

Page 1: **PRIORITIES**

- Annual General Meeting scheduled for October 15th and 16th in Kelowna
- Ministry of Agriculture & Agriculture Land Commission Secondary Homes Policy Review
- COVID-19 Impacting Industry

Page 4: **BOARD MATTERS**

- Spring 2020 Board Meeting Schedule
- Home shipments substantially below plan at end of 1st Quarter
- Transportation Update
- Marketing Program Update
- Nominations Committee Update
- Innovations Award Date Pushed Back
- Joint Association Activities Update
- Members Only Section Reporting to be revamped
- Welcome to New Members
- MHABC Group Health Benefits Program Reminder

Page 9: **WHAT'S NEW**

- CHBA MCC participation in Standing Committee on Housing and Small Buildings meetings
- BC Housing Webinar

Page 10: **STATISTICS**

- Shipments and Certification Type Report for the 1st Quarter 2020-21

PRIORITIES

Annual General Meeting scheduled for October 15th and 16th in Kelowna

When the MHABC Board elected to cancel the 2020 Conference due to the COVID-19 pandemic, the decision was made at the same time to organize an Annual General Meeting in the fall.

The AGM has now been tentatively scheduled for the evening of Thursday, October 15th and the morning of Friday, October 16th at the Coast Capri Hotel in Kelowna.

The meeting is being maintained as tentative at the request of the hotel. The government restrictions imposed to deal with the pandemic are still in place. The hotel is monitoring these restrictions closely to determine whether the MHABC meeting can proceed.

A block of hotel rooms has been arranged for those Members coming to Kelowna for the AGM.

The tentative Program includes an Ice Breaker on the Thursday evening. Friday will include the Annual General Meeting and a luncheon presentation. The meeting will be concluded by early afternoon. More information on the Annual General Meeting and hotel accommodations will be provided in due course.

Further, Members will be receiving an attendance poll to determine participation at the meeting. The Board understands that many Members remain concerned about attending in-person events due to COVID-19 concerns. Where significant concerns are indicated via the poll, the Board will consider other alternatives for holding the AGM including using Zoom, Skype or other video conferencing means.

We hope to see you in Kelowna in October with a wish the COVID-19 virus gives us a break!

Ministry of Agriculture & Agriculture Land Commission Secondary Homes Policy Review

The review by BC's Ministry of Agriculture and Agriculture Land Commission on constructing residences on Agriculture Land Commission lands is continuing. The MHABC provided a response to the two organizations in April on a draft policy paper. Subsequently, the MHABC has participated in a conference call with MoA staff to provide detailed information on factory-built housing standards. It is anticipated a near final policy paper will be distributed soon.

Members are reminded that grandfathering of secondary home provisions are in place until December 31st. It is anticipated the new policy will supersede this time line, when implemented.

Overall, the MHABC is optimistic the new policy will provide opportunities and more flexibility for the placement of secondary homes on ALR lands.

COVID-19 Impacting Industry

The on-going COVID-19 pandemic continues to have significant impact upon MHABC member companies, along with the majority of other businesses in BC and across Canada.

Many Retailer Members who curtailed store-front operations during the height of the pandemic are moving forward slowly to open-up those shops.

At the same time, Manufacturer Members are constructing homes at a slower pace as witnessed by lower shipments to be reported in the Board Matters section.

Of note is a decision by Member company, Metric Modular, whose focus has been on commercial products, to curtail operations permanently.

The MHABC is advised that all outstanding contracts will be honoured before the plants are closed.

The federal and provincial governments' strategy is to amend pandemic imposed restrictions on a phased basis. MHABC members have been provided on-going information on WorkSafe BC construction practices, transportation restrictions as well federal government loan and employee retention incentives.

Many government and business officials are concerned many people believe the lessening of government restrictions means the pandemic is over. This is not the case with the pandemic expected to continue for the foreseeable future and into 2021.

Members are encouraged to continue promoting social distancing practices and, where appropriate, provide face-masks and have other applicable procedures in place to protect the health of customers and fellow employees.

2019-20 BOARD of DIRECTORS (extended due to AGM postponement)

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
MHABC Executive Director

Jennifer Barter
MHABC Contract Administrator

BOARD MATTERS

Spring 2020 Board Meeting Schedule

During the Spring, the Board held conference calls on April 14th and June 16th. The next meeting will be held by conference call on Tuesday, August 25th following the summer break.

