

DATE OF MEETING OCTOBER 31, 2025

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING

WARREN MANN, PROPERTY SERVICES AGENT, REAL ESTATE

**SUBJECT MANUFACTURED HOME COMMUNITY RELOCATION
ASSISTANCE POLICY**

OVERVIEW

Purpose of Report

To provide the Governance and Priorities Committee with an update on the Tenant Protections Project, and to present a 'Manufactured Home Community (MHC) Relocation Assistance Policy' for consideration of endorsement. |

Recommendation

That the Governance and Priorities Committee recommend that Council endorse the Manufactured Home Community Relocation Assistance Policy attached to the Staff Report dated 2025-OCT-31.

BACKGROUND

At the [2025-JAN-20](#) meeting, Council received a report and presentation introducing the Tenant Protections Project which included an overview of provincial legislation, summarized rental protection policies from other municipalities, and outlined next steps in the project. The purpose of the Tenant Protections Project is to propose protections, beyond Provincial requirements in the Residential Tenancy Act (RTA) and Manufactured Home Park Tenancy Act (MHPTA), for residents whose tenancy is terminated when a property is considered for redevelopment. Residents in manufactured home communities and older rental apartment buildings can be vulnerable to displacement and may have limited affordable options when a property is considered for redevelopment.

Since 2025-JAN-20, the following steps have been completed in the Tenant Protections Project:

- The project has been separated into two components, the 'Manufactured Home Community Relocation Assistance Project', and 'Rental Tenant Relocation Assistance Project'. This will ensure the policies and/or bylaws created are making the best use of legislation available, and are tailored to the specific needs of the residents facing displacement from manufactured home communities and rental buildings. A link to the project page for each project can be found in Attachment A.
- A land economist consultant has completed a draft financial feasibility analysis, using high-level feasibility modelling of potential new development in the City of Nanaimo, to inform policy discussions of a developer's capacity to offer tenant protection

compensations (as well as density bonus and inclusionary zoning options to be considered at a future date). For the MHC Relocation Assistance Policy they tested two options: i) the MHC stakeholder group compensation recommendation; and ii) the Provincial MHPTA compensation requirements. A link to the 'Draft Financial Feasibility Assessment for Manufactured Home Parks' can be found in Attachment B.

- Between April and August 2025, four engagement meetings were held with a manufactured home community (MHC) stakeholder group consisting of residents from four manufactured home communities in the City. The purpose of the meetings was to build knowledge and awareness of the project and discuss policy options. The meeting minutes are available at the link in Attachment A.
- In September 2025, Staff hosted an engagement session with the owners of manufactured home park properties in the City, and provided them with an opportunity to review and comment on the proposed draft policy. The meeting minutes are available at the link in Attachment A. In addition, the development community was advised of the manufactured home community relocation assistance project and offered an opportunity to provide comment.
- Staff have also reviewed best practices from other municipalities, and sought legal advice to ensure the proposed 'Manufactured Home Community Relocation Assistance Policy' is aligned with the Provincial MHPTA and RTA.
- At this time Staff are recommending endorsement of the MHC Relocation Assistance Policy in Attachment C.
- The next step in the Tenant Protection Project is to move forward with the 'Rental Tenants Relocation Assistance Project' to support tenants of older rental buildings facing displacement, including community engagement in Winter 2025/26.

City Plan policy encourages "requiring tenant relocation plans as a condition of rezoning or redevelopment of existing mobile home parks and purpose-built rental buildings of four or more units" (C3.2.15). An Integrated Action Plan priority action is to "create a tenant relocation policy to support tenants impacted by redevelopment and displacement." |

DISCUSSION

Manufactured Home Community (MHC) Relocation Assistance Project

The City of Nanaimo currently has approximately 22 manufactured home communities that contain approximately 1,700 homes. In general City Plan land use policy supports higher residential densities on these properties. The rezoning and subdivision application process provides the City with the discretion to consider if the proposed use and density is consistent with City Plan policy, and with the discretion to impose conditions/requirements including protections for residents that may be facing displacement if a rezoning or subdivision application is approved (including bare land strata conversions).

