

NEWSLETTER

Important Dates

Vol. 12, No. 2 May 2002

MHABC Board of Directors

Tuesday, June 18th, 2002
Penticton, B.C.

Union of B.C. Municipalities

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

Moduline's Achievement Recognized

Moduline Industries (Canada) Ltd. received a plaque, in recognition of its extraordinary achievement of building 20,000 homes for British Columbians, at MHABC's Annual Dinner in Victoria, B.C.



President Dale Ball, Lloyd DeHart, Vice-President Steve Paterson with Grant McDowell of Moduline Industries

The Moduline factory in Penticton, B.C. was opened on April 1st, 1970 and shipped its first home two weeks later. Thirty-two years of excellence!

**Victoria Annual Meeting
"The Best in Years!"**

"The best in years!" was a common refrain as the MHABC's 2002 annual meeting program wrapped up in Victoria. The schedule opened with a Reception for Members of the Legislative Assembly. More than one-third joined MHABC members and guests.

The Victoria meetings had been planned for B.C.'s capital after the election of a new provincial government and in response to a number of important legislative initiatives. Because of many commonly held interests, both the Manufactured Home Park Owners and The Alliance of B.C. Mobile Home Park Owners groups were invited to join in with MHABC.

The Hon. Rich Coleman, Solicitor General and Minister of Public Safety addressed the Luncheon on April 16th after the formal Annual Meeting. His ministry is responsible for the new consumer and residential tenancy law.

Workshops were held on the electronic automation of B.C.'s Manufactured Home Registry and the Personal Property Registry, the future of consumer law and the retail sale of homes,

Manufactured Housing Association of British Columbia

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the future of transportation policy and the future of residential tenancy legislation.

The Hon. Rich Coleman is very familiar with manufactured homes. A mobile home was the first home he owned as a young RCMP officer. He believes very strongly in the future of manufactured housing and looks forward to a continuing close relationship with the association.

Administrator Ruth McIver, Senior Examiner David Ireland and Rick Marx from BC Online provided an update on the continued automation of the registries. It is estimated that the Personal Property Registry will be fully electronic by July, with the MHR to follow later. Marx described how the systems will work. Prepaid accounts will be used to fund electronic search and registration fees.

Reg Faubert, Senior Policy Analyst and Garry Spence, Registrar of Motor Dealers and Director of Trade Practices, led the session on the future regulation, if any, of manufactured home sales. The record of complaints is so free of public concerns that the possibility of no licensing was suggested. The question for Members to judge is whether an unlicensed sector would be vulnerable to abuse and how it compared to the fully licensed site builders and real estate sector.

The session on B.C. transportation policy recognized the advancements, which have been made in recent years. It also looked ahead to the implementation of one-time, route specific moves of home loads that might be larger in one or more of the basic height, width and length dimensions, which are permitted for mobile home loads.

ICBC OFFICIALS will soon be in Ft. St. John in B.C.'s Peace River Region to explain why ICBC has refused to expand the general transportation envelope utilized there to include home sections up to 20 feet wide (as now permitted in Alberta).

The Peace River Region was targeted by the former NDP government to transport home sections up to 16'5" wide and 76' long in 1994. That is the only area in B.C. where such large loads may be moved on a regular basis. This is because of the generally lower relief terrain east of the Rocky Mountains (e.g. straighter roads), proximity to Alberta and regional political action.

The Manufactured Home Park Owners and The Alliance of Mobile Home Park Owners met together to review the status of discussions about the future of the Residential Tenancy Act. Expecting legislation as early as the current session, it has become apparent that it might need to be introduced later.

The Solicitor General ministry's Policy and Legislation Branch Acting Director Noreen Marshall attended the tenancy workshop because there will be more drafting before new law appears.

It was a good thing that the session on local government bylaws was held at the end of the day, because there was keen interest in the ideas being developed in the City of Surrey. There has been a lot of effort put into the development of a new bylaw which might permit two story homes and otherwise facilitate the rollover of existing communities to new manufactured home designs, with setbacks and separations found in site-built projects, over time.

In all, the several workshops represented the most ambitious annual meeting program in a number of years and were actively attended by meeting registrants.

2002/03 MHABC Budget Will Stay the Course

The Annual Meeting adopted a budget for the current year that will continue to see expenditures closely watched versus revenues.

In addition to receiving the full cost savings of moving to a home based office, the association will not be participating in exhibitions or other shows with display homes until the economy expands and housing starts increase.

President Dale Ball Reelected Leads smaller board

President Dale Ball and Vice-president Steve Paterson were re-elected at the Annual General meeting in Victoria on April 16th.

Also reelected was Dealer Director Ron Bell. Britco's Tom Faliszewski was elected as a Manufacturer Director. Tom replaces Britco's Jeff Wright on the new seven-member Board.