Home shipments substantially below plan at end of 1st Quarter

Home shipments at the end of the 1st quarter, ending May 31st, totaled 127 homes for an average of 42 homes per month. The 2020-21 fiscal budget was developed on an average of 60 homes per month. The COVID-19 pandemic has clearly had an impact upon MHABC members.

At the same time, the Revenue-Expenses Report to May 31st revealed a surplus of +/- \$ 4,700. The Board's decision to cancel the 2020 Conference has been the main determinant in achieving this surplus.

Transportation Update

The MHABC, working in cooperation with the BC Trucking Association, has maintained a focus on important transportation issues. This has been achieved using video-conferencing systems when meeting with government officials and association members.

In early May, a BCTA organized meeting was held with CVSE officials to review impending Pilot Car Guideline and Travel Time Window amendments as well as the scope of an impending CVSE Length & Wide review.

On the Pilot Car Guideline-Travel Time Window topic, the industry was presented with near final policy summary. The trucking industry was requested to provide comments on the proposed policy changes by the end of May. The MHABC drafted a submission to the BCTA with our comments being incorporated into a BCTA response to the CVSE.

With some minor challenges on flashing light requirements on the transport vehicles and a request for extension of some travel time windows, the BCTA Members were in general support of the new policy. Of significant importance is a move away from day and night permitting criteria to a 2 & 4 lane strategy. The final policy will be introduced in an updated Commercial Vehicle Procedures Manual soon.

The next major CVSE policy review involves vehicle length and width directives. A draft scoping document contained numerous topics. The MHABC added to the scope topics requesting the CVSE consider changes to the 50% rule and king-pin to back-axles metrics.

On transportation of homes on BC Ferries' routes, the MHABC and BCTA concluded negotiations with BC Ferries' staff associated with transport of homes to the Gulf Islands, specifically the Schwarz Bay to Fulford Harbour route.

Due to impediments resulting from higher traffic volumes and problems in redirecting homes in the Schwarz Bay terminal, the new policy imposes seasonal restrictions. The agreement incorporates maximum overall widths (OAW) of 10 feet during the summer period and 14 ft., 3-inch during the winter period. The MHABC had pushed for an OAW of 14 ft, 6-inch in keeping with commensurate policy on the major routes however lane restrictions in Fulford Harbour terminal precluded this width.

A copy of the BC Ferries letter will be uploaded onto MHABC.com and available upon request to the office.

Marketing Program Update

The MHABC's Marketing Committee continues to meet in advance of regularly scheduled Board meetings to provide on-going guidance to FRESH INC. Most recently, the focus has been on creating information webinars to assist Members in dealing with the pandemic. Two webinars have been

held to date with the content focusing on COVID-19 related safety factors while meeting with customers as well as a session on creating in-house videos for profiling factory-built housing products.

Future videos will profile MHABC-FRESH INC produced podcasts explaining financing, transport, real estate sales support and warranties.

It is extremely important MHABC members participate in the webinars as the COVID-19 pandemic is not going away anytime soon. The industry will need to adapt to new ways of promoting and marketing our products

Nominations Committee Update

The MHABC's Nominations Committee involving MHABC Directors Ken Jennings and Matthew Salmon, has continued to communicate with current and potential new Directors in formulating a Nominations Committee Report for establishing the slate of Directors for the 2020-21 Board of Directors.

Multiple conference calls involving Ken, Matt and MHABC staff have been held. A final Nominations Committee Report will be completed in early July for distribution to the Membership.

As noted in previous News Letters, Members interested in getting involved in MHABC governance are encouraged to advise Ken or Matt.

Innovations Award Deadline Pushed Back

The MHABC's Innovations Awards focusses on new approaches to construction and set-up of the three key certification types utilized by Members: Z240MH, A277 and Z241 Park Models. Owing to other pressing issues including restarting businesses, the deadline for submission of nominations has now been extended to August 15th.

Joint Association Activities Update

The Joint Association "team" across Canada involves senior

representatives from the MHABC, Modular Housing Assn. Prairie Provinces, Manufactured Housing Assn. Atlantic Canada and CHBA's Modular Construction Council. After a hiatus due to management changes in the MHAPP and MHAAC, the team is back holding regular conference calls to discuss common interests across Canada. The most recent call focused on economic reporting, statistics and Code related matters. A subset of the team from the MHABC, MHAPP and MHAAC staff will hold separate calls to discuss training programs.

Members Only Section Reporting to be revamped

MHABC Members receive a month-end report summarizing important correspondence received during the previous month.

The documents include numerous government documents as well affiliated Association News Letters. These do not necessarily require

immediate distribution to Members unless they contain high priority information or have deadlines.

