



# NEWSLETTER

Vol. 11 No. 5 October 2001

## IMPORTANT DATES

- **MHA of BC BOARD of DIRECTORS**  
Tuesday, December 4<sup>th</sup>, 2001  
Location to be announced
- **MHA Alberta/ Saskatchewan ANNUAL GENERAL MEETING**  
Friday-Saturday, Nov. 16<sup>th</sup> & 17<sup>th</sup>, 2001  
Fantasyland Hotel, West Edmonton Mall  
Edmonton, Alberta  
Registration \$125, Spouse \$50
- **Manufactured Housing Consultant (MHC)<sup>TM</sup> Courses**  
Moncton, New Brunswick Nov. 2<sup>nd</sup>/3<sup>rd</sup>, 2001  
Halifax, Nova Scotia Nov. 6<sup>th</sup>/7<sup>th</sup>, 2001
- **CMHI Annual Meeting**  
Sunday, February 24<sup>th</sup>, 2002  
The Empress Hotel, Victoria, B.C.  
Registration \$200, (Note: with CHBA \$575 to Dec. 15<sup>th</sup>, \$625 to Feb. 15<sup>th</sup>, \$675 thereafter, CHBA Companions' and Children's programs)

## UBCM CONVENTION LOOKS TO LIBERAL 'NEW ERA'

The recent convention of B.C. local governments was alive with interest in the policies of the new Liberal Government. Plenary Sessions were well attended as B.C.'s Mayors and Councillors wanted to hear the latest from Premier Campbell.

The proposed Community Charter will establish a new set of parameters for local government authority, operations and funding alternatives.

Executive Director, Rick Higgs, staffed the MHABC Booth, in the 'Municipal Marketplace' and distributed literature, videos and Bylaw binders.

## YOUR FUTURE, YOUR CHOICE

Members are now considering the options for the future regulation of manufactured home retail businesses in B.C. All Dealers have been licensed under the Motor Dealer Act and exempted from the Real Estate Act for many years.

The new Ministry of Competition, Science and Enterprise is leading the way in reviewing the Motor Dealer Act and other consumer legislation, such as the Trade Practice Act and the Sale of Goods Act, prior to introducing a new comprehensive act, perhaps as early as spring 2002.

Those currently regulated under the Motor Dealer Act have been consulted and invited to make recommendations about their future.

New vehicle and recreational vehicle dealers, for example, are looking at self-regulation, having already formed the voluntary 'Motor Dealer Standards Association'. The MDSA is proposing training for sales and other personnel in the motor vehicle retail industry. And, since there are more than 1,600 motor vehicle dealers in B.C., they might be able to adequately fund a stand-alone regulatory body.

On the other hand, those selling manufactured homes in B.C. are relatively few in number, about 60: fewer than either the number of Auctioneers (100) or Direct Sellers (80).

Therefore, setting up and operating a licensing body for homes would be much more costly per retailer.

Another basic alternative is no licensing at all. However, given the government's condition that consumer protection post-deregulation be equal to or greater than that currently in place, it is difficult to visualize how wide open selling would maintain or enhance consumer protection.

The last basic option is some form of new B.C. government licence that would relate specifically to manufactured homes; preserve the basic elements of current licence requirements and benefits; perhaps offer a longer term licence for those with good consumer records; and, include updates to reflect modern consumer access to technology, such as the internet.

At least for now, all parties have been advised that the Consumer Compensation Fund, which replaced individual licensee bonding in 1995, will remain. This would fit with either new licences issued by self-regulating bodies or new categories of B.C. licences.

### **2001/02 NEW HOME SHIPMENTS STILL UP...JUST**

New home shipments by MHABC Member Manufacturers in the period March-September 2001 reached 362 versus 348 in 2000, up 4%. B.C. Member factory shipments, at 319 new homes, were up 13.5% year to date, while Member shipments into B.C. were down 35.8% to 43 homes year to date.

*(See tables and charts)*

### **WIDE HOME LOADS IN PEACE**

Wide home loads in the Peace River through September total 36, down 45.5% from 5 m/16'5" wide shipments in 2000.

## **MHR STATISTICS DOWN 5.2% FOR B.C. HOMES**

The Manufactured Home Registry statistics from Victoria show that 468 new homes have been registered in the first nine months of 2001. Homes originating in B.C. are down 22 or 5.2% to 398 (MHABC shipments 373 in same period) versus 420 last year, because of lower registrations in January and February this year.

