

# Redevelopment Notice Letter

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November 3rd, 2017

Dear Tenant,

This letter is to inform you that we intend on rezoning our property to permit a high density, transit-oriented community next to the planned rapid transit on King George Blvd. This rezoning will supply large amounts of housing at some of the most affordable prices in the Lower Mainland. Building more sustainable and higher density communities along rapid transit will reduce urban sprawl, reduce green field development and the destruction of wildlife habitat, lower automobile use, and reduce greenhouse gas emissions. Reducing greenhouse gas emissions helps achieve commitments made by local, provincial, federal, and governments around the world to minimize the effects of climate change; protecting our planet for future generations.

We will work with all of the current tenants to minimize the impact of this transition. Rest assured that no tenant will have to vacate the property until summer/fall 2019. You have rights as outlined in the Manufactured Home Park Tenancy Act and the City of Surrey Manufactured Home Park Redevelopment Policy (see attached City of Surrey Educational Handout). We intend to meet and exceed these requirements, ensuring no financial hardship. (See attached Affordable Housing Program).

Included in this package:

1. Affordable Housing Program Options
2. Tenant Information Form
3. City of Surrey Educational Handout

Next Steps for you:

1. Schedule a meeting time with us by calling or emailing the information listed below.
2. Complete the Tenant Demographic Information Form and bring it to your meeting.

These meetings will begin on November 13<sup>th</sup>, 2017 and are intended to provide you with a one-on-one opportunity to discuss the specifics of the Affordable Housing Program included in this package and provide us with an understanding of how we can meet and exceed your needs throughout this process.

We understand that change is not always welcome or easy. We are committed to providing you with assistance every step of the way.

Yours truly,

**King George Mobile Home Park Ltd.**

Taylor | Property Manager

604.349.1206

[kgbparkmanagement@gmail.com](mailto:kgbparkmanagement@gmail.com)

# AFFORDABLE HOUSING PROGRAM

## SINGLE WIDE

### OPTION #1

#### SELL YOUR MANUFACTURED HOME TO US

- We will pay the highest of the following amounts.
  - 150% of the 2017 BC Assessed Value of your manufactured home plus a bonus, or;
  - Payment of \$45,000 plus a bonus.
- Payment of moving expenses.
- Additionally, you will receive a cash payment equal to 12 months rent.

### OPTION #2

#### RELOCATE YOUR MANUFACTURED HOME

- We have secured manufactured home pads in the Fraser Valley and beyond.
- We will provide the following services at no cost.
  - Coordinate and pay for the relocation of your home.
  - Payment of hook-up and service connections.
  - Payment of moving expenses.
- Additionally, you will receive a Cash payment equal to 12 months rent.

### OPTION #3

#### GUARANTEED INCOME ASSISTANCE FOR LIFE

- Receive monthly payments of up to \$550 per month, for the rest of your life, to assist with all future housing choices.
- Payment of moving expenses.
- Additionally, you will receive a Cash payment equal to 12 months rent.

### ADDITIONAL SERVICES (Available for all Tenants)

We understand that everyone's needs are different. In order to cater to your individual needs, a full time representative is available to discuss and assist with the following relocation services:

- Provide comprehensive information on relocation options (ie: alternative park locations, market and non-market homes in the area, etc).
- Assist in securing a variety of affordable housing options.
- Assist in answering any questions.
- Provide opportunities to purchase a new home at a discounted price.
- Coordinate moving logistics.
- Move out dates will not occur until summer/fall 2019.
- Provide flexible move out dates to ensure suitable housing accommodations are secured.
- Right of first refusal to purchase a new home on the property at a discounted price.

## Tenant Information Form

Pad # \_\_\_\_\_

### Tenant 1

Full Legal Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Birth Date: \_\_\_\_\_ Annual Income: \$ \_\_\_\_\_

Source of Income

Employed:  Disability:  Welfare:

Other: \_\_\_\_\_

Marital Status

Single:  Married:  Widowed:

Other: \_\_\_\_\_

### Tenant 2

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Birth Date: \_\_\_\_\_ Annual Income: \$ \_\_\_\_\_

Source of Income

Employed:  Disability:  Welfare:

Other: \_\_\_\_\_

Marital Status

Single:  Married:  Widowed:

Other: \_\_\_\_\_

What is your most preferred housing type:

Assisted Living:  Apartment:  Mobile Home:

Other: \_\_\_\_\_

What area are you most interested in living:

Lower Mainland:  Surrey:  Island/Okanagan:

Other: \_\_\_\_\_

After reviewing the Affordable Housing Program which of the following options is of most interest to you:

Option 1 - Sell Your Manufactured Home To Us

Option 2 - Relocate Your Manufactured Home

Option 3 - Guaranteed Income Assistance for Life



## Terms and Conditions - Option #1

Sell Your Single Wide Manufactured Home To Us

**Buyer:** King George Mobile Homes Ltd.

**Seller:** Owner/s of the manufactured home. As stated on registry.

**Purchase Price:** 150% of the 2017 BC Assessed Value of your manufactured home, plus \$2,000 for moving expenses, plus payment equal to 12 months rent, and a bonus. *of \$20,000.00*  
or  
\$45,000, plus \$2,000 for moving expenses, plus payment equal to 12 months rent, and a bonus.

