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#### **HIGHLIGHTS**

#### **2018 Conference Program Coming Together**

The MHABC's 2018 Conference will be held in Penticton at the Lakeside Resort and Conference Centre starting on Monday, April 23<sup>rd</sup> to Wednesday, April 25<sup>th</sup>, 2018. MHABC.com has been updated with the dates and hotel block reservations information. The work on the preliminary Conference Program is well underway. The Gerry Brown Memorial Golf Tournament will be held at the Fairview Mountain Golf Club in Oliver on the Monday. Transportation will be provided from Penticton to the golf course.

Tuesday will see a workshop on building permit processes as well as a series of break out session on key factory-built housing issues including the impending changes to the BC Building Code, the evolving Energy Step Code and Transportation. The President's Banquet will conclude the day.

The Annual General Meeting will be held on Wednesday morning. An optional tour of a local modular home development is planned.

The hotel block reservation is open until February 22, 2018 so please make your room reservations by

this date to ensure your accommodation.

The Conference registration package will be available on MHABC.com in early March 2018. See you in Penticton.



Penticton Lakeside Resort  
& Conference Centre



**WISHING YOU AND YOURS A  
VERY MERRY CHRISTMAS,  
HAPPY HOLIDAYS AND ALL THE  
BEST FOR A PROSPEROUS 2018**

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### 2017-18 BOARD of DIRECTORS

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**Treasurer Dean Johnstone**  
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**Gord Rattray**  
Executive Director

### BOARD MATTERS

#### Fall 2017 Board Meeting Schedule

During the Fall, the Board met by conference call on October 17<sup>th</sup> and November 28<sup>th</sup>. The next meeting will be held in-person on January 16, 2018 in Kelowna.

#### Home Shipments remain higher at end of 3rd Quarter

Home shipments were above plan at the end of the 3rd quarter ending November 30<sup>th</sup>. Actual shipments were 687 homes on planned shipments of 495 homes. Accordingly, revenues are significantly higher while expenditures are below plan.

#### Home Fees Rate Adjusted Downward

Because of the significant increase in home shipments, the MHABC's Members' Equity now exceeds the policy dictating the acceptable range in which the M/E is to be maintained.

Recognizing shipments levels are most likely to remain above target, the Board elected to implement a home fees rate reduction, commencing in November. A notification was circulated in early October notifying Members of the new rate structure. This revised rate will remain in effect through the balance of the fiscal year, ending February 28, 2018.

The Board will develop a budget and preliminary rate structure in January 2018 for the 2018/19 fiscal year with any changes to the rates announced after budget decisions are made.

### **Housing Partnerships Conference**

On December 7<sup>th</sup> and 8<sup>th</sup>, MHABC officials attended a Housing Partnerships Conference organized by the Ministry of Municipal Affairs and Housing with the Minister Responsible for Housing, the Honourable Selina Robinson officiating. The two-day conference involved a series of presentations

and break-out sessions towards developing strategies for creating affordable housing options. The Minister advocated for the building of lasting partnerships as a major solution to the housing affordability crisis being faced by many British Columbians.

### **Meeting Requested with the Minister Responsible for Housing**

The MHABC has made a request for a meeting with the Minister of Municipal Affairs and Housing.

This request is in keeping with a government relations mandate of the MHABC to meet annually with the Minister to provide a briefing on the factory-built housing industry and to discuss emerging issues.

It is expected a meeting will be arranged in late January or early February 2018.

### **Warranty Working Group Activities**

The Warranty Working Group held conference calls during the summer and fall prior to entering discussions with BC Housing's Licensing and Consumer Services (formerly the Homeowners Protection Office).

This work culminated in a productive meeting with BC Housing officials on October 3<sup>rd</sup>. This meeting set the stage for further consultations between the MHABC and BC Housing.

A follow-up meeting is scheduled for January 15<sup>th</sup> in Kelowna.

### **Transportation Working Group Activities**

The MHABC's Transportation Working Group has been focusing on two key issues through the summer and fall including: 1) Advocating for the conducting of day-time travel pilots on major highways in BC and

2) promoting changes to the 50% dolly width policy issue associated with the transport of wider homes on BC's southern highways.

