart of the lottery package is, of course, the home. Seven modules were used to complete the 3,150 sq. ft. home— 4 modules on the ground floor with 3 modules above. An additional 350 sq. ft. of living space is found above the garage.

The home features the living, dining, family and powder rooms, office/den and kitchen on the main floor. Four bedrooms including a master ensuite and main bathroom are on the top floor.

Manufactured Housing Association of British Columbia

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The Victorian Style home will be sited at Pender Harbour, on the Sunshine Coast. In addition to the waterfront lot, the prize includes furniture and appliances from the Brick, entertainment system from Shaw, Future Shop theatre, a Rona/Revy prize package, patio furniture from American Home and Patio, a Champion 505 Alante, with 135 hp motor from Galleon Marine and \$2,500 in IGA gift certificates.

Metro Areas Lead B.C.'s New Housing Construction

The 18% increase in new housing construction in B.C. this year is heavily driven by buyers in the larger urban areas, including both single detached and multiple unit housing.

This is consistent with the modest rebounding of the B.C. economy and the countrywide migration of Canadians to larger centres. 80% of Canadians now live in urban centres up a full 10 points in the period 1996-2001.

The impact of the softwood lumber dispute and other resource industry lethargy has seen stagnation persist throughout much of rural B.C.

MHABC Member home shipments are down some 5% year to date based upon shipment reports in hand. Officially, new home shipments in 2002 from March 1 through August 31st reached 289 versus 313 in the like period last year, down 7.7%.

The registration of new homes in the Manufactured Home Registry (MHR) is up 5% January-August with

B.C. registration of new homes up 9.8%, while out of province registrations declined 22%.

Small Lot Subdivisions Add More New Homes in Lower Mainland

As part of an increasing trend towards the use of small residential lots, developments in Maple Ridge, a suburb of Vancouver, offer starter home packages for less than \$200,000. The small lot is a response to the increasingly limited supply of affordable residential lots and, thus, the increasing density of these single family subdivisions.

(Following photos from Jayman's Country Lane project)



Two-storey 1,400 sq. ft. , 17' wide home on 25' wide lot, plus basement



Design controlled, small lot streetscape - paved/curbed street/lanes, sidewalks, including developer installed front lawns, sideyard fencing and boulevard plantings, and block-wide neighbourhood playground

U.S. Seminars - Cincinnati's 'Cityscapes at the Mills of Carthage'

When the Manufactured Housing Institute (USA) and the Automated Building Consortium hold their meetings in Cincinnati, Ohio from October 21-25, a prototype manufactured housing subdivision will be open to some 1,500 industry personnel and the public.

'The Cityscapes at the Mills of Carthage' involves a developer and six manufacturers in this first phase. The subdivision features specified interior and landscape design. All homes will have 9' interior ground floor ceilings and will be installed over crawl spaces.

The project involves the City of Cincinnati and is part of the continuing initiative in the United States to place manufactured homes in urban areas.

'Cityscapes at the Mills of Carthage'



From an artist's rendering of 'The Cityscapes at the Mills of Carthage'

'Prefab popularity grows'

The Vancouver Sun published an article by Rod Nutt on August 24th entitled 'Prefab popularity grows'. The piece touted the advantages and increasing use of homes and components that have been built offsite.

Nutt wrote, "The reality is that increasingly your home is built in factories and then assembled on your building site." The Greater Vancouver Homebuilders' Association said "that the vast majority of new home builders today take full advantage of the quality, precision and just-in-time delivery of manufactured building components.'

Nutt noted that "As manufacturing processes have become more sophisticated, opportunities for moving the construction of homes inside the factory have expanded. Factory-built housing is a growing industry in Canada."

The information for the article was distributed by CMHI and it led to a surge in MHABC website hits, directing visitors to Members.

B.C. Housing Policy Branch to Join in MHABC Effort

As part of its continuing work with B.C.'s 180 local governments, MHABC has surveyed them from time to time to update the general picture regarding the acceptance of factory-built homes in the province.

The Housing Policy Branch of B.C.'s Ministry of Community, Aboriginal and Women's services (formerly Municipal Affairs) has agreed to add MHABC's specific interests to its regular queries of local governments.

Current Land Use Concerns

The work being done on land use and zoning matters in both the City of Kimberley and the Town of Oliver, is beginning to bear fruit.

Kimberley has agreed in principle to accept factory-built, building code homes as proposed by United Communities and its builder partners in the Forest Crowne subdivision. The city and United are now in discussion about the detailed zoning bylaw to be adopted.

The Forest Crowne subdivision will tie-in to Kimberley's scenic location, its ski hill, many other outdoor recreational opportunities and be attractive to southern Albertans, in particular.

