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HIGHLIGHTS

2020 Conference Program Construction Underway

The location and dates for the MHABC's 2020 Conference were announced in the Summer 2019 News Letter: May 4th and 5th at Kamloop's Sandman Signature Hotel. The annual Gerry Brown Memorial Golf Tournament will be held at the Big Horn Golf Club on Monday, May 4th followed by the Ice Breaker. Tuesday, May 5th will see a very busy day with Business Sessions and Annual General Meeting concluding with the President's Reception and Banquet.

The Block Room Reservation is now open and closes on March 22nd.

From the Member polling on the 2019 and 2020 Conferences, there was strong support to hold a separate Technical Day in close proximity with the 2020 Conference dates.

The Technical Day would be intended to inform Member staff involved in the day-to-day operation of our industry.

It is hoped that significant participation will come from the employee ranks of Member Retailers, Manufacturers, Transporters as well as Associates and Affiliates. Also, local government officials involved in approving building permits and conducting inspections will be invited to attend. Further information will be provided in January once the Board review of preliminary strategies and presenters for the Technical Day has been completed.

Please mark the Conference dates in your calendar and arrange hotel accommodation as soon as possible.

Agriculture Land Commission Secondary Homes Update

In early December, Members were provided with a briefing note on the status the Agriculture Land Reserve (ALR) Secondary Homes issue.

As information, the Agriculture Land Commission (ALC) the organization that oversees the ALR reports to BC's Ministry of Agriculture (MoA).

The briefing note summarized recent MHABC discussions with senior MoA officials as well as providing an overview of MoA public consultation sessions held around the province concluding with a final session held in Kamloops on November 14th.

From the MHABC meetings as well as the input from many affected ALR land holders received during the public sessions, it is understood MoA officials, working with ALC staff, will amend the current provisions of Bill 52, the government legislation that restricted placement of secondary homes on ALR lands. Bill 52 was implemented on February 22, 2019 with the legislation subsequently deferred in June 2019 with the grandfathering of the prior legislation until February 22, 2020.

While changes to Bill 52 are expected, it is not anticipated these will come into effect before the current grandfathering provisions terminate in February 2020. Retailers should move quickly to have building permits or other health related permits approved by the February 22, 2020 deadline.

Outstanding permit applications would then be subject to review and decisions by the Agriculture Land Commission.

time of expiry, it would be left to the that jurisdiction's discretion on the need to refer the applications to the ALC.

Stating this, if permits are in process and the local government agency will approve the permits in process at the

Ideally, all permits should be approved by February 22nd to avoid undue problems with pending home sales.

**WISHING YOU AND YOURS A MERRY CHRISTMAS, HAPPY HOLIDAYS
AND A VERY PROSPEROUS 2020**



2019-20 BOARD of DIRECTORS

Executive:

President Frank Ambler
Countryside Manufactured Homes

Vice-President Mark Ellis
Eagle Homes Salmon Arm

Treasurer Dean Johnstone
SRI Homes Kelowna

Directors:

Shawn Donohoe
Shamrock Modular Home Installations

Walter Fontinha
Moduline Industries Canada Penticton

Ken Jennings
Blackstone Homes Prince George

Michael Newton
Lakeridge Homes

Matthew Salmon
Triple M Homes Lethbridge

Raymond Weicker
Ray's Towing

Gord Rattray
Executive Director

BOARD MATTERS

Fall 2019 Board Meeting Schedule

During the Fall, the Board held conference calls on October 8th and November 19th. The next conference call is scheduled for Tuesday, January 14, 2020.

Home shipments below plan at end of 3rd quarter and home fees rate adjustment.

Total home shipments for the 3rd Quarter, ending November 30th, totaled 563 homes for an average of 63 homes per month YTD. This shipment level is lower than planned shipments of 85 homes per month which was used as the basis for the 2019-20 budget.

As a result of these lower shipments, the Board has implemented a fees increase commencing December 1st and in place to the end of the fiscal year, ending February 29th, 2020.

Notification of the homes fee rate adjustment was sent to Members on October 31st.

The adjustment will see an increase in the Operations rate however no changes were proposed for the Marketing Program surcharge. Please contact for more information.

Fiscal 2020-21 Budget

The Board is currently developing the fiscal 2020-21 budget. Over the last few years, the Board has proceeded with a strategy to reduce the Members Equity to within MHABC policy guidelines by scheduling budget deficits. With the lower shipment figures realized in fiscal 2019-20, the M/E is now the required boundaries.

The Board will be reviewing options that will move finances towards a balanced budget in 2020-21. A preliminary budget and commensurate rates schedule will be finalized in January 2020 for implementation on March 1, 2020.