On the former, the MHABC has been successful in gaining support from the BC Trucking Association to engage as a partner in the piloting with sharing of information gained over the planned three-month trial period. Follow-up meetings will be held with the Ministry of Transportation and Infrastructure and the Commercial Vehicle Safety and Enforcement Branch to develop a strategy for implementation of the piloting.

On the 50% rule change promotion, statistical information has been provided to CVSE for conducting preliminary stability analyses. Subject to the results, the MHABC may elect to engage in further dynamic testing to assess the stability of the narrower dollies when moving wider homes.

### **Marketing Committee Activities**

The MHABC's Marketing Committee was formed in early 2017 to provide on-going guidance to the MHABC's marketing firm, FRESH INC.

2017 was a very busy year with many accomplishments including development of a government information landing page, successful negotiations with the Ronald McDonald House Charity for the support of a very beneficial cause and use of charity's branding, development of a Member's Benefit landing page as well as providing guidance to the FRESH INC officials on other key marketing issues.

Members can expect to receive a guidance document being developed by FRESH INC for the use of the products developed.

### **MHABC participation in Union of BC Municipalities' Conference Tradeshow**

The joint MHABC-Manufactured Home Park Owners Alliance of BC (MHPOABC) tradeshow booth held at this year's Union of BC Municipalities' Conference proved very successful. Visitations to the booth exceeded the numbers experienced during the previous tradeshow. The UBCM involvement provides a real opportunity to meet directly with local government officials to discuss the factory-built housing industry and the need to maintain existing manufactured home park communities and create additional facilities. The MHABC and MHPOABC are collaborating on an information clinic for next year's UBCM conference.

### **MHABC Group Health Benefits Program Reminder**

Please remember to keep in mind the MHABC's Group Health Benefits Program. Contact the office for further information.



### WHAT'S NEW?

#### Pioneer Bursary Award Winner

For 2017, the MHABC awarded three Pioneer Bursary Awards. The awards will be renamed the Grant McDowell Memorial Bursary Awards commencing in 2018 with the application forms being distributed during the Spring.

Sierra Voeller of Okanagan Falls was one of the successful applicants. Sierra is a recognized athlete in ice hockey and is attending Morrisville State College in New York state.



2017 Pioneer Bursary Award Winner Sierra Voeller receives her 2017 Pioneer Bursary Award from Moduline Sales Manager and MHABC President Walter Fontinha

#### National Building, Fire and Plumbing Code Review Participation Encouraged

An information bulletin providing details on the National Building, Fire, and Plumbing Codes was circulated to Members in the fall. The provincial Building and Safety Standards Branch encourages British Columbia Code users to participate in this review as this will significantly affect the 2020 National Codes development.

#### Building and Safety Standards Branch Commences Consultation on BC Building Code Update

The industry has been invited to participate in an online survey to provide feedback on proposed changes to the next edition of the British Columbia Building, Plumbing, and Fire Codes (British Columbia Codes). The online survey will be available from December 12, 2017 to February 28, 2018. A link to the survey and information regarding the proposed changes is available on the Building and Safety Standards website.

### **Ministry of Transportation and Infrastructure Seeking Comments on Harmonization**

At the September 2016 meeting of the Council of Ministers Responsible for Transportation and Highway Safety, the Ministers agreed to establish a new Federal/ Provincial/ Territorial task force to identify areas that would benefit from increased harmonization in the trucking sector. The Task Force has been created and is co-chaired by Transport Canada and Saskatchewan. At this stage, the task force is conducting a survey to gather information from industry stakeholders.

### **CVSE Commercial Transport Policy Manual Updated**

The Commercial Transport Policy Manual was recently updated with most of the changes to the Commercial Transport Procedures Manual (CTPM) were largely administrative except for the following more notable changes:

- 4.2.7.A – A new category has been added for garden sheds and tiny homes travelling less than 110 km while being transported as loads on trailers.
- 4.2.7.A – Intermodal containers with sides may be transported end to end, in a two or three vehicle combination, provided the specific conditions outlined are met.
- 5.3.8.F – Tandem steer/tandem drive axle weights have been increased, but are still limited by note #3.
- 5.3.12.B and 5.3.12.C – Highboys are now allowed a 3.2 m width for non-reducible loads only, with the same terms as low-beds have under 5.3.12.A.
- 6.3.2.C - Term Axle Overweight (TRAX) Permit.
- 6.3.3.C - Lower Mainland Secondary Routes 85 Tonnes): Golden Ears connector from the junction of Hwy 17 to the junction of Golden Ears Way.