**Deposit:** \$1,000 paid directly to Seller upon signing.

**Completion Date:** June 1, 2019

The Buyer can extend the completion date by up to 12 months. The Buyer will pay \$1,000 for every one month extension.

**Possession Date:** August 1, 2019 or 2 months after the Completion Date

The Seller will not be required to pay rent between the Completion Date and the Possession Date. (2 months of free rent)

**Holdback:** \$10,000 of the purchase price will be held back until you provide vacant possession.

*\* GENERAL SCOPE*



## City of Surrey Educational Handout



Organizations that can help you understand your rights:

### TENANT RESOURCE & ADVISORY CENTRE (TRAC)

For questions about your rights and responsibilities as a tenant  
(604) 255-0546 | 1 (800) 665-1185

### SOURCES BC NEWTON RESOURCE CENTRE

Offers advocacy programs and legal guidance  
#102 13771 72A Ave, Surrey, BC  
(604) 596-2311

### THE BC ACTIVE MANUFACTURED HOME OWNERS ASSOCIATION

Represents the owners of manufactured homes  
(250) 544-1456 | jklein@amhoa.ca | www.amhoa.ca

### THE RESIDENTIAL TENANCY BRANCH

Provides legal information and dispute resolution services

#400 - 5021 Kingsway, Burnaby, BC  
Lower Mainland | (604) 660-1020  
Outside the Lower Mainland | 1 (800) 665-8779  
HSRTO@gov.bc.ca

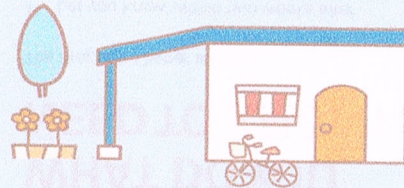
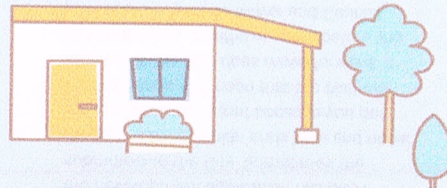
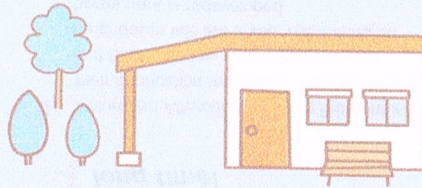
www.surrey.ca



## MOBILE HOME PARK RESIDENTS

IS YOUR PARK GETTING REDEVELOPED?

KNOW YOUR RIGHTS!



If you live in a manufactured (mobile) home park and the property owner has plans to redevelop, and build new buildings on the property, **you have rights.**

The Provincial Government has laws and the City of Surrey has a policy to help residents of manufactured home parks. These include:

1 **Manufactured Home Park Tenancy Act**  
(Province of BC)



AND

2 **Manufactured Home Park Policy**  
(City of Surrey)



### How does the Provincial Government's law help manufactured home park residents?

Provincial Government has a Manufactured Home Park Tenancy Act. If you **own** your manufactured home **and pay pad rent** to the Property Owner (or landlord), this law gives you certain rights.



The Property Owner **must give you 12 months' notice** of your final moving date.



**You must also be paid** at least what you would pay for 12 months of pad rental on or before the date you are required to remove your manufactured home from the park. For example, if you pay \$100 per month for your pad rental, you must receive a minimum of \$1,200 before your moving date.



## How does the City of Surrey's policy help manufactured home park residents?



The City has a Manufactured Home Park Policy that Mayor and Council use to make sure that residents of manufactured home parks are being treated fairly. To redevelop a manufactured home park, the Property Owner must get the approval of Surrey City Council.

### This Policy:

- ✓ Is not a law. It provides guidelines about how City Council expects the Property Owner to treat manufactured home park residents.

## WHAT DO YOU NEED TO KNOW?

The Property Owner should:

1. Let you know within two weeks after the development application has been submitted to the City. Sometimes the Property Owner's plan ends here and never moves forward, so just because you get a notice does not mean that the plan will happen. If the plan does move forward, it can take many months or years before the plan actually goes to Mayor and Council.

*It can take a really long time!*

2. Include an Affordable Housing Program in their application to the City. This lets Mayor and Council know where you and your neighbours will live if your manufactured home park is redeveloped.

The Property Owner creates this Affordable Housing Program by talking to you about where you want to live. It is important that you let the Property Owner know your preferences.

*Would you like your trailer moved to another park or would you rather move to an apartment?*

Some of your choices may be:

- ★ Money to relocate your manufactured home to another location. Some homes will not be in a condition to safely move.
- ★ Money above and beyond the required 12 months' pad rental for your manufactured home.
- ★ The option to rent or buy one of the new homes on the property (if the property is being redeveloped into new rental or owned housing).

*This is called the "Right of First Refusal"*

You should get the option to rent or buy in the new development before you are given notice to vacate your manufactured home park.

- ★ Other suggestions from you.

3. When the redevelopment application goes to Mayor & Council, the Property Owner must send you a letter letting you know:

- ★ Date and time of the Council meeting; and
- ★ How you can contact the City of Surrey

*Make sure to let the City know how you feel about the plan.*

If you have any questions or concerns please contact the

**City of Surrey**  
PLANNING DEPARTMENT

604.591.4441  
planningdevelopment@surrey.ca