The objective of the 'Manufactured Home Community Relocation Assistance Policy' is to provide guidance about the City's expectations for communication, compensation and relocation

assistance for residents of a manufactured home community that are expected to be displaced due to redevelopment of the property. The policy is intended to guide landowners, applicants, the manufactured home community residents and City Staff as part of the rezoning and subdivision application process. Note that the property owner and/or developer must also meet Provincial requirements in accordance with the RTA and MHPTA. The City's proposed MHC Relocation Assistance Policy would supplement provincial requirements as outlined in Attachment D.

It is proposed that the Manufactured Home Community Relocation Assistance Policy applies to property that contains four or more manufactured homes, where the residents are expected to be displaced if the City approves a development application (rezoning or subdivision) for the property.

The proposed policy draws from best practices from other municipalities, reflects input from the MHC stakeholder group and property owners, and respects the findings from the financial feasibility analysis and legal advice. The proposed 'Manufactured Home Community Relocation Assistance Policy' is in Attachment C. The communication requirements, financial compensation and relocation assistance conditions in the draft policy are summarized below, along with a pros/cons analysis for consideration:

Communications

The policy includes the following communication steps to be completed by the rezoning/subdivision applicant:

- Provide written notice of the proposed development and relocation assistance to be provided to each household.
- Host a meeting with the residents.
- Provide ongoing communication throughout the development process.
- Provide to the City evidence of communications with MHC residents.

Pros: The proposed communication steps are best practice in other municipalities, and are considerate of the needs of residents that are expected to be displaced from their homes, giving them the knowledge necessary to understand when and how they should be finding a new home. Also, the proposed communication steps would be a relatively minor expense in the overall development costs.

Cons: The draft financial feasibility analysis (Attachment B) identified that in the current Nanaimo market a property owner/developer would have limited ability to provide the financial compensation as required by the MHPTA. Requiring the proposed communication steps adds to the effort and cost for a landowner/developer proposing redevelopment.

Financial Compensation

The policy states that a rezoning/subdivision applicant (developer) must offer to purchase each manufactured home on the property for an amount that is at least equal to the assessed value or appraised value of the manufactured home, whichever is greater. If the manufactured home owner does not choose to sell the unit, and has moved it to another location, the policy states that the applicant is to provide financial compensation related to relocating the manufactured home to another property after the unit has been moved (\$10,000 for a single wide manufactured home; and \$20,000 for a double wide manufactured home).

Pros:

- i) The MHPTA states that if a manufactured home owner is faced with a notice to end tenancy, and they can prove they were unable to obtain the necessary permits to move the home, (or that they were unable to move the home to another site) they can request additional compensation in the amount of the assessed value of the home. In fact, it would be very difficult for a manufactured home owner to meet current applicable safety standards to move an older manufactured home, and there are few vacant pads in existing manufactured home parks. Thus, in accordance with the MHPTA, every manufactured home owner would likely be entitled to the assessed value of the manufactured home. The proposed policy streamlines this process and reduces the burden on the manufactured home owner by requiring the applicant to pay similar financial compensation as is required in the MHPTA, such that the resident does not need to prove they were unable to obtain the necessary permits to move the home.
- ii) The manufactured home owner that chooses to sell their home to the applicant, will have early access to 25% of the sale price, and a purchase and sale agreement to show other parties/lender, which may assist them in relocating to another home.
- iii) Also, the policy requires offering appraised or assessed value, whichever is greater. This means that home owners with undervalued provincial assessments can choose to receive the appraised value for their home, which is a more in depth market value estimate and a fairer estimate of the market value of the home. This was preferred/recommended by the MHC stakeholder group.
- iv) Finally, the policy states that if the manufactured home owner chooses to move their unit they will be compensated \$10,000-\$20,000 which is an amount that is closer to the actual cost of moving a home. In addition the Provincial MHPTA requires a contribution of \$20,000 on or before the date of the tenant termination notice.