New homes built out-of-province are down 48.5% in the 9 month period with 70 registered this year versus 136 in 2000 (MHABC Members shipped 58 in the same period). New registrations from outside B.C. were particularly low during the first four months of 2001.

*(See - Tables and Charts)*

## **MHABC's 102<sup>nd</sup> I.P.E. FAIR DISPLAY HOME Popular With Fairgoers**

Harbour Manufactured Homes' two-section cottage was a big hit with those attending the 102<sup>nd</sup> Interior Provincial Exhibition in Armstrong from August 29<sup>th</sup> - September 2<sup>nd</sup>.

Dealer Member Accent Homes of Kelowna staffed the show home through the five-day fair. The 2001 IPE Fair drew the second largest number of fairgoers in fair history, with just over 92,000 people in attendance.

*(See - Photo Sheet)*

## **USE B.C. GOVERNMENT WEBSITE TO STAY ON TOP**

Members can get details on B.C.'s new government at:

[www.gov.bc.ca](http://www.gov.bc.ca)

## **JOHN PENN 1938-2001**



**John Anthony Peniuk, who founded and operated Metro Homes (Kamloops) Ltd. from 1973, passed away on September 23<sup>rd</sup>. Many industry friends and associates joined with John's widow Liz and daughter Leanne for services in Kamloops on September 28<sup>th</sup>. MHABC Past President Bob Paterson spoke about the good friend he had known in John Penn.**

**The Association has made a donation in John's memory to the Kamloops Brain Injury Association according to the family's wishes.**

**John bequeathed the following poem to his family, friends, business and community associates:**

### **'Do Not Stand At My Grave And Weep**

**Do not stand at my grave and weep;  
I am not there, I do not sleep.  
I am a thousand winds that blow;  
I am the diamond glints in snow.  
I am the sunlight on the ripened grain;  
I am the gentle autumn's rain.  
When you awaken in the morning's hush,  
I am the swift, uplifting rush,  
Of quiet birds in circled flight.  
I am the soft star that shines at night.  
Do not stand at my grave and cry;  
I am not there. I did not die.'**

## **B.C. ECONOMY and PUBLIC FINANCES SHRINK**

**Finance Minister Gary Collins, who was optimistic in early summer that the combined effect of the early tax cuts for individuals and businesses would lead to a resurgence of the B.C. economy, has had to alter his views of economic growth. Consequently, the B.C. Government is looking at no new money for healthcare and education and up to 50% cuts in other spending.**

**Collins had forecast economic growth of 2.7% this year and 3.8% next. More recently, reassessments have suggested growing provincial deficits over the next three years. This spurred the Government to look to significant reduction in expenditures.**

**Factors reducing shorter term expectations for the B.C. economy include the softwood lumber dispute with the United States, excess capacity and sub-marginal prices for pulp in world markets, other reductions in excess capacity and the rapid reduction in travel-tourism after the September 11<sup>th</sup> Terrorist attacks on the United States.**

**The Finance Minister remains confident that the tax reductions have favourably positioned B.C. to take full advantage of economic recovery.**

## **B.C. CORPORATE TAXES**

- Corporate income tax rate 13.5% effective Jan. 1, 2002 (from 16.5%)**
- Sales tax on machinery and equipment eliminated - the 3% investment tax credit removed**
- Corporate Capital Tax for non-financial institutions cut in half September 1<sup>st</sup>, 2001 - to be eliminated September 1<sup>st</sup>, 2002**

## **CORE REVIEW GETS THE PREMIER'S ATTENTION**

Premier Campbell has assumed leadership of the Core Review and Deregulation Task Force that was originally led by Liberal M.L.A. Val Roddick.

The task, which was identified early on by the government, is a significant undertaking.

Core Review, in essence, is an opportunity to identify, justify and modernize those activities that would remain within the provincial public sector.

There seems to be broad enthusiasm within the public service for the many positive benefits of cleaning up the mass of legislation and regulation, which has evolved over time. Nonetheless it remains a huge task for a shrinking civil service to complete while meeting other responsibilities.

## **B.C. TRANSPORTATION DIMENSIONS DISCUSSED IN VICTORIA WITH ICBC**

On September 12<sup>th</sup>, Directors met with senior ICBC personnel to discuss the dimensions of manufactured home loads moved in B.C.