MHABC staff are investigating means to improve efficiencies in distributing the correspondence and provide immediate access without necessarily going to the Members Only Section.

Refinements to the system will be announced in future distributions of the Members Only Section updates.

Welcome to New Members

The MHABC welcomes New Members including:

- Iconic Homes located in Black Creek, BC and
- Green Quality Homes located in Prince George

MHABC membership requires that all Members must have display homes on-site, have all applicable business licenses in-place and provide mandatory warranty coverage to a minimum of 1 & 10 warranties.

Approval in Principal (AIP) is sometimes granted subject towards ensuring these requirements are met. AIP has been granted to Green Quality Homes.

MHABC Group Health Benefits Program Reminder

Please keep the MHABC's Group Health Benefits Program in mind. Information is available by contacting the office.



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.

WHAT'S NEW?

CHBA MCC participation in Standing Committee on Housing and Small Buildings meetings

The Modular Construction Council of the Canadian Home Builders Association represent the interests of the factory-built housing industry at the federal level.

The MCC is currently involved with the Standing Committee on Housing and Small Buildings (SC-HSB) and the Standing Committee on Energy-Efficiency (SC-EE), which are tasked with reviewing proposed changes to the National Building Code.

Key issues being addressed involve energy efficiency, building envelope and more detailed reviews of topics such as grab bars in tubs and showers.

Members interested in receiving more information on the meeting agendas and position papers are asked to contact the office.

BC Housing Webinar

This is a reminder that BC Housing offered a 2-hour webinar on June 23, 2020 entitled **Building Knowledge and Capacity for Affordable Housing in B.C. Communities.**

This webinar provided an understanding and offers perspectives on the unique needs of small communities and the challenges faced in providing viable options for affordable housing. Registration information on the webinar was circulated previously by the MHABC.

Supplemental information on the webinar is available by contacting BC Housing



STATISTICS

MHABC 2020 & 2020-21 Shipments Analysis									
Month	Area	Single Z240/241	Multi Z240/Z241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
January 2020	BC	14	13	1	3	31			
January 2020	Other Canada	3	6	3	2	16	47	82	0 Z241
January 2020	US	0	0	0	0	0			
February 2020	BC	13	16	2	2	33			
February 2020	Other Canada	7	2	3	1	13	48	75	3 Z241
February 2020	US	0	0	0	0	0			
March 2020	BC	7	13	1	4	25			
March 2020	Other Canada	6	3	5	0	14	40	74	2 Z241
March 2020	US	0	0	0	1	1			1 Z241
April 2020	BC	12	11	3	2	28			
April 2020	Other Canada	3	2	4	1	12	40	64	1 Z241
April 2020	US	0	0	0	0	0			
May 2020	BC	17	17	1	2	37			
May 2020	Other Canada	3	2	4	1	10	47	39	4 Z241
May 2020	US	0	0	0	0	0			
June 2020	BC					0			
June 2020	Other Canada					0	0	88	
June 2020	US					0			
July 2020	BC					0			
July 2020	Other Canada					0	0	68	
July 2020	US					0			
August 2020	BC					0			
August 2020	Other Canada					0	0	74	
August 2020	US					0			
September 2020	BC					0			
September 2020	Other Canada					0	0	77	
September 2020	US					0			
October 2020	BC					0			
October 2020	Other Canada					0	0	60	
October 2020	US					0			
November 2020	BC					0			
November 2020	Other Canada					0	0	60	
November 2020	US					0			
December 2020	BC					0			
December 2020	Other Canada					0	0	42	
December 2020	US					0			
January 2021	BC					0			
January 2021	Other Canada					0	0	47	
January 2021	US					0			
February 2021	BC					0			
February 2021	Other Canada					0	0	48	
February 2021	US					0			
		Single Z240/241	Multi Z240/Z241	Single A277	Multi A277	Area Total	Month Total	Previous Year	Comments
Calendar 2020	BC	65	70	8	13	156			
	Other Canada	26	15	19	5	65			
	US	0	0	0	1	1			
	TOTAL	91	85	27	19	222	222	823	
	% of Total	41%	38%	12%	9%	100%			
Fiscal March 20-Feb. 21	BC	36	41	5	8	90			
	Other Canada	14	7	13	2	36			
	US	0	0	0	1	1			
	TOTAL	50	48	18	11	127	127	761	
	% of Total	39%	38%	14%	9%	100%			

**Shipments and Certification Type Report for the
1st Quarter 2020-21 (ending May 31,2020)
(Please contact the MHABC office for a enlarged copy of this table)**