Cons: The MHC stakeholder group has recommended that the applicant/developer provide twice the assessed value of the manufactured home as compensation for being displaced. Staff is not recommending this approach in the policy for two reasons:

- i) The financial feasibility analysis demonstrates that it is barely viable for a developer to meet the MHPTA compensation requirements in the current Nanaimo market; and,
- ii) It is important that the policy contain realistic compensation requirements, to encourage responsible redevelopment practices, so that the property owner/developer does not choose the alternative option to close the park, evict the manufactured home park tenants and redevelop or apply to rezone or subdivide long after residents have vacated the property, at which time the City would not have the ability to impose the policy requirements to support residents being displaced.

Additional Relocation Assistance

The policy also states that there may be manufactured home owners and households that need additional assistance with relocation, and meeting these needs can be negotiated on a case-by-case basis. In these situations the applicant/developer may be required to offer:

- i) Additional compensation to a maximum of \$5,000 per household, to assist with transition impacts such as moving expenses and rent costs;
- ii) Presenting housing options for each household tailored to the resident's requested housing needs (wherever possible);

- iii) Offering a longer termination notice time period than the required provincial minimum (i.e. allowing 2-3 years for a household to move from the date of application approval); and,
- iv) Providing a relocation coordinator to be responsible for coordinating the relocation of residents that need logistical assistance.

Pros: The additional relocation assistance meets the MHC stakeholder group recommendations and is consistent with the MHPTA and best practices from other municipalities, including:

- i) Meeting the needs of residents that may not have the ability to find a new home and may need additional support beyond purchasing the manufactured home;
- ii) The ability to offer a longer termination notice time period to give residents more time to relocate; and,
- iii) The ability to require a relocation coordinator to provide logistical assistance to residents. Also, within some manufactured home communities, there is a mix of manufactured home owners (that rent the pad space) and tenants who rent the manufactured home. By allowing for the negotiation of 'additional relocation assistance' options we can be sure to have the ability to protect both manufactured home owners (that rent the pad space), and tenants of a manufactured home.

Cons: The financial feasibility analysis identified that in the current Nanaimo market, a property owner/developer would have limited ability to provide the financial compensation as required by the MHPTA. Requiring additional relocation assistance and financial compensation places an extra cost burden that could deter development of manufactured home park properties, as identified in the email from the Executive Director of the Manufactured Home Park Owners Alliance (Attachment E).

Conclusion

The proposed Manufactured Home Community Relocation Assistance Policy establishes clear expectations for communication, compensation and negotiated relocation supports for rezoning and subdivision applications for properties with four or more manufactured homes. The policy aligns with provincial RTA and MHPTA requirements, reflects MHC stakeholder input and municipal best practice, and deliberately calibrates compensation to current market conditions. Implementing the proposed policy measures through the rezoning and subdivision process gives the City the discretion needed to require support for residents with reasonable developer commitments. It is recommended that the policy be reviewed every four years to adjust requirements as market conditions evolve. |

OPTIONS

1. | That the Governance and Priorities Committee recommend that Council endorse the Manufactured Home Community Relocation Assistance Policy attached to the Staff Report dated 2025-OCT-31.
 - The advantages of this option: The proposed policy provides guidance about the City's expectations for communication, compensation and relocation assistance to support residents of a manufactured home community that are expected to be displaced due to an approved rezoning or subdivision application.
 - The disadvantages of this option: The proposed policy does not fully address the compensation recommendation from the MHC resident stakeholder group, who

- would prefer to receive twice the assessed value of their manufactured home. Also, the proposed policy does not address the comments from the Manufactured Home Parks Owners Alliance, as they would prefer the City did not add requirements beyond the MHPTA.
- Financial Implications: Staff time and resources will be required to implement the proposed policy should the City receive a rezoning or subdivision application for a manufactured home community. Also, review of the policy every four years would required staff and consultant resources.
2. That the Governance and Priorities Committee does not recommend that Council endorse the Manufactured Home Community Relocation Assistance Policy.
- The advantages of this option: This approach may better address the manufactured home park property owners concerns that the City is adding to provincial requirements.
 - The disadvantages of this option: There will be a lack of clarity about the expectations from rezoning and subdivision applicants, and a lack of clarity for residents of manufactured home communities being displaced.
 - Financial Implications: none
3. That the Governance and Priorities Committee provide alternate direction to Staff.

