



Renumbered September 09 to 33-08(PB)

POLICY #39-2008

Adopted by Council November 17, 2008

VILLAGE OF KEREMEOS

Mobile Home Park Re-development Policy

The Village of Keremeos promotes diversity of residential accommodation within the Village, and recognizes manufactured and modular home parks as an important source and supply of affordable housing in the Village of Keremeos.

1. All tenants affected by any proposed mobile home park redevelopment are to be advised by the owner/developer at least one month prior to the owner/developer applying to the Village for a redevelopment of the mobile home park property.
2. All tenants in the mobile home park are to be advised by the owner/developer at least 10 days prior to a redevelopment proposal being considered by Council.
3. The notice to affected tenants regarding a proposal to redevelop mobile home park property should include a description of the approval process, what if any Provincial laws apply to the situation, and the Village's Mobile Home Park Redevelopment Policy. The notice should also include information directing tenants to the various options available to them including relocation options within the region.
4. During initial application for rezoning/redevelopment, the developer/owner will provide a detailed relocation assistance plan to the Village staff so that this plan may be communicated to Council when it first sees the development proposal. The relocation assistance plan should outline how the plan will be put into place.
5. Approval of any application for the redevelopment of any manufacture home park site will be subject to a comprehensive relocation assistance/compensation plan which will include a level of compensation over and above that required by the Manufactured Home Park Tenancy Act (BC). A relocation assistance plan may include financial compensation, actual relocation of existing homes, or a combination of both, addressing individual tenant needs as much as is feasibly possible. Staff may discuss and negotiate such plan with the owner/developer and tenants or tenant representatives prior to the redevelopment issue being presented to Council.

6. The owner/developer will provide terms and details of the plan and whether or not residents of the park accept the proposal. The Village may acknowledge that a reasonable proposal has been offered by the owner/developer.
7. The municipality may ask for adequate assurance by way of financial or legal undertaking that the Relocation Plan will be met.
8. Density Bonus Zoning where appropriate will be encouraged for these sites where amenities, and most particular housing amenities such as affordable rental housing, are provided and made available to existing park tenant.
9. Compensation terms may include:
 - Cash payment to reflect an independently appraised value of the home as it stands on the lot, less real estate commissions and any payments made under the “Manufactured Home Park Tenancy Act”
 - Extended free pad rentals
 - Payment of a value equivalent to the assessed value of those mobile homes that cannot be relocated, or where a site for relocation cannot be found
 - Moving costs
 - Down payments for new unit purchase
 - Guaranteed affordable rental in the new development by way of a Housing Agreement
 - Payment of relocation costs to a new park if this opportunity exists
 - Costs associated with building code compliance when a home is relocated
 - A combination of the above
10. Fairness will be applied in dealing with both the owner/developer and the tenants, in view of the benefit to the community as a whole, and in keeping with policies adopted from time to time, including the Village’s Official Community Plan.