

# **Manufactured Home Community Relocation Assistance Policy – Engagement**

City of Nanaimo

September 17, 2025

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# Presentation Outline



- Project Methodology
- Initial Findings and Implications for City Policy
- Questions



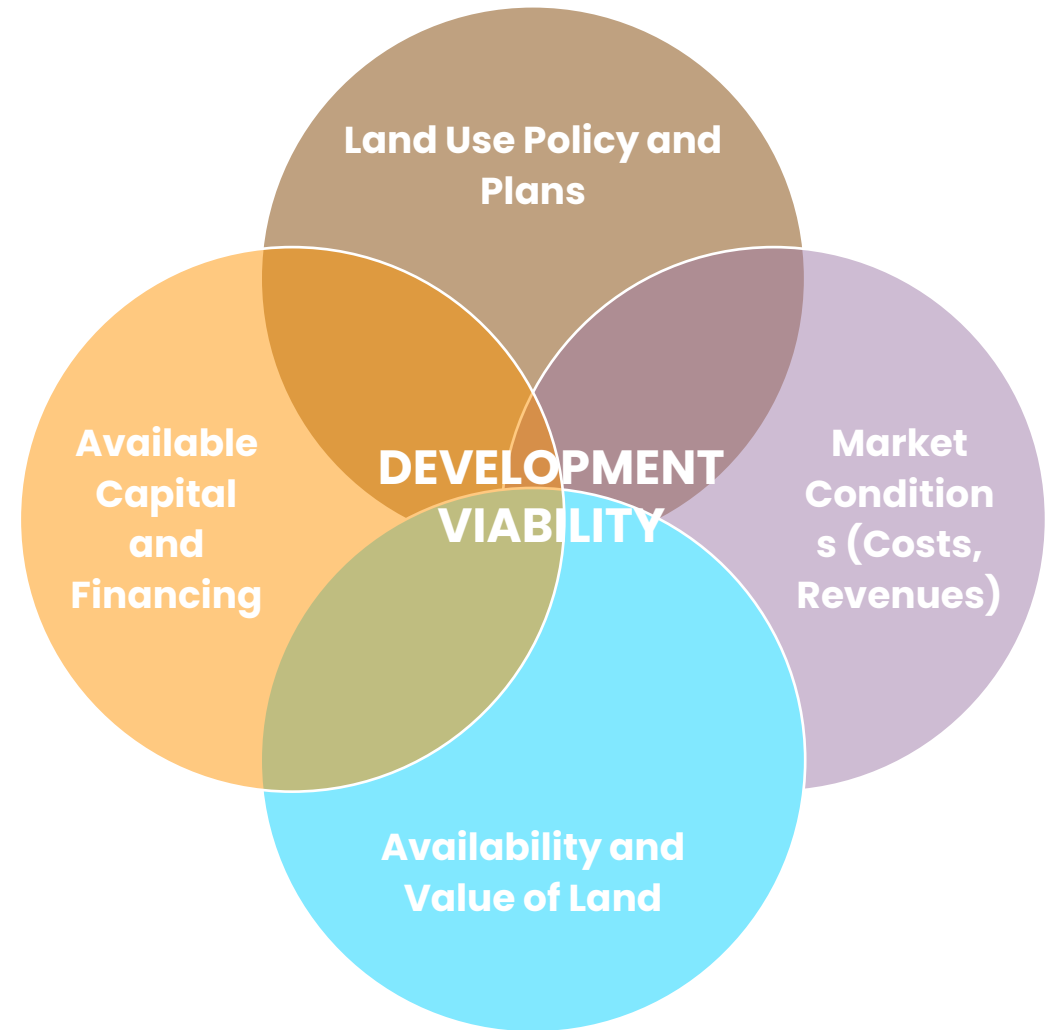
# Land Development Economics



- The ability for a developer to pay compensation during the redevelopment of a manufactured home community is a function of **site conditions** and **market dynamics**.
- If the costs to redevelop are too high, then the developer may not want to purchase a site for redevelopment.