SUMMARY POINTS

- Staff is recommending endorsement of the Manufactured Home Community Relocation Assistance Policy (in Attachment C) to provide clear expectations for communication, compensation and negotiated relocation supports for residents that are expected to be displaced due to an approved rezoning or subdivision application.
- The proposed policy draws from best practices from other municipalities, reflects input from the MHC stakeholder group and property owners, and respects the findings from the financial feasibility analysis and legal advice.
- The next step in the Tenant Protections Project is to develop a policy/bylaw to protect tenants of rental apartment building facing displacement due to redevelopment of the property.

ATTACHMENTS:

- ATTACHMENT A: Link to the project webpages for the 'Manufactured Home Community Relocation Assistance Project' and 'Rental Tenant Relocation Assistance Project'
- ATTACHMENT B: Link to Draft Financial Feasibility Analysis for Manufactured Home Parks
- ATTACHMENT C: Manufactured Home Community Relocation Assistance Policy
- ATTACHMENT D: Comparing Provincial MHPTA and MHC Relocation Assistance Policy Requirements
- ATTACHMENT E: Email from the Executive Director of the Manufactured Home Park Owners Alliance (2025-OCT-03)
- ATTACHMENT F: MHC Stakeholder Group Recommendations (with City Staff comment) |

Submitted by:

Lisa Brinkman
Manager, Community Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

Link to webpage: [Manufactured Home Community Relocation Assistance Project](#)

Link to webpage: [Rental Tenant Relocation Assistance Project](#)

ATTACHMENT B

Link to: [Draft Financial Feasibility Assessment for Manufactured Home Parks](#)

ATTACHMENT C



RCRS Secondary:	GOV-02	Effective Date:	
Policy Number:	Assigned by Legislative Services	Amendment Date/s:	
Title:	Manufactured Home Community Relocation Assistance Policy	Repeal Date:	
Department:	Planning and Development	Approval Date:	Date Approved by Council

1.0 PURPOSE

Manufactured home communities can be vulnerable to displacement and may have limited affordable options when the property where their home is located is redeveloped. The purpose of the *Manufactured Home Community Relocation Assistance Policy* is to ensure that an applicant takes all reasonable measures to mitigate impacts to a manufactured home community that is being displaced due to redevelopment of the property.

2.0 DEFINITIONS

Applicant	means the property owner or the property owner's representative, as indicated on the property certificate of title and application form to the City (rezoning or subdivision application).
Application	means the development application(s) proposed for the lands currently occupied by a manufactured home community, including a rezoning or subdivision application.
Appraised Value	means the value of a manufactured home as determined by a professional appraisal.
Approving Officer	means the Approving Officer appointed by Council, and for the sake of this policy, includes the Approving Authority in the case of a strata conversion application.
Assessed Value	means the value of a manufactured home as determined by the British Columbia Assessment Authority for the year the City receives the application.
Household	means the people that reside in one manufactured home.
Manufactured Home Community	means all of the residents and tenants that reside on the property, including the manufactured homeowners.
Manufactured Home Owner	means the individual(s) that own a manufactured home and holds the land lease contract with the property owner.
Relocation Coordinator	means a qualified professional hired by the applicant to advocate for and assist manufactured homeowners, tenants and households who are being displaced from their homes to find a new place to live.
Rezoning Bylaw	means the bylaw that is proposed to amend the City of Nanaimo Zoning Bylaw in response to the rezoning application.
Subdivision	means any subdivision of land or buildings that requires approval from an Approving Officer or Approving Authority.
Tenant	means a resident who has a tenancy agreement with a manufactured home owner on the property.

3.0 SCOPE

The objective of the *Manufactured Home Community Relocation Assistance Policy* is to provide guidance about the City's expectations for communication, compensation, and relocation assistance for a manufactured home community that is displaced due to a redevelopment of the property that requires development approval. This policy is to guide landowners, applicants, the manufactured home community and City Staff as part of the application process. Note that in all cases, applicants must also meet Provincial requirements in accordance with the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act*.

4.0 POLICY

The *Manufactured Home Community Relocation Assistance Policy* applies to property that contains four or more occupied manufactured homes, where the manufactured home community is expected to be displaced if the City approves a development application for the property.