In connection with the possibility of a general increase in permitted height towards 15 feet, ICBC reported that 15' clearance exists at the BCRail overpass at Red Rock. Yet to be measured is another height limiting rail overpass on Hwy. 3, near the junction with Hwy. 95 at Yahk.

After the mainland height checks are completed, B.C. Ferry Corporation will be approached about movements to

Vancouver Island. Director Gerry Brown noted that clearances should be available on the Queen of Alberni from Tsawwassen-Duke Point. Longer ramps also make for easier loading. He was unaware of the Spirits ships clearances.

It was also noted in the discussions that the Ministry of Transportation and Highways Clearance Register was last published in 1994. Those heights need to be updated.

In the discussion about the general width of home loads and the possibility of an increase at the eave, Ron Oldridge of ICBC said that it did not matter where additional width might be carried because oncoming semi-trailer combinations are up to 13'7" high. However, ICBC took the association's continued interest in improving roof architecture under advisement and will look at what is done in other jurisdictions.

With regard to the hours of over-width moves to the United States, ICBC said there was potential for change in the permitted hours after test loads have moved. Ron Oldridge said, "We must walk before we run."

Because only 5 of the 9 MHABC Directors could attend the Victoria meeting, after the tragic events on September 11<sup>th</sup> and the restrictions on air travel, discussion of route specific moves of larger loads was tabled.

Separately, Director Gerry Brown asked that authority be given to transporters to operate on a longer term basis, either monthly, quarterly, semi-annually or annually, rather than on a trip by trip basis as at present. This would not interfere with the permitting of individual home loads and would be more efficient and in keeping with the spirit of the government's deregulation initiative.

## **PARK MODEL TRAILER HEIGHT INCREASED**

ICBC has responded to a request to increase the transport height of CSA Z241 Park Model Trailers from 4.15 to 4.4 metres (14'5"), the current height for manufactured home loads.

## **2001 BYLAW SURVEY**

Just prior to the UBCM Convention in late September, the association distributed a 'Survey of Local Government Bylaws in B.C. Affecting Manufactured Housing'. It was distributed to 178 local governments in the province.

This is the third such survey to be conducted from 1994. It is part of the association's tracking of local rules on the placement of mobile and modular homes. It also reminds and encourages local governments to call upon the association to resolve a variety of issues.

A strong response has been received to date, with 35 (20%) local governments responding so far. The first response was received by fax from New Denver in the Slokan Valley, just three days after the survey was mailed.

The survey was mailed with a flyer featuring the construction by Moduline Industries of its 20,000<sup>th</sup> home to be built in the Penticton factory. In addition, a photo sheet on the IPE Display Home was included and the latter impressed one Mayor and Council to the degree that they will encourage the re-plot of a subdivision to site small cottages on smaller lots.

## **CSA TECHNICAL COMMITTEE**

CSA is holding a series of training sessions for those sitting as members of

CSA Standards and Technical committees. Executive Director Rick Higgs will attend the CSA session scheduled for November 30<sup>th</sup> in Vancouver.

## **MANUFACTURED HOME PARK OWNERS' ASSOC. of B.C.**

Executive Director Rick Higgs gave Members of the Manufactured Home Park Owners' Association a review of the manufactured housing sector on October 13<sup>th</sup> at their Convention in Richmond.

The convention program was focused on the future for existing parks and new communities in B.C., as well as the operating and maintenance issues common to the members. Community owners look to improvements in the rules dealing with community owner homeowner relations. There is an indication that the Residential Tenancy Act will be severed to provide separate and distinct regulatory frameworks for parks/communities and apartment and like tenancies.

The leadership of the Park Owners' Association has twice expressed interest in a closer working relationship between their group and MHABC. Their proposal was most recently voiced just before the Directors' Victoria meeting. Unfortunately, with a bare quorum present a full discussion could not take place.

The Park Owners' Association recognizes the value of the whole industry speaking clearly, with one voice to the public and to governments. It also recognizes that, with a new government in B.C., it may be very advantageous to co-operate during the Core Review and Deregulation initiatives.

## B.C. INDUSTRY NEWS and PERSONNEL MOVES

Moduline Industries (Canada) Ltd. has reached an historic milestone by building home number 20,000 at its Penticton plant, which opened just over 30 years ago. Moduline has been the consistent industry leader for three decades in British Columbia, with an exemplary build quality and record of homebuyer satisfaction. Moduline's 20,000<sup>th</sup> home will be setup at the factory for display through next spring.