Board of Directors for 2002-2003

President Dale Ball
Brookwood Homes Ltd. (Dealer)
Vice-President Steve Paterson
Bob Paterson Homes Inc.
(Dealer/Transporter)

DIRECTORS

Ron Bell
Columbia River Homes (Dealer)
Lloyd DeHart
Moduline Industries (Canada) Ltd.
(Manufacturer)
Mark Ellis
Eagle Homes (Dealer)
Tom Faliszewski
Britco Structures (Manufacturer)
Jim Stevenson
SRI Homes Inc. (Manufacturer)

Union of B.C. Municipalities annual convention in to be held in Whistler, B.C. September 23-27, 2002 will not include exhibitors as in the past.

Welcome New Members

Please welcome the following new ASSOCIATE MEMBERS:

The Alliance of B.C.

Mobile Home Park Owners
Box 55012 - 3825 Cadboro Bay Road,
Victoria, B.C. V8N 4G1
Contact: Angela Plasterer
Phone: (250) 721-5557
Fax: (250) 721-2559

EnerGreen Building Systems Ltd.

Unit #4, 9558 - 189th Street,
Surrey, B.C. V4N 4W7
Contact: Paul Lehoux
Toll Free: 1-866-8889512
Fax: (604) 888-9502
E-mail: plehoux@energreenbsl.com
Web site:
www.energreenbuildingsystems.com

New Home Shipments

New home shipments in the current business year (March 1, 2002 to February 28, 2003) are expected to hit a minimum of 540 houses, even though Harbour Homes is no longer in business and reporting shipments. This number reflects a modest increase of 10% for manufacturers during the year.

To date, 81 new homes have been shipped in March and April, down 4 from 2001, with more B.C. built homes and more multiple-section homes being shipped.

New home shipments in B.C. are dependent on economic activity, especially within the regions. The softwood lumber dispute with the United States has had significant impact in the regions. On the other hand, job loss/job won statistics indicate that B.C. is even through the first quarter of 2002 with some 40,000 new jobs offsetting a like number of job losses.

2002/03 MHABC Membership Renewals

The new business year got off to a strong start on March 1st with prompt membership renewals in the following weeks.

In addition to the new Associates that have joined, a new Dealer Member application is in hand and will be processed as soon as the B.C. licence is issued.

Associates Equipment-Supply-Service Directory

MHABC Associate Members are reminded to forward the necessary information for appropriate listing(s) in an Equipment-Supply-Service Directory to be included on the MHABC web site.

Associates may be listed under one or more headings. Listing requests should be submitted now with complete contact information.

Newsletter's New Look

Readers will notice a "new" look for the MHABC Newsletter. The 10 year "old" 11"x17" shell layout is replaced with a 8½"x14" shell to limit postage costs and to provide a Newsletter that can be easily carried in a jacket or shirt pocket.

Members and Associates are invited to submit 'news' items for inclusion in the Newsletter. If a new housing development or project partnership has been put together or a new product or service is offered, send in the "news".

The Newsletter is particularly interested in sharing good news stories involving special projects that meet special needs for affordable housing.

And, the Newsletter welcomes stories about the MHABC "people who make the news" in their local communities. Please share your tales about community spirit, pride and events, from rodeos, to minor sports, to fundraisers...

Current Land Use Concerns

Work is being done on land use and zoning matters in both the City of Kimberley and the Town of Oliver, where opportunities are being sought for the siting of homes on residential lots.

Kimberley had responded to the MHABC a number of years ago and amended its zoning bylaws to include factory-built homes on residential lots. However, it retreated after a two-section mobile home with a low-pitch roof was sited in the city. Although the neighboring homes were decades old, the new house stood out "like a sore thumb" amidst their steeply pitched roofs.

Today, a large subdivision (1,000 lots, 1,600 acres) is proposed to use factory-built homes. The development would tie-in to Kimberley's scenic location, its ski hill, many other outdoors recreational opportunities and be attractive to southern Albertans, in particular.

That false start in Kimberley is today's hurdle to be overcome in being able to use factory-built housing components. MHABC has provided advice to the Alberta developer and specific advice on building standards to the City of Kimberley.

A similar concern has kept the door closed in Oliver. However, the senior staff has responded to MHABC's request and they and Council representatives will meet with MHABC in mid-June to develop bylaw changes to see "residential" designs on residential lots.

In Oliver, MHICanada has advanced advice that was successful in Medicine Hat, Alberta in seeing manufactured homes welcomed onto city lots. That solution involved setting "appearance" criteria.

