



because everyone matters

John Horgan



April 18, 2009

Dear Manufactured Home Owner,

I attended my first Active Manufactured Home Owners Association (AMHOA) meeting in 2005, and have returned each year since to offer my support to manufactured home park residents. During my term as MLA, I worked with park residents to help get policies to protect home owners before their municipal authorities. I established a free legal clinic in my community office to provide owners with access to legal services and I encouraged exploration of options like starting Cooperatives should parks be threatened with redevelopment. Through the work of AMHOA, the City of Langford and District of Sooke have put bylaws into place to protect park tenants against park redevelopments.

It is regrettable that municipalities have had to fill the void created by a provincial government that put policies in place that discouraged park owners from managing this important housing stock and instead encouraged park owners to sell or redevelop existing facilities. Rich Coleman, the Minister of Responsible for Housing stated that "Imposing restrictions on landlords regarding the use of their land or increasing compensation costs for impacted tenants would likely discourage future manufactured home park development." (Jul 7/07 letter Coleman to Horgan)

Government has an obligation to put legislative safeguards in place so that seniors and low income families can live without the fear of losing their home – their biggest investment. People who have invested in their homes shouldn't be forced to abandon them for a fraction of their market value. That is why I have taken every opportunity to speak up in the legislature, on the radio and television, to ensure the broader public has a better understanding of the importance of protecting park residents.

On April 30, 2008, the NDP introduced a Private Members Bill, *Manufactured Home Tenancy Amendment Act, 2008*. While this Bill was not considered comprehensive enough (particularly by AMHOA, who was not consulted), I believe it was a step in the right direction as the current Act has failed manufactured home owners across this province and has left many homeless. The Bill was designed to provide

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protection to manufactured home owners — many of whom happen to be elderly — who have worked hard, paid their taxes all their lives and helped build their communities and this province.

It was also meant to bring back fairness and balance in dealing with situations where park owners decide to develop the land for other use. By protecting their homes from land developers trying to cash in on high real estate values, this Bill was meant to provide respect and dignity and peace of mind of manufactured home owners. Further, this Bill was to protect the affordable housing stock that this province badly needs.

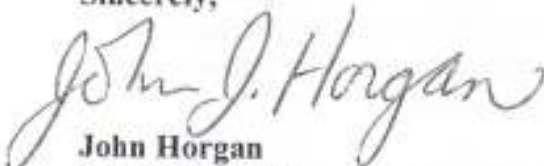
I am committed to work with all affected parties, the AMHOA, manufactured home park residents, park owners and local municipalities to find a balanced approach and design a comprehensive plan to ensure the rights of homeowners and protect this important affordable housing. An NDP government will act on this issue, not put the responsibility on the backs of municipalities to protect vulnerable home owners.

The basic elements of our plan are laid out in our platform at www.bcndp.ca.

PLATFORM WORDING: Carole James and the NDP will increase housing availability and affordability by increasing protection for owners of manufacture homes by requiring park owners to provide longer eviction notices and increased relocation expenses, and working with manufactured home park owners to retain their parks for the long term.

Although only a beginning, our commitment to restoring a balance to the relationship between park residents and owners is firm. Following the election, as I have since 2005, I **pledge** to work to protect your home and your rights.

Sincerely,



**John Horgan
NDP Candidate
Juan de Fuca**