### **Mortgage Stress Testing to Come into Effect on January 1, 2018**

The Canadian Home Builders Association has distributed a reminder that mortgages applied for after January 1, 2018 will be subject to new stress test rules.

The CHBA has been following-up on how the major chartered banks are handling the improved transition rules that CHBA was successful in securing from the Office of the Superintendent of Financial Services (OSFI) after OSFI mandated new Stress Test requirements for conventional mortgages effective on the first day of 2018.

The CHBA requested from OSFI, and received, transition rules to the B-20 Guideline to allow buyers who had signed a purchase and sales contract prior to October 17, 2017, to qualify under the 'old' pre-stress test rules. This was essential for many new home buyers, given the typical length of time between signing a contract

and closing the purchase. At the time, OSFI committed to informing all federally-regulated mortgage lenders of this additional flexibility.

For more information, please contact the MHABC office.

### **National Housing Strategy Announced**

The Federal Government's National Housing Strategy was released on November 22<sup>nd</sup> following extensive consultations across the country

Canada's first ever **National Housing Strategy** is a 10-year, \$40-billion plan to strengthen communities and cut chronic homelessness in half.

Please use the following link to see the full details of the plan:

<https://www.placetocallhome.ca>

### STATISTICS

MHABC 2017 & 2017-18 Shipments Analysis									
Month	Area	Single Z240/241	Multi Z240/241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
January 2017	BC	24	22	22	1	69			
January 2017	Other Canada	3	0	1	0	4	76	49	9 Z241
January 2017	US	1	3	0	1	5			
February 2017	BC	19	22	1	14	56			7 Z241
February 2017	Other Canada	2	0	0	0	2	60	33	
February 2017	US	1	1	0	0	2			
March 2017	BC	18	18	1	22	59			6 Z241
March 2017	Other Canada	2	1	0	0	3	62	49	
March 2017	US	0	0	0	0	0			
April 2017	BC	31	25	1	17	74			8 Z241
April 2017	Other Canada	0	0	1	0	1	75	61	
April 2017	US	1	3	0	0	4			
May 2017	BC	34	26	0	14	74			15 Z241
May 2017	Other Canada	0	0	5	0	5	84	46	
May 2017	US	2	2	0	1	5			
June 2017	BC	33	20	2	11	66			
June 2017	Other Canada	0	1	2	0	3	71	60	
June 2017	US	2	1	0	1	4			
July 2017	BC	34	24	4	19	81			7 Z241
July 2017	Other Canada	2	0	0	1	3	82	72	
July 2017	US	-1	-1	0	0	-2			
August 2017	BC	25	24	2	14	65			11 Z241
August 2017	Other Canada	1	0	1	2	4	69	60	1 Z241
August 2017	US	0	0	0	0	0			
September 2017	BC	25	24	0	17	66			7 Z241
September 2017	Other Canada	1	0	3	0	4	71	48	
September 2017	US	0	1	0	0	1			
October 2017	BC	43	26	1	13	83			7 Z241
October 2017	Other Canada	11	3	2	2	18	102	90	
October 2017	US	1	0	0	0	1			
November 2017	BC	26	20	0	11	57			4 Z241
November 2017	Other Canada	5	0	2	2	9	67	81	
November 2017	US	0	0	1	0	1			
December 2017	BC								
December 2017	Other Canada						0	59	
December 2017	US								
January 2018	BC								
January 2018	Other Canada						0	49	
January 2018	US								
February 2018	BC								
February 2018	Other Canada						0	33	
February 2018	US								
		Single Z240/241	Multi Z240/241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
Calendar 2017	BC	310	251	34	153	748			
	Other Canada	27	5	17	7	56			
	US	7	10	1	3	21			
	TOTAL	344	266	52	163	825	825	706	Actual as at December 2016
	% of Total	42%	32%	6%	20%	100%			
Fiscal	BC	206	188	11	127	532			
March 17-Feb. 18	Other Canada	24	5	14	8	51			
	US	3	5	1	1	10			
	TOTAL	263	198	26	136	623	623	706	Actual as at February 2017
	% of Total	42%	32%	4%	22%	100%			

Summary of home shipments by certification type to November 30, 2017