4.1 Communications and Offer of Assistance

The applicant must provide early and ongoing communication with the manufactured home community. At a minimum, the communications must include the following:

- a) Within 30 days of submitting an application to the City, the applicant must give notice in writing to each manufactured home owner and household in the community that will be displaced. It is recommended that the form and content of the written notice (and any attachments) be pre-approved by City Staff. The notice must include the following:
 - An outline of the proposed development project and expected timeline;
 - Contact details for the applicant;
 - Information about rights and compensations under the *Residential Tenancy Act* and *Manufactured Home Park Tenancy Act*;
 - Relocation resources to assist manufactured home owners and households (i.e information about alternative housing options and available subsidies);
 - Resources for assisting manufactured home owners to determine the condition of their manufactured home and its ability to be moved;
 - A housing needs survey to identify specific preferences, special circumstances, or any other housing barriers for each household;
 - Details regarding the compensation and relocation assistance to be offered by the applicant to each manufactured home owner and household (including a timeline); and
 - Inviting the manufactured home community to a meeting that is hosted by the applicant.
- b) Within 60 days of submitting an application to the City, the applicant must host a meeting with the manufactured home community. The purpose of the meeting is for the applicant to share information about the proposed development, the project timeline, and the relocation assistance that will be provided by the applicant. It is recommended that the materials to be presented at the meeting are reviewed and approved by City Staff in advance. A written summary of the meeting must be submitted to the City following the meeting.
- c) The applicant must provide ongoing communication (monthly updates) to the manufactured home community regarding the progress of the application and redevelopment process. This includes letters with project updates, regular meetings, and information about Council meeting dates related to the application. The manufactured home community must be provided with a primary point of contact for the applicant, or their representative, which must be kept current for the duration of the redevelopment process.

- d) In general, City Staff should not present applications for Council consideration without written evidence of the communications that have occurred between the applicant and manufactured home community (as required in this policy). Similarly, the Approving Officer will require evidence of the communications prior to consideration of approval of a subdivision or strata conversion application.

4.2 Financial Compensation

- a) Before Council considers adoption of a zoning amendment bylaw to permit a redevelopment that would displace residents in a manufactured home community, the applicant must provide evidence that it has presented to the owner of each manufactured home on the property a bona fide offer to purchase the owner's manufactured home for an amount that is at least equal to the assessed value or appraised value of the manufactured home whichever is greater (the "Offer"). For this purpose:
 - i. A copy of each Offer, and accepted Offers must be provided to the City for each manufactured home on the property.
 - ii. A copy of the professional appraisal for each manufactured home must be provided to the City.
 - iii. The Offer, and any contract entered into following acceptance of an Offer, must include terms requiring payment of at least 25% of the purchase price within thirty days of final reading of the rezoning bylaw and the remaining balance on the date the lease (tenancy agreement) for the land on which the manufactured home is sited terminates.
- b) Prior to registration of a subdivision (in the Land Title Office) that would displace residents in a manufactured home community, the applicant must provide evidence that it has presented to the owner of each manufactured home on the property a bona fide offer to purchase the owner's manufactured home for an amount that is at least equal to the assessed value or appraised value of the manufactured home whichever is greater (the "Offer"). For this purpose:
 - i. A copy of each Offer, and accepted Offers must be provided to the City for each manufactured home on the property.
 - ii. A copy of the professional appraisal for each manufactured home must be provided to the City.
 - iii. The Offer, and any contract entered into following acceptance of an Offer, must include terms requiring payment of at least 25% of the purchase price prior to registration of the subdivision at the Land Title Office, and the remaining balance on the date the lease (tenancy agreement) for the land on which the manufactured home is sited terminates.
- c) If a manufactured home owner does not accept an Offer, and has moved or will move their home to another location, the applicant shall pay the owner the following compensation for the cost of relocating the manufactured home to another property: i) \$10,000 for a single wide manufactured home; and ii) \$20,000 for a double wide manufactured home.

