Maple Ridge

POLICY STATEMENT

District of Maple Ridge

Title: Manufactured Home Park Redevelopment Tenant Assistance Policy	Policy No : 6.27 Supersedes: April 22, 2008
Authority: Council Approval: _____	Effective Date: March 6, 2018

Policy Statement:

Rezoning applications that propose the redevelopment of properties used as mobile home parks should include the following measures:

1. **A Rezoning Application must include:**
    a. Proof of early and ongoing tenant notification of plans to redevelop the property, including a consultation meeting with existing tenants early in the process with opportunities for tenants to voice comments about the rezoning application.
    b. A Relocation Assistance Plan that includes;
        i. a professional appraisal of the site's housing stock and its feasibility for relocation to a new site,
        ii. a qualitative survey of residential housing preferences, an assessment of the ability of tenants to secure accommodation in the proposed new development, and,
        iii. where residential development is proposed, affordable housing options on the subject site with opportunities for tenants to continue their tenancy there.
    c. A commitment to hire a qualified professional to assist tenants impacted by the rezoning application by;
        i. identifying at least three satisfactory and comparable alternative housing options for each current tenant that are preferably in Maple Ridge,
        ii. advocating on behalf of tenants in accessing available subsidies and programs,
        iii. liaising with appropriate agencies, and
        iv. providing updates to the municipality on the progress of the Relocation Assistance Plan.
2. **Prior to proceeding forward to First Reading, the First Reading Report must include:**
    a. Proof of all early and ongoing tenant communication, including minutes and tenant comment forms from the applicant-led consultation meeting;

b. Where a tenant owns the housing unit, a commitment to provide compensation measures which will include but are not limited to:

   i. the applicant assuming responsibility for the disposal of structures considered to be at the end of their useful life, or where the tenant chooses a different housing tenure;

   ii. compensation payments based on the greater of professionally appraised values, assessed values, or $10,000.

   iii. the right of first refusal for tenants wishing to purchase a unit in the proposed new development, with the compensatory amount being applied as a down payment to the fair market value on a new unit.

   iv. two years eviction notice, effective from the date of Final Approval for the Rezoning Application.

c. Where a tenant rents or leases the housing unit, a commitment that the measures established by Council Policy No. 6.32 – Tenant Relocation Assistance Policy – will be satisfied.

3. Prior to Receiving Final Approval:

a. Regular updates on the progress of the Tenant Relocation Assistance Plan are to be provided as the application progresses. Staff will evaluate the tenant assistance plan for compliance and its merits in meeting tenant needs, and will include this measure as part of the criteria for a favourable recommendation for Council's consideration.

b. Prior to receiving Final Reading, the applicant must:

   i. demonstrate compliance with the conditions of the tenant relocation plan (have either completed these requirements or submitted securities in the amount of the required compensation measures to ensure honouring these commitments).

   ii. register on title a restrictive covenant giving tenants two years eviction notice effective from the date of Final Approval.

   iii. Demonstrate acceptance from tenants with regard to relocation packages.

Purpose:

The Manufactured Home Park Redevelopment Tenant Assistance Policy is intended to supplement Provincial regulations (the Manufactured Home Park Tenancy Act) in providing assistance to tenants at risk of displacement due to the potential redevelopment of mobile home parks within the City of Maple Ridge. Compensatory measures outlined in this policy pertain to tenancy agreements where the mobile home pad is rented but the dwelling itself is owned by the tenant. In instances where tenancy includes the rental of the housing unit, Council Policy No. 6.32 – Tenant Relocation Assistance Policy – will apply. This policy will be triggered by a rezoning application for the subject property.

Definitions:

Mobile Homes, Mobile Home Parks, and Mobile Home Plots are defined in the Maple Ridge Zoning Bylaw.