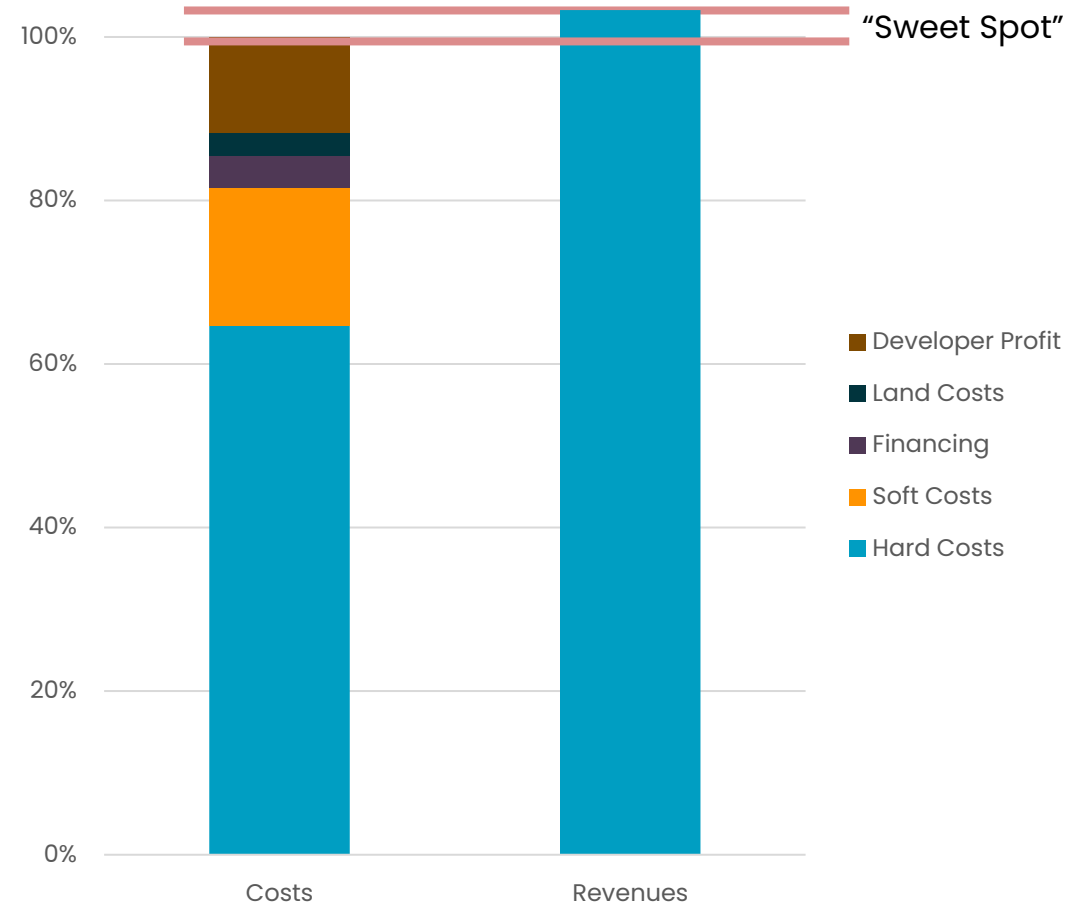
# Land Development Economics

- Some factors that influence development viability are:
  - Highest and best use of the site
  - Owner expectations of land sale value
  - Development costs and achievable sales
  - Competing opportunities for financial investment



# Land Development Economics

- If the 'stack of costs' become higher than the achievable revenues, then there is no money to be made on the redevelopment project
- Finding the "sweet spot" is the goal of the analysis, where the compensation level will not deter redevelopment



# Our Methodology

- Our analysis explored the impacts of several new policy tools and directions on the viability of various prototypical sites across Nanaimo. The tools included:
  - Density Bonusing
  - Inclusionary Housing
  - Tenant Protection Policies
  - Manufactured Home Community Protection Policies
  - Amenity Cost Charges (New)
  - Updated DCCs
- We looked at scenarios that explored different geographies of Nanaimo, different housing types (apartments, townhouses), and different tenures of development (strata, rental).



# Findings Overview



- Our analysis indicates housing development in Nanaimo faces significant viability challenges across locations, housing typologies, and tenure models.
- Under current economic conditions:
  - Redevelopment of manufactured home communities into low-rise apartments seem unlikely.
  - Townhouse development may be viable in some scenarios.

# Findings Overview

We tested for development viability of manufactured home communities under two financial compensation options.

**Approach A – Generally the minimum requirements under the MHPTA, with communications and offer of some relocation assistance to those who need it.**

- Under current economic conditions, while still challenging, development performs relatively better compared to Approach B.

**Approach B – Recommendation from the manufactured home park residents stakeholder group**

- Under current economic conditions, viability is challenged.





# Questions



Do you have any questions for us about our process or findings?

**THANK YOU**

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