The criteria included: height of main floor above grade, roof pitch and exterior finishing materials being consistent with neighboring dwellings, minimum roof overhangs of 30 cm from each wall surface, full perimeter foundation or "10.1" foundation, if home on longitudinal beams and, the skirting of "10.1" foundations to be targeted to appear as if it were an inground foundation.

Working on Zoning Solutions

Local governments have come along way in B.C. during the past decade in accepting manufactured homes on residential lots. Mayors, Councilors, staff and the public-at-large have become more knowledgeable about the quality of factory home building. As a result, "quality" is essentially no longer an issue. However, the appearance of a sited home is still of interest.

The basic architectural (or appearance) issues remain factors that must be addressed. In order to overcome such fears, it is necessary for the factory-built sector to answer the question, "what will that home look like on that lot and in that neighborhood?" The answers will determine if manufactured homes are treated just like other houses.

In practical terms, the sector can ask local governments to guide it by establishing acceptable design criteria for factory-built product (such as in Medi-

cine Hat). Or, it can choose to sell, build and deliver residential homes.

Interestingly, the City of Penticton opted for a "hands off" solution, when it accepted manufactured homes. It was not prepared to have a sub-set of conditions that only related to factory-built product. Penticton chose to treat all homebuilders alike. Should it be otherwise?

So, what can Members do? They can actively work to improve the understanding of manufactured homes. They can plan an Open House with invitations to local Mayors, Councillors, planners and building officials. Welcome them to the retail location. Take them on a tour of customers' homes and neighborhoods. Why not start to plan an Open House today!

Importantly, Members can listen to what their local governments and communities are saying. Acceptance will flow from mutual understanding - know what the community is looking for, let the community know that you have what it will accept.

**Remember the question...
"What will that home look like on that lot and in that neighbourhood?"**

More recently, advice and information, including the bylaw binder and videos, have been provided to a property owner in Mission, B.C. who is look-

ing at a residential neighbourhood involving acreage lots and a small lot zone, with a common pasturage for horses.

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

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.

Daily business meetings have been arranged for a two and one-half hour mid-day period including lunch.

Group rates have been arranged for condominium accommodation and car rentals, and, hopefully in the near future, for air travel and sightseeing tours.

MHABC Members are invited to attend the MHPOABC Convention at the early bird rate of \$250 per person, when booked by May 30th.

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

"The Canadian Standards Association (CSA) was chartered in 1919 and

For more information and registration forms contact the MHPOABC office at (604) 594-1219, Fax (604) 594-1814 or e-mail info@mhpo.com ALOHA!

About CSA Standards...

accredited by the Standards Council of Canada to the National Standards system in 1973. It is a not-for-profit, non-statutory, voluntary membership association engaged in standards development and certification activities.

CSA standards reflect a national consensus of producers and users - including manufacturers, consumers, retailers, unions and professional organizations, and governmental agencies. The standards are used widely by industry and commerce and often adopted by municipal, provincial, and federal governments in their regulations, particularly in the fields of health, safety, building and construction, and the environment.

Individuals, companies and associations across Canada indicate their support for CSA's standards development by volunteering their time and skills to CSA Committee work and supporting the Association's objectives through sustaining memberships. The more than 7,000 committee volunteers and the 2,000 sustaining memberships together form CSA's total membership from which its Directors are chosen. Sustaining memberships represent a major source of income for CSA's standards development activities."

Verbatim excerpt from the forward to the CSA A-277-01 standard 05/06/02

11th Annual Golf Tournament

Amco Homes' Peter Young chaired yet another successful Golf Tournament at Victoria's Olympic View Golf Course on April 15th. It was the 4th event that Peter has organized for MHABC Members.

Billed as the 'Capital Scramble', foursomes competed under a modified Calloway Scoring system. The top foursomes won the Gerry Jack Trophy (low gross score) and Deutsche Trophy (low net score).



(l to r) Jim Stevenson, Dean Johnstone, Ken Wavrecan, Peter Shoulack (low gross)



(l to r) Trent Kell, Richard Vaughan-Thomas, Peter Young, Steve Paterson (low net)

Ron Oldridge Honoured

On behalf of MHABC's Members, Transportation Director Gerry Brown made a presentation at the Annual Dinner to Ron Oldridge, who retired from ICBC on April 30th. Ron was joined by his wife Lynn.

The Association's plaque expressed appreciation for Ron's consideration of the industry's interests in the transportation of manufactured homes during his years of public service. MHABC has had a very good working relationship with ICBC and expects it to continue.



Gerry Brown presents MHABC plaque to Ron Oldridge at Annual Dinner April 16th

Committee to Review MHABC Bylaws

After tabling a proposed amendment, the Annual Meeting voted for a review of the association's bylaws and to receive proposals at the next annual meeting in 2003.

Tomorrow's Housing Today!!