

Present:

Chairperson - Councillor Steele
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Martin
Councillor Rasode
Councillor Villeneuve
Mayor Watts

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development

A. DELEGATIONS**1. Elaine Lafontaine, Surrey Manufactured Home Owners' Association (SMHOA)**

File: 0250-20; 0550-20-10

In attendance before Council to provide a brief presentation on The Future of Manufactured Home Parks in Surrey, and to report on the community discussion held by the Association on September 6, 2014.

The following comments were made:

- There are three main issues being pursued by the SMHOA:
 1. controls on yearly rent increases;
 2. the ease with which landowners can sell the land and displace the tenants; and
 3. the slumlord type of behaviour from some park owners.
- The SMHOA recently hosted a community discussion on the topic of the future of manufactured home parks in Surrey. Political leaders and many others community leaders attended and spoke about this unique community from the perspective of their respective fields.
- The SMHOA are looking to Council for insight and solutions to issues that continue to be of concern. The SMHOA request that:
 - The City of Surrey commit to a process to review issues surrounding manufactured homes in which a planning committee, along with the City of Surrey staff, work with the SMHOA Executive members to research the issues of zoning, unsightly properties and land redevelopment;
 - The Mayor and Council direct staff to submit a report detailing their findings and include recommendations for by-law changes in order to support manufactured and mobile home owners in Surrey; and

- A process be established for redevelopment and rezoning of mobile home park land.
- The SMHOA ask that any request to change zoning and land use of manufactured home parks go through a thoughtful, rigorous and inclusive process to ensure that all homeowners affected by the change have their rights upheld and have appropriate warning and compensation.
- In January 2006 the City of Coquitlam adopted a policy that provides manufactured home owners improved notification and assistance than is currently required under the Provincial Manufactured Park Home Tenancy Act. The SMHOA is requesting that the City of Surrey do the same.
- The connection between high crime level and how well an area is maintained has been repeatedly proven. In circumstances of unsightly premises, property owners and managers have been known to simply pay the fines but then do nothing in the way of improvements. Home owners are concerned about home values plummeting when park infrastructures are neglected.
- Manufactured homes are an affordable home ownership option for low income individuals and families. If an individual chooses to own a manufactured home, they do not have the security of knowing they can live in it for as long as they need or want to. Many owners are seniors, people with disabilities, or individuals on limited, low or fixed incomes. The City of Surrey has a responsibility to ensure that these individuals and families feel safe and secure. They need to protect affordable housing stock.
- There are approximately 1,525 manufactured homes in Surrey representing approximately 2,500 citizens. The range of pad rental rates in Surrey is from \$450-\$950 per month with an annual increase of four to five percent.
- A report from a manufactured home owners' association on Vancouver Island notes on their web site that about 1,850 B.C. seniors have lost their homes in the last few years through park closures. The report states that some had to relocate to nursing homes because they lost their support system.

Council noted that staff have been working on a number of these issues and asked for a status report. Staff advised that they have begun an inventory of what other municipalities are doing and it was noted that there has been some discussion around the Coquitlam By-law. The City of Surrey has rules and regulations around redevelopment of mobile home parks and that is being reviewed to see how it can be improved. Staff is compiling a comprehensive set of recommendations.

Staff advised that the Provincial Government has rules around the one-year notification and the one-year compensation for rent rates. At the same time, they have the Tenancy Branch that looks after the regulations around landlord and lessee.

The City of Surrey has passed improvements to the By-law in regards to heat, power and water that is within their jurisdiction. The City has strengthened the Standards and Maintenance By-law, and continues to lobby for a review of the Residential Tenancy Act. The Homelessness and Housing Strategy has recently been passed and one of the major goals is to protect the rental stock and the affordable housing stock.

Manufactured homeowners pay taxes and should expect the same kind of protection as other home owners. Council has committed to supporting collaboration between the SMHOA Executive Directors and City of Surrey staff on what we should be advocating for and what a better policy may look like. This is an affordable housing issue and people who are in tenuous housing circumstances always feel vulnerable. We must ensure that the mechanism we put in place is advantageous for the most vulnerable.

The City recently adopted a stronger By-law for unsightly premises, whereby the owner of a problem property can be fined \$1,000 every time there is a complaint against that property. A property must be free of complaints for two years before their record can be cleared.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Mayor Watts


Seconded by Councillor Hepner

That the Council-in-Committee meeting do

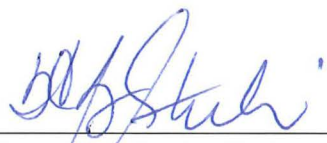
now adjourn.

Carried

The Council-in-Committee adjourned at 5:53 p.m.



Jane Sullivan, City Clerk



Councillor Steele, Chairperson