### Hart Modular Home Store Ltd. and Valley Ridge Homes

The retail operation of Valley Ridge Homes has relocated to the property of Hart Modular Home Store in Prince George. Fred Keim is managing both businesses.

Manager: Fred Keim  
Address: 3157 Bellamy Place,  
Prince George, B.C. V2K 4L7  
Phones: 250 962-1733 and 563-5412  
Fax: 250 962-1743  
Email: valridge@pgonline.com  
Web site:  
[www.valleyridgehomes.bc.ca](http://www.valleyridgehomes.bc.ca)

Dean Johnstone - Dean has joined SRI Homes Inc. as Sales Manager, working from the corporate offices in Kelowna, B.C. Dean began his career with Columbia River Homes and Castle Mountain Homes in the West Kootenay.

## MHC PROGRAM KICKS OFF IN MARITIMES

The CMHI developed sales program for the industry - the Manufactured Housing Consultant (MHC)<sup>TM</sup> program - will be launched with sold out, two-day training sessions to be conducted in Moncton, New Brunswick and Halifax, Nova Scotia on the first two weekends in November.

## CORBETT REPORT PUBLISHED BY CMHC

The Research Report entitled 'LAND USE ISSUES IMPEDING AFFORDABLE HOUSING WITH MOBILE HOMES' has been published by CMHC and copies are now available. The report was prepared by consultant Ron Corbett of Sackville, New Brunswick. Corbett traveled to British Columbia during the course of his research, visiting production facilities, retail locations and communities.

To order a FREE copy of the Corbett Report contact CMHC at 1-800-668-2642 and ask for the Library. [MHABC will have a limited number of copies.]

Corbett reports that housing in Canada has reached a crossroads in terms of the demand for and supply of affordable housing options. Cutbacks in government spending have reduced supply. His recommendations include:

### *For Government:*

- A formal statement from all government levels that manufactured housing can offer a highly cost-effective "market solution" to housing Canadians of modest means.
- A national housing conference sponsored by governments, industry and housing groups to announce the above and kick start solutions.
- A "demonstration community" project ...to demonstrate the afford-ability, sustainability, attractiveness, and innovation of manufactured housing.
- An impact study to identify and address legislative barriers at all levels of government...to ensure that manufactured housing is treated equally to other housing forms....

- Monthly statistics covering the shipment of new manufactured homes and ensure that census data accurately reflects this housing.
- A program to upgrade older homes and park communities.
- Provincial planning acts to prohibit municipalities from discriminating against manufactured housing development.

***For Industry:***

- Pursue an aggressive program to identify land-use discrimination and have Provincial government legislation changed to end it.
- Launch a joint Nation/Regional Industry Association effort in Alberta to gain acceptance of the CSA Z240 Mobile Home.
- Develop partnerships with professional and academic organizations to educate and inform local governments and to deliver training seminars as a means of increasing industry professionalism.
- Ensure that the industry has strong Regional Industry Associations to pursue land-use related goals.
- Work together to develop highly professional video and graphic promotional material and regulatory models to promote manufactured housing.
- Launch an intensive effort to change the negative way that regulators at all levels view manufactured housing.
- Launch a program to familiarize public officials and planning professionals with strategic displays of manufactured homes within the national and provincial capital cities.

- Develop partnerships with the land development sector, aboriginal organizations and governments to increase the availability of lands ...particularly within and adjacent to large urban areas.

## **Second call for 2002 AGM ideas?**

The Board of Directors invites your suggestions for the LOCATION, the PROGRAM and the ACTIVITIES to be planned for the 2002 Annual Meeting.

Members who have suggestions about program elements and location may fax or e-mail their ideas to the MHABC office.

At AGM 2002 would you like...

**MORE training opportunities?**

**MORE social activities?**

**MORE educational workshops?**

**WORKSHOPS on new community development?**

**WORKSHOPS on redeveloping older parks?**

*What other topics, subjects, or activities interest you the most?*

**FAX ideas to: 604 465-8655**

**EMAIL ideas to: mhabc@telus.net**

## **MHABC OFFICES MOVED**

**Manufactured Housing Assoc. of B.C.**

**P.O. Box 31661, Pitt Meadows, B.C.**

**Canada V3Y 2H1**

**Phone: 604-465-5119 - Fax: 604-465-8655**

**E-mail: mhabc@telus.net**