4.3 Additional Relocation Assistance

For certain applications there may be manufactured home owners and households that need additional assistance with relocation, and meeting these needs can be negotiated with the applicant on a case by case basis to a maximum of \$5000 per household. In these situations the applicant may be required to offer the following:

- a) Logistical and financial assistance with transition impacts such as moving expenses and rent costs.

- b) Presenting housing options for each household that are located within the Nanaimo region; and tailored to the resident's requested housing needs wherever possible (e.g., pet friendly, accessible, income level, smoke-free, etc.).
- c) Offering a longer termination notice time period than the required provincial minimum (i.e. allowing 2-3 years for a household to move from the date of application approval); and a commitment to not increase rent fees during the application and redevelopment process.
- d) Providing a relocation coordinator to be responsible for coordinating the relocation of residents that need logistical assistance. The relocation coordinator should have knowledge of the housing market and provincial housing programs. The relocation coordinator's responsibilities will include identifying comparable alternative housing options, advocating on behalf of tenants in accessing available subsidies and programs, and liaising with agencies that provide relocation support.
- e) A covenant (between the City and landowner) may need to be registered on the title of the property with the financial compensation and relocation assistance commitments that are to be completed after final approval of an application.

5.0. Review of Manufactured Home Community Relocation Assistance Policy

- a) This policy should be reviewed every four years from its effective date to ensure it is reflective of current market conditions.

RELATED DOCUMENTS:

Residential Tenancy Act

Manufactured Home Park Tenancy Act

A Guide for Manufactured Home Park Landlords & Tenants in British Columbia – Residential Tenancy Branch

REPEAL or AMENDMENT:

n/a

ATTACHMENT D

Comparing Provincial MHPTA Requirements and the Proposed City MHC Relocation Assistance Policy Requirements

	Provincial <i>Manufactured Home Park Tenancy Act (MHPTA)</i> Requirements/Compensations to End a Tenancy	City of Nanaimo <i>Manufactured Home Community Relocation Assistance Policy</i> Proposed Requirements
1.	The landlord must have completed the rezoning or subdivision application process before issuing a termination notice. Once the application process is complete, the landlord may issue a 12-month termination notice.	The City may negotiate, on a case by case basis, to require an applicant to offer a longer termination notice time period than the required provincial minimum (i.e. allowing 2-3 years for a household to move from the date of application approval).
2.	The landlord is required to provide the resident with compensation in the amount of \$20,000 on or before the effective date of the notice.	If the manufactured home owner does not choose to sell the unit, and has moved it to another location, the applicant is to provide \$10,000-\$20,000 for expenses related to relocating the manufactured home. This is in addition to the required \$20,000 required by the MHPTA.
3.	Residents receiving a 12-month notice have the option to move out before the specified date in the notice, unless the tenancy is of a fixed-term nature.	The applicant must provide early and ongoing communication with the manufactured home community (within 30 days of submitting a rezoning or subdivision application), which will allow residents time to move out before the specified date.
4.	A tenant can request additional compensation if the following criteria are met; a) If a tenant can demonstrate that they were unable to obtain the necessary permits or approvals to move the manufactured home, or that they were unable to move the manufactured home to another site; and b) they do not owe any tax in relation to the home.	It would be very difficult for a manufactured home owner to meet current safety standards to move an older manufactured home, and there are few vacant pads. Thus, in accordance with the MHPTA, every manufactured home owner would likely be entitled to the assessed value. The proposed policy streamlines this process by requiring the applicant to pay similar financial compensation as is required in the MHPTA, such that the resident does not need to prove they were unable to obtain the necessary approvals to move the home. Also, the policy proposes that the applicant/developer pay the appraised or assessed value, whichever is greater.

ATTACHMENT E

From: Executive Director at MHPO <execdirector@mhpo.com>
Sent: Friday, October 3, 2025 8:28 AM
To: Hannah Groot
Cc: Lisa Brinkman
Subject: Re: Follow Up - September 17 Engagement Event Manufactured Home Community Relocation Assistance Policy

Good morning Hannah,

It is the position of the Manufactured Home Park Owners' Alliance of BC that the provincial legislation regarding relocation of manufactured homes during redevelopment is sufficient.