In Oliver the Administrator reports that work is continuing on the Official Community Plan, with the Zoning Bylaw next on the agenda for

Council's consideration.

Discussions are underway to identify a time for MHABC to make a public presentation to Oliver's Mayor and Council at a regular meeting. The earliest this could take place is October 28th.

Manufactured Home Registry CORE REVIEW

Retired Deputy Registrar Marg Drier has been working on a report for the Ministry of Finance on the Manufactured Home Registry (MHR). The process is part of the core review of the registry and other Finance operated registries.

Ms. Drier has consulted widely within the several different user groups and others on the purpose and operation of the MHR.

MHABC Members have been invited to offer up their views and recommendations. Responses have been positive and some suggestions have been made, such as searching title by physical address.

Some facts put Ms. Drier's work and the Ministry's decisions in clear perspective - more than 40,000 title searches, more than 2,000 existing homes relocated, and more than 8,000 changes in ownership in 2001.

Available evidence suggests that the registry users fund its operation through service fees. Most importantly, those with a title interest in a home, especially homebuyers, have documented proof of ownership.

United Manufactured Homeowners Note Vacancies in Lower Mainland Communities

The United Manufactured Homeowners' Association in B.C. has expressed concern about the vacancies noted in Lower Mainland and Fraser Valley communities. The association is worried about the resultant impact of the lost rental income on the viability of parks and the impact on rental rates, which it says are already too high.

The association and the homeowners that it represents are "...eager to work to enhance and strengthen the Manufactured Housing Industry in British Columbia."

ICBC's Route Specific Policy for the Continuous Movement of 5 Metre Wide Loads

ICBC has a one page outline of the policy implementation regarding route specific movement of 5 metre (16'4") wide loads. It describes the nature of an application's request for consideration of a route, the details to be provided and the evaluation criteria.

The MHABC office will fax copies to interested Members.

Initiative Starts in Saskatchewan to Harmonize Transport Policy

Bruce Olson has been asked to assist an initiative to see what harmonization of transport policies in the west might be possible.

In B.C., the maximum width for the general movement of manufactured home loads is 14'6" (67'5" long), with 16'4" wide (and 76" long) permitted in the peace River Region and on an approved route specific basis elsewhere.

To the east in Alberta, manufactured home loads up to 23' wide (84' long) can be routinely moved.

MHA Alberta/Saskatchewan Annual General Meeting

The MHA Alta./Sask. will hold its Annual Meeting October 18-19, 2002 at the Fantasyland Hotel in Edmonton. In addition to a full day annual meeting, the association will devote a full day to the discussion of a strategic plan for the association and its Members.

MHA Alberta/Saskatchewan Holds Fourth Manufactured Housing Consultant Course

MHA Alta./Sask. will conduct its 4th MHC course offering October 20-21 at the Chateau Louis in Edmonton. Registration has been taken up quickly.

To date, 53 people have completed the MHC course in Alberta, and are using the designation as a Manufactured Housing consultant on their business cards and other literature.

Course fees in Alberta are \$400 with the association offering a 50% rebate to those who successfully com-

plete the course requirements. Previous courses have been held in Edmonton, Red Deer and Calgary.

BOB & CORY PATERSON
Recognized by Cariboo Advisor

Past MHABC President Bob Paterson and his wife Cory have been recognized in the Cariboo Advisor, published in Williams Lake, for their commitment to home ownership in the city and the Cariboo market area.

Bob and Cory founded Bob Paterson Homes more than 20 years ago as a listing service located in downtown Williams Lake. Later, the business moved to its present location, on Mackenzie Avenue, and became a full service new home outlet.

Today the business is managed by son Steve Paterson, the current MHABC Vice-president, and includes a transportation arm CBP Transport operated by son Jim Paterson. Other services include the listing of existing homes, re-leveling, roof sealing, power washing, installation of vinyl skirting and stairs, and pilot cars.



Bob and Cory, with their family, have always said "Why rent when you can own?"

URTON FAMILY SUFFERS
TRAGIC LOSS

MHABC Members joined Past President Brian Urton, his wife Deb and son Brad in shock after the tragic loss of their 19 year old daughter and sister Jen, who passed away on August 18th, 2002. Members extend their deepest sympathies to Brian, Deb and Brad.

MHABC Donation in Memory of
Don MacTavish Supports Bench at
Fort Langley



EnerGreen Appoints
Nigel Harrison Sales Manager

EnerGreen Building Systems has announced the appointment of Nigel Harrison to the position of Sales Manager. He has extensive experience in the modular building and construction sector.

Go to: www.energreenbsl.com

New Contacts for Allan Smith

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