The preliminary budget and rates are then subject to ratification during the the 2020 Annual General Meeting.

Regional District Central Kootenay's CSA Z241 Prohibition Update

In Spring 2016, the Regional District Central Kootenays (RDCK) announced a prohibition on CSA Z241 Park Models for placement in that Regional District. Since that time, the MHABC has maintained communications with the RDCK Board and staff to find means to address concerns over full-time occupancy of these seasonal residences. The MHABC activities have included two delegations to RDCK Board meetings as well numerous exchanges between MHABC officials and RDCK staff. These efforts have not resulted in any modification the prohibition. Through 2019, the MHABC consulted with legal counsel to assist in resolving the challenges.

In December, the MHABC Board, in consultation with our lawyers, prepared a Petition to the Courts highlighting

undue processes in implementing the prohibition.

A preliminary Petition was delivered to the RDCK in late December with the hope the RDCK will agree to work more aggressively with the MHABC to find solutions and, ideally, lift the prohibition before formal court action becomes necessary.

Board Nominations Committee

As advised in the Summer 2019 News Letter, the MHABC has established a revised Nominations Committee process with current Directors having a greater involvement in ensuring strong future Boards and diverse Member participation.

Directors Ken Jennings and Matthew Salmon have taken on the Nominations Committee responsibility with a goal of having Nominations Committee report finalized by late February 2020. Members interested in MHABC governance and participation on the Board are asked to contact Ken or Matt.

Marketing Program Update

The MHABC's Marketing Program is managed by FRESH INC. In this capacity, FRESH INC undertakes many duties on behalf of the MHABC and our Members.

Most recently, FRESH INC has completed a 2nd webinar focussing on informing Members on how to take full advantage of the MHABC marketing program. Further, FRESH INC has recently completed a marketing video that will be made available to all Member for supplementing their individual marketing efforts. Finally, the home page has been updated utilizing components of the video.

Please have a look at MHABC to view the updates and the fresh new look.

Successful Participation in Union of BC Municipalities Conference

The MHABC, partnering with the Manufactured Home Park Owners Alliance of BC, met with a very large contingent of local government and provincial level politicians and

administrators during the Union of BC Municipalities Conference held in late September via a tradeshow booth.

This is the third time both organizations have partnered at the UBCM conference. From the interest exhibited by the conference delegates and positive comments received regarding factory-built housing and manufactured home park communities, in general, it is apparent participation in the UBCM Conference is extremely valuable.

Future collaboration between the MHABC and MHPOABC in the UBCM Conference is anticipated. Ideally, the UBCM conference planners will approve our two organizations conducting a breakfast “clinic” to further explain the benefits of our industries in providing quality homes to their constituents.

MHABC Group Health Benefits Program Reminder

Please keep the MHABC’s Group Health Benefits Program in mind. Contact the office for more information



The joint MHABC/MHOPABC booth at the Union of BC Municipalities’ 2019 Conference



The MHABC is a contributor to the Ronald McDonald House Charity - BC and the Yukon. Contributions are made quarterly based upon the number of homes shipped during the prior quarter.

Ronald McDonald House serves the children (and families) of BC and the Yukon requiring treatment at Childrens Hospital. The value of the Ronald McDonald House cannot be overstated in providing long-term, affordable accommodation for those families coming to Childrens from all parts of the BC and the Yukon

WHAT'S NEW?

MHAPP and MHAAC Executive Directors Announced

The Summer 2019 News Letter announced the retirement of the long serving Executive Director of the Modular Housing Association Prairie Provinces Sandra Nigro. Sandra's retirement was effective September 30. With Sandra's retirement, MHAPP has announced that John Froese, recently retired from Grandeur Homes, will assume the Executive Director's position. John has served on the Boards of MHAPP and the CHBA's Modular Construction Council. His experience will greatly benefit MHAPP as well as the national-level activities.

The Manufactured Housing Association Atlantic Canada has also recently announced that Shelley Johnson is now managing that Association following the departure of past Executive Director Yvon Williams. Shelley was previously employed by the MHAAC and her experience will continue to be of benefit to our industry.

These announcements will ensure continued Association collaboration across Canada involving the CHBA's Modular Construction Council, MHAPP, MHAAC and MHABC.

Public Review of National Building Code concluding 1st Phase on December 23rd.

The initial consultation period of proposed changes to the National Building Code closed on December 23rd.

The MHABC relies upon the Modular Construction Council to contribute to the consultation process. A 2nd review period on separate components of the NBC is scheduled to proceed later in January 2020.

Input on the National Building Code is critically important as the national code strongly influences future changes to provincial level Codes including that of British Columbia.