We feel that there should be no additional remuneration penalties on the land owner as this actually devalues the property and makes it less likely that a land owner would be able to sell to anyone - developer or not. The policy actually borders on discriminatory to the land owner aka landlord.

It would be appreciated if this email can be forwarded to the Governance and Priorities Committee meeting on October 31, 2025.

Regards

Diane Koch
Executive Director
250-268-0430



To serve, educate and represent the manufactured home community industry in BC

Office Hours:
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From: Hannah Groot <Hannah.Groot@nanaimo.ca>
Sent: Wednesday, September 17, 2025 12:44 PM
Cc: Lisa Brinkman <Lisa.Brinkman@nanaimo.ca>
Subject: Follow Up - September 17 Engagement Event Manufactured Home Community Relocation Assistance Policy

Hello,

Thank you very much for your valuable input in today's engagement session for the Manufactured Home Community Relocation Assistance Policy. The draft policy has been attached to this email. Please provide your feedback by **Friday, October 3rd**.

If you would like to speak at the [October 31st Governance and Priorities Committee meeting between 9:00 am - 2:00 pm](#) please email Lisa (lisa.brinkman@nanaimo.ca).

Today's presentations are now available in the Documents tab of the [Manufactured Home Community Relocation Assistance Policy Project Page](#). The meeting minutes for this engagement session will be available on the project page in two weeks.

If you have any questions or concerns, please do not hesitate to reach out to Lisa Brinkman at lisa.brinkman@nanaimo.ca.

Thank you!

Hannah Groot (she/her)
Planning Assistant | Community Planning
City of Nanaimo
hannah.groot@nanaimo.ca
(250) 755-4444



I respectfully and gratefully acknowledge that I live, work and play on Snuneymuxw Territory

ATTACHMENT F

MHC Stakeholder Group Recommendations (with City Staff comment)

	MHC Stakeholder Group Recommendation	City Staff Comment
1.	Acceptable homeowner's buyout of at least 2.0 times most current assessed or appraised value of the home.	The policy states the assessed value or appraised value of the home, whichever is greater - Section 4.2(a). The financial feasibility analysis demonstrated that in the current Nanaimo market a developer would barely be able to afford the MHPTA minimum compensation requirement of the assessed value of the manufactured home.
2.	An 80% payment to the homeowner within 30 days after rezoning approval; AND The balance (20%) secured by covenants, payable upon homeowner vacating the site. (or developer receiving Building permit issuance).	The policy states payment of at least 25% of the purchase price within thirty days of final reading of the rezoning bylaw and the remaining balance on the date the lease (tenancy agreement) for the land on which the manufactured home is sited terminates - Section 4.2(a). This provides some up front capital for a homeowner with equity in their home, that can be used as a down-payment on similar valued accommodation, without too great of an early expense for a developer and lower risk that the homeowner will abandon.
3.	A maximum of 5 years from date of rezoning approval for a homeowner to secure new accommodations and vacate the site.	The policy states that this can be a negotiated item at the time of a rezoning or subdivision application – Section 4.3(c).
4.	Termination of annual homeowner rent increases effective immediately after rezoning approval.	This has been added to Section 4.3(c) of the policy.
5.	Either the homeowner or the developer may challenge the current assessed value of the home and request, at their own cost, a professional home appraisal. The higher of the assessed or appraised value will be accepted by both parties as the homeowner's buyout value.	The policy states "assessed value or appraised value of the manufactured home, whichever is greater" – Section 4.2(a) and (b). The appraisal must be completed by a professional appraiser – Section 2.0.
6.	If a landowner takes the available and necessary steps to remove a majority or more of the homeowners from a MHP by providing each with sufficient notice and	This request is beyond the City's jurisdiction to require. The current Council cannot fetter the discretion of future Council's, and a

	financial support as per provincial legislation, the City of Nanaimo MHC compensation and relocation policy will still be in force. The property will not be eligible for re-zoning for a period of 10 years from the date of an eviction notice given to the homeowner, if the landowner later applies to develop the land in a manner that does not comply with the City zoning bylaw relating to manufactured homes.	property owner always has the right to apply to rezone or subdivide their land.
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