

DATE OF MEETING OCTOBER 6, 2025

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**SUBJECT MANUFACTURED HOME COMMUNITIES - ELECTRICAL
CAPACITY ASSESSMENTS**

OVERVIEW

Purpose of Report

To provide Council with an update regarding the Manufactured Home Community Energy Efficiency and Emissions Reduction Strategy, and to seek support for the criteria to be used to offer three complementary electrical capacity assessments.

Recommendation

That Council endorse the criteria for issuing up to three complementary manufactured home community electrical capacity assessments as outlined in the Staff Report dated 2025-OCT-06.

BACKGROUND

In 2024, the City partnered with the Regional District of Nanaimo to complete a Manufactured Home Park Energy Efficiency and Emissions Reduction Strategy, funded in part by BC Hydro. The strategy recommended further work to understand the electrical capacity challenges in manufactured home communities (parks). On 2024-DEC-16, Council supported the application to the BC Hydro Sustainable Communities Project Implementation Fund to complete a project to address the electrical capacity challenges. The City was successful with the application and, in February 2025, received \$30,000 from the BC Hydro Sustainable Communities Project Implementation Grant. The City also committed \$24,000 from the Climate Action Reserve Fund, resulting in a total project budget of \$54,000. This project supports the City Plan goals: 1) to leverage available resources and work with community members, organizations, and businesses to shift away from fossil fuels to renewable energy; and 2) to support the upgrade of existing buildings so that all buildings achieve net-zero emissions by 2050.

DISCUSSION

The project goal is to identify barriers to converting from fossil fuel to electrical energy supply in manufactured home communities (parks). Consultants have been retained to support this project, and it is proposed that three manufactured home communities (parks) be selected through an application process to receive a complimentary electrical capacity assessment. Typically, a capacity assessment costs approximately \$5,000 to \$6,000 for each property (park). In September 2025, the project team consulted with local manufactured community property owners to develop the selection criteria. To select manufactured home communities that may receive the complementary assessment the following criteria is proposed:

- **Location:** The manufactured home community must be located entirely within the City of Nanaimo.
- **Tax Standing:** The tax status must be in good standing for the land on which the manufactured homes reside.
- **Community (Park) Size:** There must be a minimum of six manufactured home pads on the property.
- **Applicant Participation:** The applicant must agree to collect key data needed for the electrical capacity study, facilitate site access, and share the study information with the City of Nanaimo.
- **Need:** Priority will be given to communities with older infrastructure; a high demand from residents for heat pump installs; and, a lack of understanding of the electrical capacity on the property.
- **GHG Emission Reduction:** Priority will be given to larger parks and parks with a higher proportion of fossil fuel heating systems. Given the high cost and high emissions from oil heating, as well as potential insurance impacts of relying on oil heating, communities with oil-heated homes will be scored highly.
- **Equity and Climate Impacts:** Priority will be given to parks with a higher portion of seniors, especially those living alone or residents on a fixed or low-income. The objective is to serve the needs of residents who are vulnerable to either climate impacts (i.e. elderly residents during heat waves) and/or low-income residents (i.e. residents on a fixed or low income).

It is recommended that Staff be directed to review applications for the electrical capacity assessments and select three manufactured home communities that best meet the proposed criteria.

OPTIONS

1. That Council endorse the criteria for issuing up to three complementary Manufactured Home Community Electrical Capacity Assessments as outlined in the Staff Report dated 2025-OCT-06.
 - The advantages of this option: This option will allow the Manufactured Home Community Energy Efficiency and Emissions Reduction Strategy to proceed and better understand the electrical capacity constraints that are preventing heat pump conversions within Nanaimo's manufactured home communities. The selection criteria will allow for a fair and transparent process based on alignment with the goals of the strategy and community needs.
 - The disadvantages of this option: There are twenty manufactured home communities in the City of Nanaimo. The City only has funding to support electrical capacity assessments for three manufactured home communities.
 - Financial Implications: The project is funded by a \$24,000 allocation from the Climate Action Reserve Fund and a \$30,000 BC Hydro grant. Of the \$54,000 project budget, \$17,500 is allocated to directly support the electrical capacity assessments. The project is included in the 2025-2029 Financial Plan.
2. That Council provide an alternative direction. |

SUMMARY POINTS

- Staff have started work on the second phase of the Manufactured Home Community Energy Efficiency and Emission Reduction Strategy. The second phase will focus on addressing barriers to fuel switching, including electrical capacity limitations.
- It is recommended that three manufactured home communities be selected through an application process to receive complementary electrical capacity assessments.
- Staff is seeking endorsement for the proposed selection criteria to issue up to three complementary manufactured home community electrical capacity assessments.

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