CVSE ELA Partial Approval Pilot Project

Effective immediately, CVSE will be conducting a one-year trial allowing carriers who have completed the Extraordinary Load Approval process via the CVSE 1049 to obtain permits for partial routing outlined in CVSE Notice # 07-19. This notice allows holders of Extraordinary Load Approvals to now use part of the approved route or combine approvals, with some applicable conditions.

The CVSE notice was distributed directly to Members in late November.

BC Housing Webinars Announced

BC Housing is offering a 1.5-hour webinar on January 22, 2020 entitled **Building Smart with Changes to the BC Building Code.**

This webinar will focus on new code requirements to parts of the *2018 BC Building Code* including the BC Energy Step Code.

BC Housing is also offering a 3-hour webinar on February 5, 2020 entitled **Building Smart: Airtightness Testing - Diagnosis and Repair.** This webinar covers diagnostic and remediation methods to aid in the successful completion of airtightness tests applicable to both Part 9 and Part 3 buildings.

Registration for both webinars can be found on the BC Housing website (www.bchousing.org) and in the MHABC Members Only Section



Mark your calendar for CHBA Housing Week in Canada, **March 30 to April 3, 2020**, the premier national homebuilding event of the year!
Registration opens in January

STATISTICS

MHABC 2019 & 2019-20 Shipments Analysis									
Month	Area	Single Z240/241	Multi Z240/2241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
January 2019	BC	20	23	0	15	68			10 Z241
January 2019	Other Canada	10	2	1	1	14	82	80	
January 2019	US	0	0	0	0	0			
February 2019	BC	25	19	0	12	56			11 Z241
February 2019	Other Canada	12	4	2	1	19	75	62	
February 2019	US	0	0	0	0	0			
March 2019	BC	29	14	0	22	65			4 Z241
March 2019	Other Canada	9	0	0	0	9	74	72	
March 2019	US	0	0	0	0	0			
April 2019	BC	28	18	0	7	53			3 Z241
April 2019	Other Canada	1	1	7	2	11	64	90	
April 2019	US	0	0	0	0	0			
May 2019	BC	23	11	1	8	43			4 Z241
May 2019	Other Canada	11	3	1	1	16	59	123	
May 2019	US	0	0	0	0	0			
June 2019	BC	17	19	5	4	45			1 Z242
June 2019	Other Canada	8	1	0	1	10	56	88	
June 2019	US	0	0	1	0	1			
July 2019	BC	22	18	1	11	52			3 Z241
July 2019	Other Canada	10	2	3	1	16	68	100	
July 2019	US	0	0	0	0	0			
August 2019	BC	18	14	0	11	43			3 Z241
August 2019	Other Canada	7	4	2	0	13	57	74	
August 2019	US	0	0	0	1	1			
September 2019	BC	23	10	2	12	47			5 Z241
September 2019	Other Canada	6	2	4	5	17	64	77	
September 2019	US	0	0	0	0	0			
October 2019	BC	24	14	3	10	51			2 Z241
October 2019	Other Canada	4	2	2	1	9	60	99	
October 2019	US	0	0	0	0	0			
November 2019	BC	18	19	0	7	44			3 Z241
November 2019	Other Canada	5	3	5	3	16	60	86	
November 2019	US	0	0	0	0	0			
December 2019	BC					0			1 Z241 +
December 2019	Other Canada					0	0	61	
December 2019	US					0			
January 2020	BC					0			
January 2020	Other Canada					0	0	82	
January 2020	US					0			
February 2020	BC					0			
February 2020	Other Canada					0	0	75	
February 2020	US					0			
		Single Z240/241	Multi Z240/2241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
Calendar 2019	BC	257	179	12	119	567			
	Other Canada	83	24	27	16	150			
	US	0	0	1	1	2			
	TOTAL	340	203	40	136	719	719	1014	
	% of Total	47%	28%	6%	19%	100%			
Fiscal	BC	202	137	12	92	443			
March 19-Feb. 20	Other Canada	61	18	24	14	117			
	US	0	0	1	1	2			
	TOTAL	263	155	37	107	562	562	1029	
	% of Total	47%	28%	7%	19%	100%			

**Shipments and Certification Type Report for the
3rd Quarter 2019-20 ending November 30,2019**
(Please contact the MHABC office for a enlarged copy of this table)

MHABC 2020 Conference

May 4 & 5 – Kamloops Sandman Signature Hotel

Registration Forms Available in March 2020

Block Room Reservation Closes March 22, 2020

Reservations #: (250) 377-7263

Quote Group # 208 489



See MHABC.com for more information

See you in Kamloops in the Spring!